Public Document Pack

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

Agenda

Council

Date: **Wednesday 10 June 2026**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

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Council

Membership

Mayor Councillor Sandra Barnes

Deputy Mayor Councillor Pauline Allan

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

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SUMMONS

A meeting of the Borough Council will be held on Wednesday 10 June 2026 at 6.00 pm to transact the business as set out below.

Mike Hill
Chief Executive

AGENDA

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1 **Thought for the day**

2 **Apologies for absence**

3 **Mayor's announcements**

4 **To approve, as a correct record, the minutes of the meeting held on 20 May 2026** 5 - 9

5 **Declaration of interests**

6 **To deal with any petitions received under procedural rule 7.8**

7 **To answer questions asked by the public under procedural rule 7.7**

Why do the council think it is a good idea to build houses on Mapperley golf club site given the cost of mitigating flood risk, which was apparently a significant factor in 2011 when this was last considered? Explain now why this is viable? – asked by Nigel Woolley

8 **To answer questions asked by Members of the Council under procedural rule 7.9**

9 **Reports and recommendations of the Executive or a Committee (procedural rule 7.10)**

a **Gedling Local Development Plan - publication draft** 11 - 2314

Report of the Planning Policy Manager

10	**Annual Delivery Plan and Performance Reporting**		2315 - 2322
	Report of the Deputy Chief Executive and Monitoring Officer		
11	**Appointment of Independent Person and Reserve Independent Person**		2323 - 2326
	Report of the Monitoring Officer		
12	**Changes to the Constitution**		2327 - 2432
	Report of the Deputy Chief Executive and Monitoring Officer		
13	**To consider comments, of which due notice has been given, under procedural rule 7.11**		
	a	**Minutes of meeting Monday 12 January 2026 of Overview and Scrutiny Committee**	2433 - 2438
	b	**Minutes of meeting Tuesday 13 January 2026 of Environment and Licensing Committee**	2439 - 2441
	c	**Minutes of meeting Wednesday 14 January 2026 of Planning Committee**	2443 - 2463
	d	**Minutes of meeting Thursday 29 January 2026 of Cabinet**	2465 - 2468
	e	**Minutes of meeting Tuesday 17 February 2026 of Joint Consultative and Safety Committee**	2469 - 2470
	f	**Minutes of meeting Thursday 19 February 2026 of Cabinet**	2471 - 2476
	g	**Minutes of meeting Tuesday 24 February 2026 of Audit Committee**	2477 - 2479
	h	**Minutes of meeting Monday 9 March 2026 of Overview and Scrutiny Committee**	2481 - 2487
	i	**Minutes of meeting Tuesday 10 March 2026 of Environment and Licensing Committee**	2489 - 2491

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l	**Minutes of meeting Wednesday 25 March 2026 of Planning Committee**	2499 - 2516
m	**Minutes of meeting Thursday 26 March 2026 of Cabinet**	2517 - 2520
n	**Minutes of meeting Tuesday 14 April 2026 of Joint Consultative and Safety Committee**	2521 - 2522
o	**Minutes of meeting Tuesday 21 April 2026 of Environment and Licensing Committee**	2523 - 2524
p	**Minutes of meeting Thursday 23 April 2026 of Cabinet**	2525 - 2526
q	**Minutes of meeting Thursday 28 May 2026 of Licensing Act Panel**	2527 - 2531
r	**Decisions made under delegated authority**	2533 - 2536
14	**To consider motions under procedural rule 7.12**	

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MINUTES
COUNCIL

Wednesday 20 May 2026

Councillor Kyle Robinson-Payne (Mayor)

Present:

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

Absent: Councillor Roxanne Ellis and Councillor Alex Scroggie

1 THOUGHT FOR THE DAY

A two-minutes silence was held for the tragic passing of Tyler Fairman and ex-councillor John Tanner.

The Mayor’s Chaplain, Father Philipp Ziomek, then addressed council and gave a reading.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Roxanne Ellis and Scroggie.

3 MAYOR'S ANNOUNCEMENTS

The Mayor addressed the council and gave a speech summarising his mayoral year. He expressed his privilege in being the mayor over the last year and gave thanks to the many people who supported him. He noted his thanks to his Chaplains and the whole of the Good Shepherd Church, the Democratic Services team, his consorts Wendy and Michael

Payne MP and to every friend and fundraiser who helped him across a wide range of events. He noted he had been met with so much kindness and selfless generosity across Gedling and would be leaving the role full of admiration for the borough, a place defined by compassion, community spirit and people who always look out for one another. The Mayor finished his speech confirming he had raised £20,174.85 for his chosen charities, Motor Neurone Disease Association and MND Nottinghamshire.

4 DECLARATION OF INTERESTS

None.

5 TO ELECT A MAYOR FOR THE ENSUING YEAR

Councillor Clarke proposed that Councillor Barnes be elected as the Mayor of Gedling for the forthcoming year, this was seconded by Councillor Hollingsworth.

RESOLVED:

That Councillor Barnes be elected Mayor for the Borough of Gedling for the ensuing year.

The Mayor adjourned the meeting to allow the transfer of the chain of office and robes.

Meeting adjourned at 18:30
Meeting returned at 18:35

Councillor Barnes signed the declaration of acceptance and thanked the Council.

The meeting was resumed with Councillor Barnes in the Chair who confirmed that she would be nominating the Nottingham Hospitals Charity – premature baby unit, as her charity for the municipal year.

6 VOTE OF THANKS TO THE OUTGOING MAYOR

A vote of thanks was proposed by Councillor Clarke and seconded by Councillor Hollingsworth to the outgoing Mayor.

RESOLVED:

That Councillor Kyle Robinson-Payne and his consorts, Michael Payne MP and Wendy Payne, be thanked for their work undertaken during the 2025/26 term of office.

7 TO APPOINT A DEPUTY MAYOR FOR THE ENSUING YEAR

The Mayor invited nominations for Deputy Mayor.

Councillor Clarke proposed that Councillor Pauline Allan be Deputy Mayor for the 2026/27 mayoral year, which was seconded by Councillor Hollingsworth.

RESOLVED:

That Councillor Pauline Allan be elected Deputy Mayor of the Borough of Gedling for the ensuing year.

Councillor Pauline Allan signed the declaration of acceptance and thanked the Council.

8 TO APPOINT A YOUTH MAYOR FOR THE ENSUING YEAR

The Mayor welcomed Lydia Yates as the re-elected Gedling Youth Mayor to the lectern to give a speech. The Mayor then gave a medallion to Lydia.

9 VOTE OF THANKS TO THE OUTGOING YOUTH MAYOR

The Mayor thanked Lydia Yates for her hard work during the last year as Gedling Youth Mayor and invited members of the council to give their thanks to Lydia.

10 TO RECEIVE NOTIFICATION OF PORTFOLIO HOLDERS AND MEMBERSHIP OF CABINET

Councillor Clarke informed the Council of the appointments of Deputy Leader and his Cabinet as detailed at appendix 1 to the report.

11 TO RECOGNISE LEADERS OF POLITICAL GROUPS

Labour Group
Proposed by Councillor Hollingsworth

Conservative Group
Proposed by Councillor Martin Smith

Liberal Democrat Group
Proposed by Councillor Ellwood

Independent Group
Proposed by Councillor Meads

RESOLVED:

That:

1) Councillor Clarke be recognised as the Leader of the Labour Group and Leader of the Council; and
2) Councillor Adams be recognised as Leader of the Conservative Group; and
3) Councillor Hughes be recognised as Leader of the Liberal Democrat Group; and
4) Councillor Whiting be recognised as Leader of the Independent Group; and

12 TO APPROVE THE SCHEDULE OF MEETINGS FOR THE ENSUING YEAR

It was proposed by Councillor Clarke and seconded by Councillor Hollingsworth that the schedule of meetings for the ensuing year be approved.

RESOLVED:

To approve the schedule of meetings for the 2026/27 municipal year.

13 TO APPOINT THE CHAIRS, VICE-CHAIRS AND MEMBERSHIPS OF SCRUTINY COMMITTEE, STANDARDS ORDINARY COMMITTEES AND SUB-COMMITTEES OF THE COUNCIL

It was proposed by Councillor Rachael Ellis and seconded by Councillor Grahame Pope that the membership of the scrutiny committee, standing ordinary committees and sub-committees of the Council be approved, subject to a minor change to the published papers. Councillor Brocklebank to become a member of the Audit Committee, instead of Councillor Paling.

RESOLVED:

To appoint to the Council's scrutiny committee, standing ordinary committees and sub-committees as amended.

14 TO APPOINT REPRESENTATIVES TO OUTSIDE BODIES

It was proposed by Councillor Clarke and seconded by Councillor Hollingsworth that the appointment for representatives to outside bodies be as detailed in the agenda pack.

RESOLVED:

To appoint representatives of the Council to outside bodies, as per appendix 1

The meeting finished at 7.26 pm

Signed by Chair:
Date:

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Report to Council

Subject: Consultation on the Publication Draft Gedling Local Development Plan

Date: 10th June 2026

Author: Planning Policy Manager

Purpose

For Council to approve the Publication Draft Gedling Local Development 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.

Recommendation(s)

THAT:

1) **That Council approves the submission of the Publication Draft Gedling Local Development Plan (Appendix 1) and Sustainability Appraisal (Appendix 2) 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.**

2) **That 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 Gedling Local Development Plan.**

1 Background

1.1 This report follows on from the Cabinet Report dated 13th February 2025 at which Cabinet agreed to withdraw from the preparation of the Greater Nottingham

Strategic Plan and to commence preparation of the Gedling Local Development Plan. Subsequently the decision was approved by Council on 5th March 2025. Prior to withdrawal, Gedling Borough Council had been preparing the Greater Nottingham Strategic Plan (GNSP) in conjunction with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils to provide a consistent strategic planning framework for the authorities concerned. Although, Gedling Borough has withdrawn from the Greater Nottingham Strategic Plan it retains its ability to align strategic planning policy with the other Greater Nottingham Councils though the aegis of the Greater Nottingham Planning Partnership and joint working.

1.2 Strategic policies for Gedling Borough are set out in the Greater Nottingham Aligned Core Strategies for Broxtowe, Gedling and Nottingham adopted in 2014 which forms Part 1 of the Local Plan and non-strategic policies are set out in the adopted Local Planning Document (2018), Part 2 of the Local Plan. The new Gedling Local Development Plan is being prepared in the context of the NPPF published in December 2024 and will contain both strategic and non-strategic planning policies and will replace the Part 1 and Part 2 Local Plan.

1.3 On 10th July 2025, Cabinet approved the Issues and Options stage of the Gedling Local Development Plan and separate Sustainability Appraisal Scoping Report to be published for a six week period of consultation, which ended on 1st September 2025.

1.4 The Issues and Options document is a discussion document and the consultation sought views on the most appropriate policy approaches to address the Borough's development needs over the plan period. In drafting the Gedling Local Development Plan, the joint evidence base and policy approach taken by the Greater Nottingham Strategic Plan (GNSP) formed the starting point and consideration was given as to whether greater detail was needed in order to address non-strategic issues and whether the context had changed (such as through the publication of the revised National Planning Policy Framework) which would support a different approach. The intention is that the Gedling Local Development Plan aligns with the GNSP as it relates to strategic matters.

1.5 The Council has been updating the evidence to support the preparation of the full Gedling Local Development Plan and the consultation on the Publication Draft Plan (Appendix 1) comprises the first formal consultation stage. All documentation associated with the consultation is available at https://www.gedling.gov.uk/reg-19-documents, and includes the Report of Responses (May 2026) which summarises the comments received during the Issues and Options stage together with the Council's response.

2 Proposal

2.1 Prior to its adoption, the Gedling Local Development Plan is required to go through

a number of formal and informal consultation stages. The Publication Draft Gedling Local Development Plan represents the first formal stage of preparation. All of the consultation responses received as a result of the earlier Issues and Options consultation have been used to inform and shape the Gedling Local Development Plan as it has evolved. Approximately 2,775 responses were received from approximately 1,500 individual respondents covering a wide range of matters.

2.2 The Publication Draft Gedling Local Development Plan contains a **Vision** setting out the intended character of the plan area, describing what the plan area will look like in 2043. 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.

2.3 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 conurbation and will provide opportunities to redevelop brownfield sites and drive regeneration of parts of the urban area.

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

- the main built up area of Nottingham;
- adjoining the main built up area of Nottingham;
- adjoining to the Sub Regional Centre of Hucknall; and
- in or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead.

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.

2.5 In terms of the approach to **housing** need, the 2024 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.

2.6 For Gedling Borough Council, the standard method results in an annual requirement of 638 dwellings. This equates to a total of 11,484 new homes over the Plan period to 2043. Homes that are under construction, have planning permission and existing housing allocations already contribute to the Councils housing supply. Deducting the existing supply of 5,439 homes from the target of 11,484 homes results in a total of 6,045 homes to find through new housing allocations.

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. The Publication Draft Gedling Local Development Plan proposes allocations in accordance with this stage of the hierarchy as follows:-

- Former Sherwood Academy (125 homes);
- Lime Lane (925 homes) - over and above the existing allocation which is being carried forward;
- Mapperley Golf Course (750 homes)
- Mapperley Plains East (650 homes)
- New Farm (375 homes)
- Teal Close Extension (500 homes) – over and above the existing development that is under construction.
- Willow Farm Extension (140 homes) – over and above the existing development that is under construction and the existing allocation which is being carried forward.

2.8 The Publication Draft Gedling Local Development Plan promotes development on the edge of the Sub Regional Centre of Hucknall at the Top Wighay Farm site for a further 880 homes, over and above the existing development that is under construction.

2.9 Development is then proposed at the three key settlements as follows:

- Bestwood
    - Westhouse Farm extension (300 homes) – over and above the existing development that is under construction.
- Calverton
    - Park Road extension (500 homes) – over and above the existing development that is under construction.

- Mansfield Lane (170 homes) – over and above the existing planning permission

- Ravenshead
  - Kighill Lane (120 homes) – over and above the existing allocation
  - Nottingham Road (50 homes)
  - Silverland Farm (750 homes)

2.10 No development is proposed in the other villages, as the housing target can be met through suitable sites in more sustainable locations in accordance with the settlement hierarchy. The infrastructure needed to support the delivery of the housing sites is set out in the Infrastructure Delivery Plan which is a living document that will continue to be updated through the plan preparation process. Each housing allocation is the subject of a site specific policy which sets out the requirements for that site. It should be noted that the site specific policies for the Mapperley Plains East and Silverland Farm sites have both been amended from the version approved by Cabinet in order to correct the affordable housing requirement from 30% to 25%.

2.11 In terms of the **Green Belt**, paragraph 147 of the NPPF requires a local authority to examine all other reasonable options for meeting its identified need before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, through making use of suitable brownfield sites, optimising densities and discussing with neighbouring authorities whether they could accommodate some for the identified need for development.

2.12 Consideration has also been given to Paragraph 148 of the NPPF which states that where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate. The site selection work which has informed the proposed allocations has taken full account of whether a site is previously developed, safeguarded land, grey belt or Green Belt. There are very few brownfield (or predominantly brownfield) sites in Gedling Borough and those that have been promoted for development have an estimated capacity of only 744 homes. 177 of these are in the Green Belt and not all are in sustainable locations. Additional sites have therefore been needed to meet the housing target. All safeguarded land has been reviewed as part of the preparation of the Publication Draft plan. The Site Selection Document sets out the conclusions in relation to sites that exceed the threshold for allocation. It is not considered appropriate to identify safeguarded land in the Publication Draft plan.

2.13 On adoption of the Gedling Local Development Plan, the Green Belt boundary will

be revised to exclude sites proposed for development in the plan. In some areas, the boundary will exclude a slightly larger area of land to ensure that the Green Belt boundary follows clear defensible boundaries. There has also been an opportunity to consider other changes to Green Belt boundaries to reflect the position on the ground and the Green Belt boundary will be revised to exclude the Severn Trent Water sewage treatment works and Sarval sites at Netherfield from the Green Belt. The adoption of the Gedling Local Development Plan will result in a 3.9% reduction in Green Belt, so that 70% of the Borough would remain as Green Belt.

2.14 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. This study has been partially updated in 2025 to ensure that the recommendations are up to date.

2.15 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 (now EMCCA) 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. Sites for mixed use development are proposed at Lime Lane, Teal Close and Top Wighay Farm.

2.16 **Other** policies to note include Policy GLDP 1 on Climate Change and Policy GLDP 20 on Blue and Green Infrastructure. Policy GLDP 1 requires development proposals to mitigate against and adapt to climate change and takes account of the Future Homes Standard and Future Building Standard which will come into force in March 2027.

2.17 Policy GLDP 20 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.

2.18 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 Gedling Local Development Plan (**Appendix 1**) comprises the formal Regulation 19 consultation stage and the Council is seeking views on the scope and content of this document.

2.19 The Sustainability Appraisal is a legal requirement of plan preparation. The Gedling Local Development Plan Sustainability Appraisal Report, May 2026

(**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.

2.20 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.

2.21 In terms of next steps, it is proposed that a six week consultation period will be undertaken from late June, once the Publication Draft Local Development Plan has been approved for consultation by Council. All consultation responses received will be considered and submitted alongside the Gedling Local Development Plan for independent examination in advance of the deadline set by Government of 31st December 2026.

3 Alternative Options

3.1 One alternative option would be not to review the local plan 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 to produce an aligned plan. The reasons for ceasing preparation of the Greater Nottingham Strategic Plan were reported to Cabinet on 13th February 2025 and Council on 5th March 2025.

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 Council gain valuable insight and comments from stakeholders which will help to strengthen the Council's position at the submission stage.

3.4 A further alternative is to pause progress on the Gedling Local Development Plan and for a Spatial Development Strategy to be prepared by the East Midlands Combined County 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.

4 Financial Implications

4.1 The cost of the consultation on the Publication Draft Gedling Local Development Plan will be met from existing resources and from government funding comprising £36,585.36 Legacy System Plan Funding and £70,000 Green Belt funding. Following on from this, there will be costs associated with subsequent stages of preparation of the Local Development 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 The consultation database and the arrangements for the consultation exercise will be managed in accordance with the requirements of the GDPR.

6 Local Government Reorganisation Implications

6.1 The government has made it clear that it expects every local authority to have an up to date local plan and the advice from MHCLG is for all authorities to press ahead with plan preparation. As such, it would not be an option to pause progress on the Gedling Local Development Plan to await the outcome of local government re-organisation (LGR).

7 Equalities Implications

7.1 The Publication Draft Gedling Local Development Plan is subject to consultation with a wide range of stakeholders and the Council will consult with groups representing people with protected characteristics. The Equalities Impact Assessment has progressed in tandem with the emerging Gedling Local Development 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.

7.2 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.

8 Carbon Reduction/Environmental Sustainability Implications

8.1 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.

8.2 The Publication Draft Gedling Local Development 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.

9 Appendices

9.1 **Appendix 1:** Publication Draft Gedling Local Development Plan, May 2026

Appendix 1A: Publication Draft Gedling Local Development Plan – Part A (general policies)

Appendix 1B: Publication Draft Gedling Local Development Plan – Part B (site specific policies)

Appendix 1C: Publication Draft Gedling Local Development Plan – Part C

(appendices)

Appendix 1D: Publication Draft Gedling Local Development Plan – Part D (policies map)

9.2 **Appendix 2:** Gedling Local Development Plan Sustainability Appraisal Report, May 2026

Appendix 2A: Review of plans, policies and programmes

Appendix 2B: Baseline data

Appendix 2C: Consultation comments

Appendix 2D: Appraisal of objectives and policies

Appendix 2E: Arnold sites

Appendix 2F: Carlton sites

Appendix 2G: Hucknall sites

Appendix 2H: Bestwood village sites

Appendix 2I: Calverton sites

Appendix 2J: Ravenshead sites

Appendix 2K: Burton Joyce sites

Appendix 2l: Lambley sites

Appendix 2m: Linby sites

Appendix 2n: Newstead sites

Appendix 2o: Papplewick sites

Appendix 2p: Woodborough sites

10 Background Papers

10.1 The following documents are available at https://www.gedling.gov.uk/planning-and-building-control/planning/planning-policy:-

- Aligned Core Strategy (September 2014)

- Gedling Borough Council Local Planning Document, July 2018
- Gedling Borough Statement of Community Involvement, September 2019

The full suite of evidence documents that supports the preparation of the Gedling Local Development Plan can be accessed here.

Statutory Officer approval

Approved by:
Date:
On behalf of the Chief Financial Officer

Approved by:
Date:
On behalf of the Monitoring Officer

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Gedling Local Development Plan

Publication Draft: Part A

May 2026

Serving people, **Improving lives**

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Chapter 1: Introduction, vision and objectives

1. Introduction

1.1.1 The Gedling Local Development Plan comprises the local plan for Gedling Borough and provides the framework for how Gedling Borough should develop between 2023 and 2043 and has been prepared in the context of the 2024 NPPF. Once adopted, the Gedling Local Development Plan will replace the Aligned Core Strategy 2014 and the Local Planning Document 2018. The Gedling Local Development Plan also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map.

1.1.2 Once the Gedling Local Planning Document has been adopted, the Development Plan for Gedling Borough will consist of the following Plans:-

- Gedling Local Development Plan
- Neighbourhood Plans; and
- Waste and Minerals Local Plans.

1.1.3 ***All policies within the Gedling Local Development Plan should be read in conjunction with Neighbourhood Plans. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies in the Development Plan.***

1.1.4 Reforms to the planning system remove the legal power to prepare Supplementary Planning Documents and, as such, existing documents are either being incorporated into the local plan or retained as local guidance.

1.1.5 Policy GLDP 12 of the Gedling Local Development Plan includes a spatial strategy to achieve sustainable development in the plan area through a strategy of urban concentration and regeneration. This will ensure that maximum use is made of existing infrastructure and reflects the need for regeneration in parts of the main built up area of Nottingham, where opportunities to reuse brownfield sites such as the former Sherwood Academy are to be maximised. The Gedling Local Development Plan has been positively prepared and Policy GLDP 13 (Housing Target and Distribution) confirms that the requirement for Gedling Borough of 11,484 new homes meets the objectively assessed housing needs of the Borough up to 2043. The distribution of new housing across the Borough reflects the need to focus firstly on the main built up area of Nottingham; secondly, adjoining the sub regional centre of Hucknall; and thirdly, at Key Settlements. The distribution of development across Gedling Borough is also set out in Policy GLDP 13.

1.1.6 Nottinghamshire County Council is the Minerals Planning Authority and is responsible for preparing the Minerals Local Plan which forms part of the Development Plan for Gedling Borough. The current Nottinghamshire Minerals Local Plan was adopted in 2021 and covers the period to 2036 and a review is underway. The Minerals Local Plan sets out how much mineral is likely to be needed, site specific allocations to meet identified demand and a range of planning policies against which future minerals development will be assessed. The Policies Map includes all allocated sites and minerals safeguarding areas.

1.1.7 The NPPF encourages the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place.

1.1.8 Nottinghamshire County Council and Nottingham City Council are the two waste planning authorities covering Nottinghamshire. A joint Waste Local Plan covering the County was adopted in September 2025 which forms the land use planning strategy for waste development within the County up to 2038.

Strategic Policies for the Purposes of Neighbourhood Planning

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

1.1.10 The Council proposes that all of the policies, allocations and designations within the Gedling Local Development Plan are considered 'strategic' for the purposes of neighbourhood planning. This is due to the following reasons:-

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

1.1.11 A neighbourhood area was designated in Calverton in January 2013, for Burton Joyce and Linby in April 2016 and for Papplewick in August 2016. Further information on neighbourhood planning is available from the Planning Policy team.

Public Consultation

1.1.12 The Gedling Local Development Plan was subject to pre-publication consultation. This included the publication of an Issues and Options document for consultation during the summer of 2025 which received over 2700 responses. An extensive series of meetings was held with key stakeholders, including statutory consultees, infrastructure providers and site promoters, which informed the preparation of the draft plan. The Publication Draft Gedling Local Development Plan Publication Draft was consulted on in June/July 2026. More detail on the various consultations can be found on the Council’s website.

Duty to Co-operate

1.1.13 The Council has continued to work closely with the other councils in Greater Nottingham through the Joint Planning Advisory Board which meets regularly and oversees the coordination of strategic polices. The councils have jointly commissioned evidence to support the preparation of local plan documents and, where appropriate, a consistent approach has been taken by officers across Greater Nottingham where evidence has been produced in-house.

1.1.14 The Council has co-operated with other bodies as required under the Duty to Co-operate. The Council has also discussed potential cross boundary issues with adjoining authorities. Further details on how the Council has fulfilled the Duty to Co-operate are set out in the Consultation Strategy (May 2026).

Sustainability Appraisal

1.1.15 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents. Paragraph 33 of the NPPF 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)”.

1.1.16 The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The proposed policies and site allocations in the publication draft of the Gedling Local Development Plan have been appraised. The findings and outcomes of the Sustainability Appraisal of the Gedling Local Development Plan are in the Sustainability Appraisal documents.

1.1.17 Following the consultation period, the Gedling Local Development Plan and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Gedling Local Development Plan accompanied by the Sustainability Appraisal will be adopted.

Habitats Regulations Assessment

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

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

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

1.1.21 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. 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 SPA and classified SPA status, but it has not been confirmed when a decision on its final status is expected. The screening of all policies within the Gedling Local Development Plan has been undertaken.

1.1.22 The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of Appropriate Assessment.

1.1.23 Throughout the HRA a series of recommendations were made during the plan making process aiming at strengthening the Plan's wording to ensure adequate policy protection is provided. These recommendations have been incorporated into the Plan. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects is included within policy.

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

1.1.25 For further information, please see the Habitats Regulations Assessment.

Equality Impact Assessment

1.1.26 Under the Equality Act 2010, the Gedling Local Development 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 nine protected characteristics[1]:

- Age;
- Disability;
- Gender;
- Gender reassignment;
- Other Group (any other vulnerable group such as rural isolation)
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race and Ethnicity;
- Religion or belief; and
- Sexual orientation;

1.1.27 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"[2]. Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

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

[1] https://www.equalityhumanrights.com/en/equality-act/protected-characteristics

[2] Equality & Human Rights Commission "Equality Impact Assessment Guidance" (Nov 2009).

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

1.1.29 To accord with the Duty, an Equality Impact Assessment has been prepared. A two stage approach to the Equality Impact Assessment has been taken. Firstly, the policies in the Gedling Local Development Plan have been assessed for their relevance to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall, the assessment shows that the Gedling Borough Local Development Plan is likely to result in positive outcomes including for people with protected characteristics.

1.1.30 For further information, please see the Equality Impact Assessment.

Format of Policies

1.1.31 Each policy includes the following elements:

1. Policy text
2. Justification text
3. Monitoring arrangements

Policy text

1.1.32 The policy text is the formal part of the policy and is used to determine planning applications. The policy text may be structured into a number of sub-policies and will be displayed in a box to highlight its importance. It may do one or more of the following:

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

Justification text

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

Monitoring arrangements

1.1.34 The Borough Council is required to monitor the implementation and effectiveness of the Gedling Local Development Plan. Monitoring is done on an annual basis through the Authority Monitoring Report. This can take the form of using indicators which monitor the impact of the decisions overall or monitor the use of policies in relation to specific applications.

Greater Nottingham

1.1.35 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 36 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.

1.1.37 The Council had been preparing the Greater Nottingham Strategic Plan (GNSP) in conjunction with Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils to provide a consistent strategic planning framework for the authorities concerned. Although, the Council has withdrawn from the Greater Nottingham Strategic Plan it retains its ability to align strategic planning policy with the other Greater Nottingham Councils though the aegis of the Greater Nottingham Planning Partnership and joint working. Much of the evidence base continues to be shared. The Greater Nottingham Strategic Plan is continuing to be progressed by Broxtowe Borough, Nottingham City and Rushcliffe Borough Councils and a broadly consistent approach is also being taken to appropriate policies in the Gedling Local Development Plan.

1.1.38 Erewash Borough Council are in the early stages of preparing to commence a new Local Plan working within the framework of the Gateway orientated plan making arrangements that forms part of the Government's planning reforms. 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 which is currently at Examination.

1.1.39 For clarity, the Key Diagram at **Appendix C** shows the Plan area in the context of Greater Nottingham.

2. The Character of the Borough

Spatial Issues

1.2.1 Gedling Borough is a mix of urban and rural with 79.2% of 117,300 residents (2021 Census) 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.

1.2.2 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

1.2.3 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, 79 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.

1.2.4 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.

1.2.5 Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coal mining past.

Economic Issues

1.2.6 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 10 km to the workplace. While Gedling Borough (40%) is below the national average (47 %) for the percentage of working age residents who are qualified to RFQ Level 4 qualifications or above, the main areas of occupation are in management (10%), professional (26%) and associate professional & technical occupations (26%) and administrative and secretarial occupations (8%). Employment within Gedling Borough tends to be towards the lower skilled end of the market (no qualification or Levels 1 to 2 qualifications - 92% for Gedling / 87%

nationally) and the Borough is popular with smaller, more locally focussed business due to lower costs.

1.2.7 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.

1.2.8 There are a number of town and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold town centre is 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

1.2.9 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.

1.2.10 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 more affordable, smaller houses in this area. The ethnic minority population has increased from 9.7% in 2011 to 14.4% in 2021.

3. Spatial Vision and Spatial Objectives

Spatial Vision

1.3.1 The spatial vision is what the Plan area could look like if the aspirations of the Gedling Local Development Plan are met.

1.3.2 By 2043 the Council will play a leading role in the sustainable development of the region, and be an integrated, connected and fully functioning Borough. 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-Green infrastructure, landscapes, heritage and biodiversity will be protected, enhanced and increased. New connections between areas of Blue - Green infrastructure will be created, to increase access and connectivity, link habitats and benefit species movement. Recognising the climate emergency, the Council will seek to be carbon neutral before the Government's target of 2050.

1.3.3 The Plan will secure a more sustainable, prosperous, safe, healthy and vibrant Borough. 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 11,484 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.

1.3.4 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 mixed use developments at Lime Lane (supported by a new park and ride), Teal Close Extension and Top Wighay Farm Extension will be a focus for economic development and housing growth. Innovation will continue to be encouraged including reskilling of people for new economic opportunities and nurturing new business start-ups. The area will offer a broad range of sports facilities supporting healthy lifestyles.

1.3.5 Arnold town centre and the local centres across the Borough will remain vibrant and viable by providing a range of retail, leisure and community facilities.

1.3.6 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

Spatial Objectives

1.3.7 The Gedling Local Development Plan's spatial objectives seek to deliver this vision and is consistent and complementary with the Council's social, economic and environment strategies, national policies and strategies.

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. Arnold and Carlton will be enhanced by supporting opportunities for new office development especially where it aligns with growth in office and commercial development in the City Centre. Mixed use residential and employment sites at Lime Lane supported by a new park and ride, Teal Close Extension and Top Wighay Farm Extension will 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., 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 with Arnold town and other local 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 supporting regeneration opportunities, 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 Gedling Borough**: 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. Ensuring places are sustainable, functional, inclusive and are easy to get to, to navigate around and well integrated with the existing community. Engaging 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. Addressing environmental factors underpinning health and wellbeing and promoting social interaction and inclusivity by design. Working 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 and facilitating access to further education establishments and universities. To meet the needs of older and disabled people, especially through providing appropriate housing and employment opportunities and to 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 is 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. 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 highways junctions and a Park and Ride facility at Leapool roundabout.

Chapter 2: Climate Change, Flood Risk and Water Management

Introduction

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

- Promote sustainable travel by prioritising developments in central, well-connected locations that offer easy access to essential facilities and reduce motor vehicle dependency;
- Accelerate the transition to a net-zero economy by supporting strategically located renewable and low-carbon energy infrastructure;
- Mitigate flood hazards by ensuring development is safe and does not increase risk elsewhere; and
- Future-proof design to ensure long-term resilience against the effects of climate change.

2.1.2 Policy GLDP 1 sets out a number of ways that development should help tackle and adapt to climate change. This includes setting out an approach to achieving net zero carbon development.

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

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

2.1.4 The Environment Agency has a strategic overview for flood risk and is responsible for flooding that occurs from main watercourses including the Rivers Trent and Leen. The

Environment Agency's strategic overview covers all sources of flooding and part of the Agency's role is to provide comprehensive information on flood risk across England responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea. Flood risk maps are available on the Government's website.

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

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

2.1.6 Nottinghamshire County Council is the Lead Local Flood Authority and responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses. They are also required to prepare a Flood Risk Management Strategy (see Policy LPD 4 for further details).

2.1.7 This section includes the following policies:

- Policy GLDP 1 - Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk
- Policy GLDP 2 - Renewable Energy Schemes
- Policy GLDP 3 - Managing Flood Risk and Watercourses
- Policy GLDP 4 - Surface Water Management
- Policy GLDP 5 - Managing Water Quality
- Policy GLDP 6 - Aquifer Protection

Policy GLDP 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, adapt and improve resilience to climate change and its impacts, to comply with the national target to bring greenhouse gas emissions to net zero by 2050 and contribute to the Councils' carbon neutral target 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) 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. **othernon-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 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 low carbon heating 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 and create new Blue-Green Infrastructure networks on site and where appropriate integrate with or contribute to offsite Blue-Green Infrastructure networks to address climate change including mitigation against flooding, carbon reduction, improving air and water quality whilst enhancing recreational opportunities, encouraging active travel and biodiversity. Proposals for retrofitting of sustainable drainage systems will be supported.

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, including maximising the area of permeable surfaces 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

2.2.1 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 tool. This data indicates that Gedling Borough overall is not particularly vulnerable to the effects of heat and flooding being similar or below the UK average but there are some neighbourhoods above the UK averages. Government statistics on fuel poverty indicate that whilst Gedling Borough as a whole is similar to the East Midlands and England averages there are a number of neighbourhoods with relatively higher levels than the regional and national averages. These areas often correlate with deprived areas as defined in the Government's Index of Multiple Deprivation (IMD).

2.2.2 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. Gedling Borough declared on 20th January 2019 a climate change emergency and a pledge to achieve net zero carbon emissions by 2030.

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

National Legislation, NPPF and NPPG

2.2.4 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.

2.2.5 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 13th 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.

2.2.6 The Future Homes and Building Standards (which largely come into force in March 2027) will ensure that new homes and non-domestic buildings are built with low carbon heating and high levels of energy efficiency, so that buildings constructed to these standards will not require retrofitting to become zero carbon in use as the electricity grid decarbonises. 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.

2.2.7 The NPPF 2024 (paragraph 162) 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 164 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.

2.2.8 Government Planning Practice Guidance 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

2.2.9 Locally, the Councils commissioned BioRegional to prepare an evidence base to support reducing carbon in new developments. Their report, Greater Nottingham Strategic Plan: Carbon Policy Support (A2iii: Evidence Base), 13th May 2024, was prepared in light of the Ministerial Statement on 'Planning – Local Energy Efficiency Standards Update' of 13th 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 GLDP 1 Part 2 sets out an approach to 'net zero carbon' development, covering operational and regulated emissions.

2.2.10 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 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))

2.2.11 For outline applications, the degree of detail provided in the energy statement 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.

2.2.12 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 NPPF.
- 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 GLDP 1 part 2 (a) and 2 (b))

2.2.13 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 will become the new national minimum requirement from March 2027. 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.

2.2.14 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.

2.2.15 The policy sets a range of reduction targets dependent upon development type ranging from a greater than 25% reduction for offices to a greater than 45% reduction for industrial buildings compared to the baseline of Part L of the Building Regulations 2021. Passivhaus certification is also acceptable.

2.2.16 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.

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

2.2.18 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.

2.2.19 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 GLDP 1 part 3(a), (b) and (c))

2.2.20 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.)

2.2.21 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.

2.2.22 As a minimum, it should be demonstrated that on-site renewable energy generation equates to more than 113 kWh/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 113 kWh/m2 building footprint / year measure is still important to ensure these buildings maximise PV generation on the limited roofspace available.

2.2.23 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.

2.2.24 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 GLDP 1 part 3(d))

2.2.25 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.

2.2.26 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.

2.2.27 The developer will be expected to make up the shortfall by contributing to the relevant 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.

2.2.28 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

2.2.29 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.

2.2.30 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.

2.2.31 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.

2.2.32 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.

2.2.33 Policy GLDP 1 part 5(a) requires development to be efficient in the use of mineral resources, use of recycled 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 square metre of gross internal area.

2.2.34 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 kg CO2e/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.

2.2.35 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

2.2.36 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 GLDP 1 part 4)

2.2.37 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.

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

2.2.39 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)

2.2.40 Policy GLDP 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. Policy GLDP 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.

2.2.41 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 GLDP 30 for further guidance.

2.2.42 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 2025.

2.2.43 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.

Climate Change Adaptation (Policy GLDP 1 part 7 to 9)

2.2.44 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 part 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.

2.2.45 Policy GLDP 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 - 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.

2.2.46 Policy GLDP 1 part 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).

Flood Risk and Sustainable Drainage

2.2.47 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.

2.2.48 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 NPPF, 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.

2.2.49 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.

2.2.50 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

2.2.51 Compliance with Policy GLDP 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 NOx, low global warming potential (GWP), reducing need for mechanical cooling; and
- green infrastructure connections.

2.2.52 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.

2.2.52 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 adaption. Further guidance on the content of sustainability statements will be set out in informal planning guidance

Monitoring Arrangements

Target	Indicator	Delivery
To reduce per capita CO2	Department of Energy & Climate Change's 'Carbon dioxide	Development Management decisions

emissions	emissions within the scope of influence of local authorities'	
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	Number of permissions granted in flood risk areas against Environment Agency advice	Development Management decisions

Policy GLDP 2 - Renewable Energy Schemes

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

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

In addition, for wind turbines consideration will be given to:

p. **shadow flicker;**
q. **air traffic and radar; and**
r. **separation distances from:**
    i. **residential dwellings, in order to protect residential amenity and to minimise any impact of noise or shadow flicker;**
    ii. **public footpaths, cycle paths and bridleways; and**
    iii. **power lines, roads and railways.**

Justification

2.3.1 Renewable energy can be generated by a wide range of different technologies. These include:

- solar;
- wind turbines
- energy from waste;
- biofuel;
- biomass;
- air source heat pumps;
- ground source heat pumps;
- geothermal; and
- hydropower.

2.3.2 The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 165 of the NPPF sets out how plans should provide a

positive strategy for energy from renewable sources and consider identifying suitable areas for renewable and low carbon energy sources and supporting infrastructure. In relation to on shore wind the Government announced in its Policy Statement dated 7th July 2025 that the additional tests for on shore wind developments in the NPPF would no longer apply and makes it clear that onshore wind applications will be treated in the same way as other energy development proposals. The majority of proposals for renewable energy in Gedling Borough, especially the larger proposals, are likely to be within the Green Belt. The need for renewable energy does not automatically override the various environmental impacts or policy restrictions in place and therefore a criteria based policy is considered appropriate.

2.3.3 This policy will also be applied to Battery Energy Storage Systems (BESS), considered to be a green energy technology. Batteries can store energy (which may or may not be renewable) during low-demand periods and discharge during peak demand, reducing electricity costs and avoiding grid congestion.

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

2.3.5 Whether renewable energy schemes are 'inappropriate' within the Green Belt will need to be assessed on a case by case basis having regard to the specific circumstances of the proposal. Schemes such as wind turbines and solar farms may be considered as engineering operations. As per paragraph 154 of the NPPF, engineering operations will be 'inappropriate development' within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, set out in paragraph 143 of the NPPF.

2.3.6 Other schemes may include buildings which are inappropriate and harmful to the openness of the Green Belt. The NPPF at paragraph 160 states that when located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

Monitoring Arrangements

Target	Indicator	Delivery
Increase number of renewable energy developments	Planning permissions granted for renewable energy development	Development Management Decisions

Policy GLDP 3 - Managing Flood Risk and Watercourses

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

   a. **after applying the sequential and exceptions tests in accordance with the NPPF and NPPG, the location is essential for a particular development and there are no reasonably available alternative locations in a lower risk flood area; and**
   b. **development does not increase the risk of flooding on the site or elsewhere; and**
   c. **where physically feasible, development in close proximity to a watercourse should be set back by ten metres from the top of the bank of a watercourse to provide an appropriate buffer to allow for biodiversity enhancement, access and maintenance.**
   d. **the development is for minor development including:**

      i. **an industrial or commercial extension of less than 250 sq. m;**
      ii. **alterations to buildings that do not increase the size of the building;**
      iii. **householder development including sheds, garages within the curtilage of the dwelling;**
      iv. **a change of use, provided the proposed use is not a highly vulnerable use in Flood Zone 3 as set out in tables 2 and 3 of the NPPG.**

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

3. **Development proposals should consider opportunities to contribute towards the objectives of the relevant Catchment Flood Management Plan. Wherever possible, development should promote the reduction of flood risk by seeking to reinstate the natural floodplain, the de-culverting of watercourses and the limiting of surface water runoff to greenfield rates via the use of sustainable drainage techniques.**

4. **Where a watercourse is present on a development site, it should be retained or restored into a natural state and enhanced where possible. The culverting of any watercourse will not normally be permitted, and development should wherever possible remove any existing culverts and increase on-site flood storage. Development should be laid out to enable maintenance of the watercourse.**

Justification

2.4.1 The NPPF seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas of highest risk of flooding through the application of the Sequential Test. For individual settlements, the area to which the Sequential Test should be applied will be the settlement in which the proposal is located. For the built up area of Nottingham, the area to which the Sequential Test should be applied will be the housing submarket area in which the proposal is located. Housing submarket areas are defined in the Greater Nottingham Housing Needs Assessment 2020 (Appendix A1). The development proposal will need to take into account all potential sources of flooding including from rivers, ordinary watercourses and surface water especially in areas with critical drainage problems. Developers undertaking flood risk assessments should take into account a catchment wide flood management approach that treats catchments as a connected system. Measures including structural defences can be integrated with a range of measures that enhance, restore or mimic natural processes. This may include for example opening up a culvert on site and reinstating a more natural water course, off site measures where practical, or upstream natural planting to reduce runoff.

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

2.4.3 The NPPG makes it clear that the Sequential Test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping, chalet or mobile home site which are more vulnerable to flood risk. However, proposals will normally be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.

2.4.4 Government publishes flood risk maps for planning in England available on its website. This service should be used to get flood risk information for planning applications to find out if a flood risk assessment is needed. A site specific flood risk assessment (FRA) is required for any major development. A site specific flood risk assessment is also required for all proposals including minor development and changes of use in either Flood Zones 2 or 3[1]; in Flood Zone 1 and at risk of flooding from surface water; and in an area which has critical drainage problems. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy GLDP 4 below.

2.4.5 The FRA should include the following:

[1] An FRA is also required for proposals of 1 hectare or more in Flood Zone 1.

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

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

2.4.7 In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2017) is an important source of information on the probability of a flood occurring and on residual risks. Information is provided on the nature, severity, depth, water velocity and rate of onset of a flood and the likely flood hazard due to a breach or overtopping of defences or overloading of surface water drainage systems.

2.4.8 Watercourses for the purposes of this policy are Main Rivers which are rivers designated by the Environment Agency and Ordinary Watercourses, which are other rivers. Main Rivers within Gedling Borough are the River Leen, Daybrook, River Trent, Ouse Dyke, Crock Dumble and Woodborough Brook. Development in close proximity to watercourses can cause problems if there is insufficient space to construct flood risk management measures or to be able to adequately access watercourses for proper maintenance. Flood risk management measures may include diverting water courses from culverted areas or the recreation of natural features to create additional flood storage and natural habitat for example, on the Day Brook at Thackeray's Lane, Daybrook. In order to achieve this, a separation distance of at least ten metres will normally be required, free from built development, parking areas and private gardens. Exceptions may be made where there are site constraints of physical limitations such as existing development, existing infrastructure, topography or legal boundaries. Where a watercourse runs through a proposed development, a buffer should be provided on both banks. New development on previously developed sites should seek to reinstate a buffer zone wherever feasible. As well as allowing for maintenance, such, areas can reduce sediment entering the water course, provide scope for re-meandering the river and may provide biodiversity opportunities through natural or seminatural habitat creation and for passive recreation. They can also provide for active travel links in appropriate cases. Where relevant, there should be a long term landscape and ecological management plan for this buffer.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted in flood risk areas against Environment Agency advice	Development Management Decisions

Policy GLDP 4 - Surface Water Management

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

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

3. Developers will be required to show that the proposed development would:

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

Justification

2.5.1 Nottinghamshire County Council as the Lead Local Flood Authority has prepared a Flood Risk Management Strategy (FRMS) 2021 – 2027 which focusses on five objectives which in summary are:

- To pursue new solutions, partnerships and alleviation schemes to manage future flood risks and adapt to climate change in Nottinghamshire to ensure it is a great place to live, work, visit and relax;
- To improve delivery of flood risk management by working in partnership across functions and organisations, taking a catchment-based approach;
- To increase levels of awareness within local organisations and communities by enabling and supporting them so they can become more resilient to flooding and understand their land drainage responsibilities;
- To integrate local flood risk management into the planning process and support sustainable growth; and
- To consider the environmental impact of proposed flood risk management measures, maximise opportunities to contribute to the sustainable management of our environment and deliver wider benefits.

2.5.2 The FRMS provides the framework for coordinating the management of flood risk. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.

2.5.3 The FRMS and any supporting technical documents will be key to the implementation of Policy GLDP 4, informing the planning process of those areas at significant risk of flooding. The FRMS will be taken into account when considering planning applications in areas at significant risk of surface water flooding and be a material consideration in the planning decision making process. All significant proposals involving new construction will be

required to show how surface water flooding issues will be addressed and should include measures to protect against and reduce the vulnerability of the site and the wider area to the effects of surface water runoff. Mitigation measures may include, for example, the use of permeable materials to increase infiltration, on site rainwater storage and green roofs.

2.5.4 The flood risk from the River Leen and Day Brook also affects existing properties including in Hucknall and further downstream in the City of Nottingham. Although the River Leen and Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Day Brook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates and improve on these if practical. Similarly concerns about surface water runoff from development increasing the flood risk from the Ouse Dyke have also been identified. The River Leen and Day Brook catchment and Ouse Dyke catchment is defined as an area at risk of flooding for the purposes of implementing Policy GLDP 4 b). This part of the policy will be applied to major development proposals[3] in the following locations:-

- River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and
- Ouse Dyke catchment: Carlton.

2.5.5 This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered and to ensure that the impact of drainage measures on the form and visual appearance of developments is considered. Development should, wherever possible, include infiltration techniques and sustainable drainage systems as a way of managing rain water locally close to source unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site. A site specific flood risk assessment is required for all proposals including minor development and changes of use in Flood Zone 1 and at risk of flooding from surface water. A particular issue on some sites has been surface water flooding during the construction phase and the Council may address this by applying a standard planning condition on sites where this is a potential issue, requiring suitable drainage systems to be implemented during the construction phase in addition to sustainable drainage systems being in place for the operational phase of the development.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to LLFA advice on flooding	Number of planning applications approved against the advice of the Lead Local Flood Authority	Development Management Decisions

[3] Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sqm. of commercial floorspace.

Policy GLDP 5 - Managing Water Quality

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

Justification

2.6.1 The EU Water Framework Directive (WFD) requires each member state to manage the water environment to consistent standards with a key objective of achieving a good water quality status by 2027. The Water Environment (Water Framework Directive) (England and Wales) 2017 Regulations transposed WFD into law in England and Wales. These regulations were retained in UK law after EU exit via the EU Withdrawal Act 2018. The UK continues to classify and report water body status under the new legislation. The aims of the WFD are to:

- to enhance the status and prevent further deterioration of surface water bodies, groundwater bodies and their ecosystem;
- to ensure progressive reduction of groundwater pollution;
- to reduce water pollution, especially by Priority Substances and Certain Other Pollutants under Annex II of the Environmental Quality Standards Directive 2008/105/EC;
- to support mitigating the effects of floods and droughts;
- to achieve at least good surface water status for all surface water bodies and good chemical status in groundwater bodies by 2015 (Article 4), or good ecological potential for artificial or heavily modified water bodies (the 2015 target has since been extended to 2027); and
- to support sustainable water use.

2.6.2 The key means of implementing the Framework is the preparation of River Basin Management Plans (RBMP) which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Local Planning Authorities must have regard to the relevant RBMP in exercising their planning functions. Gedling Borough is located within the Erewash and Lower Trent Basin Management Plan[4] which contains objectives and measures and also sets out current and objective status limits for water bodies in its catchment area.

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

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

refuse the proposal. In this context, the Borough Council may seek advice from relevant specialist bodies including the Environment Agency.

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

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted against Environment Agency advice on water quality	Development Management Decisions

Policy GLDP 6 - Aquifer Protection

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

Justification

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

2.7.2 Many development types, including housing, are of a lesser risk in terms of potential pollution to aquifers provided they include standard pollution prevention measures and incorporate sustainable drainage systems. However, the Council will refer to advice from the Environment Agency in appropriate cases before a formal decision is made on any proposal.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Environment Agency advice	Number of permissions granted against Environment Agency advice on aquifer protection	Development Management Decisions

Chapter 3: Environmental Protection

Introduction

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

3.1.2 Paragraph 196 of the NPPF states that planning policies and decisions should ensure that the site is suitable for its new use. This should take account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

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

3.1.4 This section includes the following policies:

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

Policy GLDP 7 - Contaminated Land

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

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

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

Justification

3.2.1 The term 'contaminated land' is a legal term defined under Part 2A of the Environmental Protection Act 1990(http://www.legislation.gov.uk/ukpga/1990/43/part/IIA). Currently, the Borough contains no contaminated land. The term ‘land potentially affected by land contamination’ is used to capture all sites with potential contamination not just those formally designated under Part 2a of Environmental Protection Act 1990.

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

3.2.3 Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate and robust investigation such as a staged risk assessment, in line with guidance (Land Contamination Risk Management (LCRM) - https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm). Where required, details of the measures proposed to address contamination should be provided. The measures for any contaminated sites should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted contrary to Scientific Officer advice	Number of planning applications approved against the advice of Gedling Borough Council's Scientific Officer	Development Management Decisions

Policy GLDP 8 - Unstable Land

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

Justification

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

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

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

3.3.4 Land near to past mining activities may be at risk of being unstable. Applicants would need to check if their land is in the Development High Risk area defined by the Coal Authority and, if so, submit a Coal Mining Risk Assessment to support the development. The Coal Authority has identified locations of potential instability arising from historic coal mining and they are shown on the interactive map available on the Coal Authority's website[5].

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Coal Authority advice	Number of planning applications approved against the advice of the Coal Authority	Development Management Decisions

[5] https://www.gov.uk/government/organisations/the-coal-authority

Policy GLDP 9 - Hazardous Substances

1. Planning permission will not be granted for:-

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

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

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

Justification

3.4.1 The lessons learnt from explosions such as at the Flixborough chemical works in Humberside in 1974, Seveso in Italy in 1976 and Buncefield in 2005 underline the importance of controlling sites where hazardous substances could be present and where development is proposed nearby.

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

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

Hazardous Substances Consent

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

Development Proposals near Major Hazard Installations and Pipelines

3.4.5 When considering development proposals around major hazard installations and pipelines, the Borough Council will seek technical advice on the risks presented by major

accidents from the HSE. The HSE sets a consultation distance around the site or pipeline within which a local planning authority must consult the HSE on development proposals.

3.4.6 Within Gedling Borough there was a large scale petrol storage site on the Colwick Industrial Estate. Following the Buncefield incident in 2005, the HSE reviewed the consultation distances and an additional Development Proximity Zone was introduced 150 metres from the boundary. Whilst the petrol storage site has now been demolished, the consultation zone and Development Proximity Zone remain. In addition, there is a consultation zone identified around the Dorket Head brickworks, Arnold.

3.4.7 Applicants can also use the HSE's Planning Advice Web App to find out if their land lies within the consultation distance of a major hazard. Further information is available on the HSE's website (http://www.hse.gov.uk).

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions contrary to Health and Safety Executive advice	Number of planning applications approved against the advice of the Health and Safety Executive	Development Management Decisions

Policy GLDP 10 – Pollution

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

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

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

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

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

Justification

3.5.1 Paragraph 198 of the NPPF states that planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.

3.5.2 The controls under the planning and pollution control regimes should complement rather than duplicate each other. Planning policies need to focus on whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.

3.5.3 For clarification, this policy does not relate to pollution from vehicle emissions or the pollution of land, which is addressed by policies GLDP 7 (Contaminated Land) and GLDP 11 (Air Quality) respectively. Impact on the amenity of nearby residents or occupiers is covered separately by Policy GLDP 38 (Amenity).

Nuisance

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

Noise Pollution

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

Light Pollution

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

3.5.7 However, artificial light can also be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside. Section 102 of the Clean Neighbourhoods and Environment Act 2005 (http://www.legislation.gov.uk/ukpga/2005/16) creates a new form of legal nuisance, namely "artificial light emitted from premises so as to be prejudicial to health or a nuisance". For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

Other Types of Pollution

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

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted contrary to Scientific Officer advice	Number of planning applications approved against the advice of Gedling Borough Council's Scientific Officer	Development Management Decisions

Policy GLDP 11 - Air Quality

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

2. **Air quality impacts can arise indirectly from increased traffic resulting from housing development and industrial development or from intensive agriculture proposals. Impacts on the natural environment can affect habitats and species.**

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

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

Justification

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

3.6.2 The Environment Act 2021 introduced legally binding national targets for fine particulate matter ($PM_{2.5}$), established through the Environmental Targets (Fine Particulate Matter) (England) Regulations 2023.

3.6.3 For particulate matter DEFRA[6] makes clear that the planning system must support delivery of the statutory targets by ensuring developments **minimise emissions and reduce exposure from the design stage onwards**, moving away from simply assessing legal limit exceedances. Instead, local authorities and applicants must identify pollution sources early and include mitigation that reduces $PM_{2.5}$ "as far as is reasonably practicable." Paragraph 199 of the NPPF states that planning policies should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas.

3.6.4 The Nottingham and Nottinghamshire Air Quality Strategy 2020-2030, which covers the districts and boroughs of Nottinghamshire County and Nottingham City Council, was published in 2020. The aims being to:

[6] https://uk-air.defra.gov.uk/pm25targets/planning

- To reduce average concentrations of nitrogen dioxide and fine particulate matter in Nottinghamshire (which will ultimately lead to a reduction in Air Quality Management Areas in Nottinghamshire), and;
- To reduce the estimated proportion of disease and deaths attributable to air pollution (encompassing fine particulate matter, nitrogen dioxide and other air pollutants)

3.6.5 These aims are approached via four objectives:

- Place Making and Development for Good Air Quality.
- Enable the Shift to Zero and Low Emission Transport to Reduce Emissions.
- Reduce, Minimise and Prevent Emissions from Industrial, Commercial, Agricultural and Domestic Sources and activity.
- Engagement and Communication for Behaviour Change.

3.6.6 The Nottinghamshire Air Quality Strategy will be reviewed and updated. The new strategy should ensure that air quality remains a strategic priority with shared goals and purposeful, co-ordinated action across local government, health and wider partners.

3.6.7 The Nottinghamshire Joint Health and Wellbeing Strategy for 2022-2026 (nottinghamshirejointhealthwellbeingstrategy2022-2026.pdf) has four ambitions one of which is 'Create healthy and sustainable places' including an area of focus on air quality.

3.6.8 The focus of this policy concerns air pollution arising from increased traffic generated from new housing and commercial development and new transport infrastructure as well as dust and construction emissions. Other development types that could result in air pollution include agricultural development likely to generate ammonia emissions and energy generation (i.e. biomass, combined heat and power and anaerobic digestion installations) – the latter would need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives (http://www.iaqm.co.uk/text/guidance/epuk/biomass_developers_leaflet.pdf).

3.6.9 The Borough Council's Air Quality and Emissions Mitigation guidance was first published in August 2015 (http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf) and has subsequently been revised. The guidance has been prepared to set out the measures which will be taken to help reduce emissions resulting from development, both during construction and when completed. The guidance applies across the whole Borough in order to improve air quality and avoid areas being designated as Air Quality Management Areas. Further information regarding the air quality Management Area within Gedling Borough and other associated guidance documents is available on the Council's website(https://www.gedling.gov.uk/community-and-consultation/environmental-health/air-pollution-monitoring-and-reporting).

3.6.10 All assessments of air quality impacts on biodiversity should be carried out in accordance with Natural England's guidance on assessing the implications of road traffic on European sites (https://publications.naturalengland.org.uk/publication/4720542048845824).

Monitoring Arrangements

Target	Indicator	Delivery
No target	Development to accord with the	Development Management Decisions

	requirements of the Air Quality and Emissions Mitigation guidance	

Chapter 4: Spatial Strategy and Housing Target

Policy GLDP 12 - Spatial Strategy

1. Sustainable development in the Plan area will be achieved through:

a) ensuring that development maximises opportunities to enhance the Blue-Green Infrastructure network and incorporates Blue-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;

d) ensuring that walking, cycling and public transport infrastructure connects new development to local community services, retail, and employment; and

e) maximising the economic development potential of key sites including Lime Lane, Teal Close Extension and Top Wighay Farm Extension.

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 the Sub Regional Centre of Hucknall; and

d) in or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead.

3. At other settlements development will be of a smaller scale.

Justification

4.1.1 The spatial strategy follows from the Vision and the Objectives set out in Chapter 1. It is aspirational but realistic and has been positively prepared to meet the development and infrastructure needs of Gedling Borough. It provides a framework and context for the other policies of the plan.

Blue-Green Infrastructure

4.1.2 This Policy sets out how sustainable development will be achieved. Enhancing Blue-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-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-Green Infrastructure network and should be carried out following the principles set out in the Blue-Green Infrastructure Strategy.

Urban living

4.1.3 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 for Gedling includes 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 town and local 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.

Hucknall and Key Settlements

4.1.4 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.

4.1.5 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. The Key Settlements are Bestwood Village, Calverton, and Ravenshead.

4.1.6 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. Outside of the Key Settlements, development at other settlements will be of a smaller scale.

Creating Sustainable and Attractive Places

4.1.7 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 town, and local 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.

4.1.8 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.

Monitoring Arrangements

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

Policy GLDP 13 - Housing Target and Distribution

A minimum of 11,484 new homes (2025 to 2043) will be provided for, distributed as follows.

a) 5,283 homes in or adjoining the existing main built up area of Nottingham made up by:

- **Existing commitments – 1,818 homes**
- **GLDP Allocations – 3,465 homes**

b) 1,804 homes adjoining Hucknall Sub Regional Centre (which is in Ashfield District) made up by:

- **Existing commitments – 924 homes**
- **GLDP allocations – 880 homes**

c) 2,627 homes in or adjoining the Key Settlements of Bestwood Village, Calverton and Ravenshead made up by:

- **Bestwood Village**
  - **Existing commitments – 351 homes**
  - **GLDP allocations – 300 homes**
- **Calverton**
  - **Existing commitments – 266 homes**
  - **GLDP allocations – 670 homes**
- **Ravenshead**
  - **Existing commitments – 120 homes**
  - **GLDP allocations – 920 homes**

d) 40 homes elsewhere in the Borough made up from existing commitments

e) Windfall – 1920 homes

Justification

4.2.1 The NPPF 2024 states that the Government's objective is to significantly boost the supply of homes. Policy GLDP 13 sets out the plan's ambitious approach to boosting the supply of homes in the Borough. 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.

4.2.2 The 2024 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 approach to the housing target is set out in the Gedling Housing Background Paper (2026).

4.2.3 Gedling has a joint Strategic Housing Land Availability Assessment (SHLAA) methodology through the Greater Nottingham Planning Partnership which includes provision for non-delivery, which will ensure the minimum housing target is met. The 5 year land supply calculations demonstrate the housing target set out in this Policy for the early part of the Plan period can be met. Further details are set out in the Housing Background Paper.

Housing Target

4.2.4 The total housing target between 1st April 2025 and 31st March 2043 is a minimum of 11,484 homes. The Plan's housing target is informed by Government's standard method as its starting point. There is not considered to be exceptional circumstances to plan for a lower figure and therefore this plan will seek to meet the housing need in full.

4.2.5 In terms of deliverability, the housing target figure is considered to be challenging, and the housing trajectory in Appendix B shows that a significant uplift in completions above past rates will be required if the total housing target is to be achieved. A proportion of the housing target is already in the planning system.

Housing Strategy

4.2.6 In line with sustainability principles and the spatial strategy that promotes urban living, development will be prioritised first within the main built up area of Nottingham, and to a lesser extent adjoining it. Proposed sites at Lime Lane, Mapperley Golf Course, Mapperley Plains East and Teal Close Extension are planned to deliver over 2,825 homes, and further detail is set out in Policy GLDP 70. However, there is insufficient capacity to deliver all the required homes within and adjoining the main built up area.

4.2.7 The Sub Regional Centre of Hucknall (which is in Ashfield District) is also a highly sustainable location for growth. At the existing Sustainable Urban Extension at Top Wighay Farm (763 homes remaining) further development is proposed within existing safeguarded land at the Top Wighay Farm Extension for 840 homes. Further detail will be provided in Policy GLDP 70.

4.2.8 Details for the remaining allocations at Key Settlements will be confirmed in Policy GLDP 70.

4.2.9 The locations of 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; therefore, housing allocations will be sustainably located to benefit from local facilities and infrastructure. Where appropriate, housing allocations will include a mix of uses, including local community services and facilities, retail and employment. All sites must be accompanied by active travel and public transport infrastructure that connect everyday services and facilities to local communities. Financial contributions will be sought to support and secure the function of local services and infrastructure.

Monitoring Arrangements

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

Targets	Indicators	Delivery
Delivery of 11,484 homes by 2043	Net Additional Homes	Housing Land Allocations Development Management Decisions
Maintain 5 year housing land supply	Supply of deliverable housing sites	

Chapter 5: Green Belt

Introduction

5.1.1 The Green Belt is perhaps the most long established and widely known planning policy in the UK and is especially important in Gedling Borough where nearly all of the land outside of the urban area and large settlements is designated as Green Belt. Paragraph 142 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.

5.1.2 The Green Belt has five purposes:

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

5.1.3 The concept of grey belt is a new planning category introduced through the 2024 NPPF, identifying Green Belt land that does not contribute strongly to the original purposes of the Green Belt and may be developed or allocated for development if certain planning criteria are met. The NPPF has established a broad policy preference for previously developed land and grey belt to be considered before other Green Belt locations where Green Belt release is required.

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

5.1.5 This section includes the following policies:
Policy GLDP 14 - The Green Belt
Policy GLDP 15 - Reuse of Buildings within the Green Belt
Policy GLDP 16 - Extensions to Buildings within the Green Belt
Policy GLDP 17 - Replacement of Buildings within the Green Belt

Policy GLDP 18 - Infill Development within the Green Belt
Policy GLDP 19 - Homes for Rural Workers

Policy GLDP 14 - The Green Belt

The Nottingham Derby Green Belt will be retained as set out on the Policies Map.

Justification

5.2.1 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 development needs.

5.2.2 When choosing land to meet the objectively assessed development needs of the area the sequential approach set out in Policy GLDP 12 will be used to promote a sustainable pattern of development in line with the advice in paragraph 148 of the NPPF. The sequential approach does not constitute a phasing policy for the delivery of sites but has informed the selection of sites and will deliver the distribution and strategy set out in Policy GLDP 12: Spatial Strategy. Consideration has been given to establishing permanent, defensible boundaries which allow for development in line with the settlement hierarchy. Paragraphs 156-157 of the NPPF set out 'Golden Rules' which apply where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application. Policy GLDP 42 provides further detail as to the differential rates for affordable housing requirements.

5.2.3 The Green Belt 'washes' over many villages within the 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.

Monitoring Arrangements

Target	Indicator	Delivery
Green Belt release in line with the needs set out in the Plan	Location and area of land removed from Green Belt	Development Management Decisions

Policy GLDP 15 - Reuse of Buildings within the Green Belt

1. Within the Green Belt the reuse of buildings is not inappropriate provided:

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

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

a. **The proposal will not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the buildings to be re-used are no longer suitable for agricultural use.**
b. **Where the re-use of buildings within the Green Belt for residential purposes would result in the creation of new homes not in a sustainable location, the applicant will need to satisfactorily demonstrate that there are special circumstances such as:**

i. **the essential need for a rural worker to live permanently at or near their place of work;**
ii. **where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
iii. **where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or**
iv. **the design of the building is truly outstanding or innovative helping to raise standards of design more generally in rural areas, reflects the highest standards in architecture, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.**

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

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

Justification

5.3.1 Paragraph 154 of the NPPF identifies that the re-use of buildings within the Green Belt is not inappropriate provided they preserve the openness of the Green Belt, do not conflict with the purposes of including land within it and the buildings are of permanent and substantial construction. The re-use of buildings can have a number of benefits and will

usually not result in a greater impact on the Green Belt. Careful consideration needs to be given to the nature of the proposed use to ensure that the activity it would generate does not result in an impact on the openness of the Green Belt or other forms of impact.

5.3.2 Paragraph 83 of the NPPF sets out that, in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes should be avoided. As well as not enhancing the vitality of rural communities, isolated homes force residents to be dependent on private vehicles to access facilities and services; this goes against the principles of sustainable development. There are, however, a number of circumstances when new isolated homes may be acceptable.

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

5.3.4 Class MQ of the General Permitted Development Order sets out that the change of use of agricultural buildings to residential use is permitted development. However, it also specifies that this does not apply for a period of ten years for agricultural buildings built after 24th July 2023; this was to ensure that agricultural buildings were genuinely built and used for agricultural purposes. Failure to introduce a similar restriction would leave permitted development rights more restrictive than the consideration of planning applications.

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

Monitoring Arrangements

No indicators.

Policy GLDP 16 - Extensions to Buildings within the Green Belt

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

2. In all cases extensions or alterations will be expected to:

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

Justification

5.4.1 Paragraph 154 of the NPPF sets out that the extension or alteration of a building within the Green Belt is not inappropriate provided it does not result in 'disproportionate additions' over and above the size of the original building.

5.4.2 Increases above 50% are deemed to be 'inappropriate' within the Green Belt and this percentage reflects the approach taken by the previous Local Planning Document (2018). Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm, planning permission may be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

5.4.3 For the purposes of interpreting the meaning of a building as "originally constructed" in part (a) of this policy the following definition is to be used: The building as "originally constructed" means the original first building as constructed on site or as existed on 1st July 1948

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

- Include any existing outbuildings that fall within five metres of the original dwelling, where they existed when the building was first constructed (or existed as at 1st July 1948);
- Include balconies and car ports where floor space is enclosed in some way to provide a built structure;

- Exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1st July 1948) if they do not have permanent and fixed means of access;
- Include the floor area of lofts/attics or basements proposed as part of the extension that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6 m or higher;
- Exclude extensions built after 1st July 1948;
- Exclude floor space that has been granted planning permission but not yet built.

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

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

5.4.6 In all cases proposals must accord with clause b) of this policy. While not a reason to designate Green Belt, paragraph 151 of the NPPF states that Green Belts should be used to, amongst other things, retain and enhance landscapes and visual amenity. Where extensions or alterations to buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted against policy (increase in floorspace over 50%)	Number of planning permissions granted against policy (increase in floorspace over 50%)	Development Management Decisions

Policy GLDP 17 - Replacement of Buildings within the Green Belt

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

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

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

3. In all cases, replacement buildings will be expected to:

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

Justification

5.5.1 Paragraph 154(d) of the NPPF states that the replacement of a building within the Green Belt is not inappropriate provided it is 'not materially larger' than the one it replaces and remains in the same use. The previous Local Planning Document (2018) identified that, for dwellings that had not previously been substantially extended, replacements that increased floorspace by more than 50% were considered to have a detrimental impact.

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

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

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

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

5.5.5 In all cases, proposals must accord with clause c) of this policy. While not a reason to designate Green Belt, paragraph 151 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where replacement buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

5.5.6 For the purposes of interpreting the meaning of a building as “originally constructed” in part (a)(iii) of this policy the following definition is to be used: The building as “originally constructed” means the original first building as constructed on site or as existed on 1st July 1948.

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

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

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted against policy (increase in floorspace over 50%)	Number of planning permissions granted against policy (increase in floorspace over 50%)	Development Management Decisions

Policy GLDP 18 - Infill Development within the Green Belt

Within the parts of villages that are washed over by the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate provided:

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

Justification

5.6.1 Paragraphs 154 (e) and (g) of the NPPF sets out that 'limited infilling' is not inappropriate within the Green Belt in the following instances:

- within villages; and
- within previously developed sites.

5.6.2 Infilling is considered to be the development of small gaps within the fabric of the village or previously developed sites. Where land is tightly enclosed by development it is not considered to contribute significantly to the openness of the Green Belt. Subject to the criteria within Policy GLDP 18, infill development is not considered to be harmful to the openness of the Green Belt and can provide new housing in villages which are otherwise constrained. Where the gap covers residential garden land, Policy LPD 40 which restricts the circumstances where garden land can be developed applies.

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

5.6.4 While not a reason to designate Green Belt, paragraph 151 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where small gaps provide valuable views into or out of the village or previously developed site, their development will not be supported. Proposals should also be in keeping with the character of the village or site.

Monitoring Arrangements

No indicators.

Policy GLDP 19 - Homes for Rural Workers

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

a. **there is an existing functional need;**
b. **the need relates to a full time worker or one who is primarily employed in a land based rural occupation;**
c. **the functional need could not be fulfilled by another existing dwelling in the area which is suitable and available for the worker concerned;**
d. **the enterprise:**

    i. **has been established for at least three years and been profitable in at least one of them;**
    ii. **is currently financially sound and has a clear prospect of remaining so.**

2. Where permitted, proposals should be;

a. **located so as to meet the demonstrated functional need;**
b. **of a commensurate size with the demonstrated functional need;**
c. **of a cost that can be supported by the enterprise;**
d. **well related, where possible, to other buildings; and**
e. **designed to fit into the rural environment.**

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

Justification

5.7.1 Paragraph 84 of the NPPF states that isolated homes in the countryside should generally be avoided. One of the identified exceptions to this is the provision of homes for rural workers where there is an essential need for a worker to be on or near the site. The construction of new homes for rural workers is one of the cases where the very special circumstances required to allow inappropriate development may be considered to apply.

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

5.7.3 Broadly the policy sets out two tests; a functional test and a financial test. These tests are needed to ensure that the new dwellings within the countryside and Green Belt are genuinely needed for land based business and that the exception is not exploited.

5.7.4 The functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for a worker to be available at all times. This may include where animals or other process require essential care at short notice or to deal with emergencies which could otherwise cause serious damage to the enterprise. The need to protect livestock or machinery is unlikely to amount to a functional need on its own. Consideration will be given to the history of the holding, the pattern of land use and any recent proposals for the

conversion to residential use. The ability to meet the functional need in existing dwellings near to the enterprise, such as in the urban area or villages, will also be considered.

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

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

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of homes granted planning permission for rural workers	Development Management Decisions

Chapter 6: Natural Environment

Introduction

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

6.1.2 Policy GLDP 21 Protecting and Enhancing Biodiversity sets out the overall approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats. It also seeks to ensure that new development provides biodiversity features and provision for their management. Policies GLDP 20 and GLDP 21 set out a hierarchical approach to the consideration of any impacts on biodiversity, prioritising avoidance, followed by mitigation and, as a last resort, compensation for any damage where it cannot be avoided. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations.

6.1.3 This section includes the following policies:

- Policy GLDP 20 - Blue Green Infrastructure, Parks and Open Space
- Policy GLDP 21 - Protecting and Enhancing Biodiversity
- Policy GLDP 22 - Landscape Character and Visual Impact

Policy GLDP 20 - Blue-Green Infrastructure, Parks and Open Space

1. A strategic approach to the delivery, conservation and enhancement of Blue-Green Infrastructure will be taken at a landscape scale through the establishment of a connected network of Blue-Green Infrastructure and assets. These are defined within the Greater Nottingham Blue-Green Infrastructure Strategy.

2. The strategic approach requires development plans and, where appropriate, proposals to conserve and enhance Blue-Green Infrastructure networks by:

    a. identifying deficiencies in provision and priorities for new or

    b. enhanced Blue-Green Infrastructure;

    c. prioritising the protection, enhancement and connectivity of Blue-Green Infrastructure within urban and urban fringe locations, and beyond to the wider countryside; and

    d. improving the wider network by identifying and creating links to and between Blue-Green Infrastructure networks and assets.

3. In support of the strategic approach, local strategies identify and deliver local opportunities, address deficiencies, and establish actions that respond to local needs, while remaining consistent with the wider strategic vision for Blue-Green Infrastructure.

4. Where new or enhanced Blue-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 variety of types and sizes of blue and green spaces, green routes and environmental features that are appropriate to the development and the wider Blue-Green infrastructure network to maximise the delivery of multi-functionality;

    b. encourage healthy and active lifestyles through the provision of active travel infrastructure, inclusive access for all ages and abilities, safe walking and cycling routes, sports and recreational facilities;

    c. deliver educational resources for local residents;

    d. deliver biodiversity net gain and support ecosystem services in accordance with Biodiversity Net Gain (BNG) policy requirements, priorities and mapped measures to achieve those policies identified within the Local Nature Recovery Strategy (LNRS) for Nottinghamshire and Nottingham to ensure consistency and maximise environmental

benefits;

e. **tackle and adapt to climate change including increased flood resilience and reductions in urban temperatures; and**

f. **respond to landscape / townscape, local and historic character, including the setting of assets.**

5. **Where new development would have an adverse impact on Blue-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. Compensation measures may be accepted on site as an integral component of the development and designed to function as part of the wider Blue-Green Infrastructure network. Where on site provision is not deliverable, off-site contributions may be acceptable as a last resort, provided they deliver equal or better Blue-Green Infrastructure value, and are located within the vicinity of the site wherever possible.**

6. **The need for and benefits of developments that harm Blue-Green infrastructure will be weighed against any adverse impacts on the asset and the wider Blue-Green infrastructure network. When balancing these benefits against adverse impacts, the adverse impacts will be given significant weight.**

7. **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 supplementary plans.**

Justification

6.2.1 This policy sets out the overall strategic approach to protecting, enhancing and expanding the network of Blue-Green Infrastructure across the Borough. This includes increasing biodiversity through the protection, restoration and reconnection of habitats and ecological networks, and ensuring that new development contributes positively to biodiversity and the natural environment. The policy applies the established hierarchical approach to the consideration of impacts on biodiversity, to avoid, mitigate, or, as a last resort, to compensate for any damage that cannot be avoided. Designated international, national and local sites of biological or geological importance will continue to be protected in accordance with the established hierarchy of designations.

6.2.2 The strategic approach will be informed by and contribute to the Local Nature Recovery Strategy (LNRS) for Nottinghamshire and Nottingham, ensuring that Blue-Green Infrastructure planning and delivery supports identified local priorities for habitat creation, restoration and connectivity.

6.2.3 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, SuDS, green roofs, green walls, rain gardens, swales, features for species (i.e. bird boxes, insect hotels), 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 (GIF) sets out principles, measurable targets and standards that achieve good quality green infrastructure including the Urban Greening Factor (UGF), Urban Tree Canopy Cover Standard, Accessible Greenspace Standard (AGS) and Urban Nature Recovery Standard. The five headline Green Infrastructure Standards, together with the Green Infrastructure Planning and Design Guide and associated Process Journeys, should be considered early within emerging development plans and at the outset of development layout design to ensure that Blue-Green Infrastructure is planned, designed and managed as an integrated, multi-functional network from the earliest stages.

6.2.4 Blue-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.

6.2.5 The NPPF includes new 'Golden Rules' for land released from Green Belt through plan making or individual planning decisions, with paragraph 159 confirming the need to include the provision of good quality new, or improvements to existing, green spaces that are accessible to the public.

6.2.6 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-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-Green Infrastructure and shows mapped measures on the Local Habitat Map (Local habitat map | Nottinghamshire County Council).

6.2.7 Blue-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-Green Infrastructure and the conservation and enhancement of biodiversity in Biodiversity Net Gain (BNG) and Local Nature Recovery Strategy (LNRS) for Nottinghamshire and Nottingham policies, 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.

6.2.8 As shown in Figure 2 below, the main urban area of Nottingham is surrounded by a two km urban fringe zone, within which developments on the edge of the urban area will be expected to include Blue-Green Infrastructure that connects the city to the wider countryside for the benefits of both people and wildlife.

6.2.9 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-Green Infrastructure is protected, enhanced or provided in these areas will address the issues of access to the countryside and ensure that Blue-Green Infrastructure is factored into the development of these areas from the start. Where appropriate, evidence within Blue-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-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-Green Infrastructure assets will encourage a healthy lifestyle and also facilitate active travel commuting routes.

6.2.10 Parks, open spaces and rivers and canals are an important part of the Blue-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-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.

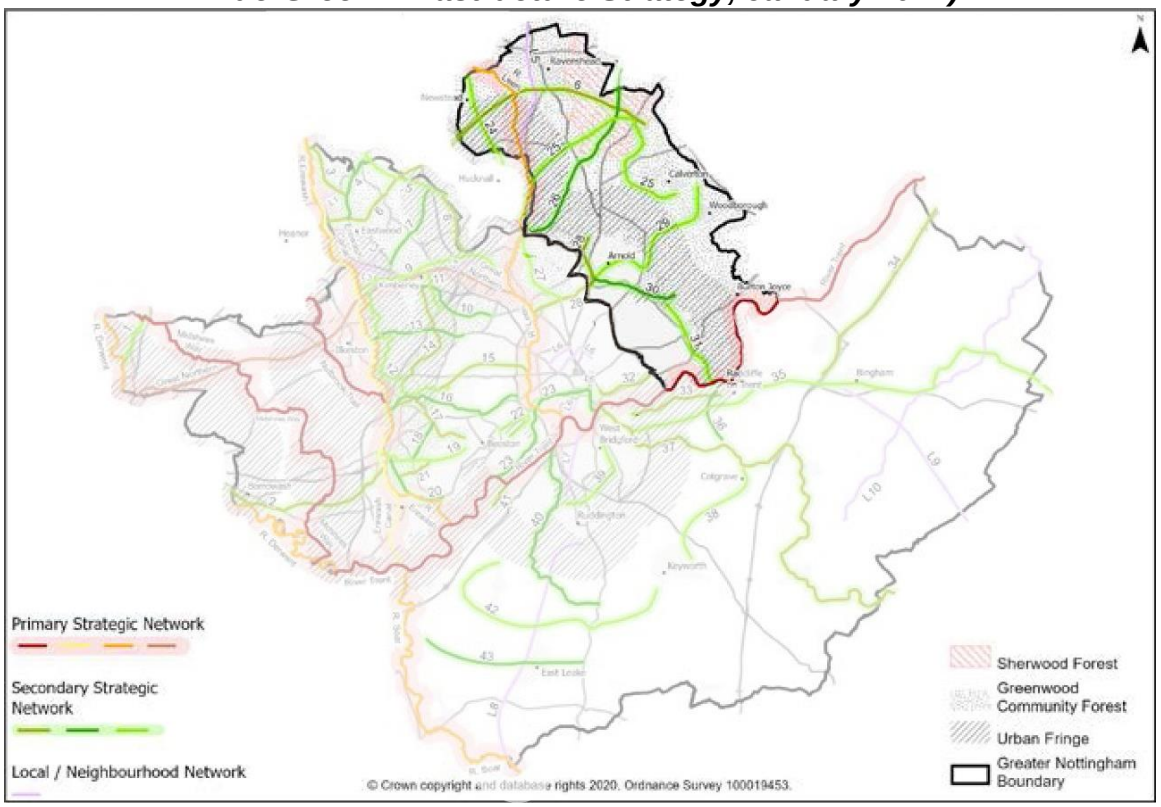
6.2.11 A variety of approaches will be used in the protection of existing and delivery of new Blue-Green Infrastructure. This will include a robust assessment of existing and future need, quantitative and qualitative audits of existing provision, applying Natural England's Natural England's Green Infrastructure Framework (GIF), including the Accessible Greenspace Standards (promoted in the Government's Environmental Improvement Plan), alongside the establishment of local standards and consideration of local Blue-Green Infrastructure asset mapping. In addition, other approaches for the protection of Blue-Green Infrastructure can include working with those responsible for Blue-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

6.2.12 The Blue-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 Gedling Local Development Plan by providing details on how the different landscape types can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape 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 Neighbourhood Plans.

6.2.13 The GLDP has embedded the Blue-Green Infrastructure network into the development of sites with site specific policy making specific provision. The figure 2 and table below show/list the Blue-Green Infrastructure assets.

Figure 2: Blue-Green Infrastructure Diagram (extracted from the Greater Nottingham Blue-Green Infrastructure Strategy, January 2022)



List of schemes shown on the Blue-Green Infrastructure Diagram shown in Figure 2

Primary Strategic Networks
River Leen
River Soar
Trent Valley
Sherwood Forest / Greenwood Community Forest

Secondary Strategic Networks	
Ref	Name
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

Local / Neighbourhood Networks	
Ref	Name
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 (around Belle Vue Reservoir), Elm Avenue, The Arboretum, Church (Rock) Cemetery, Waterloo Promenade and The Forest

Monitoring Arrangements

Target	Indicator	Delivery
Increase in the proportion of population with access to high quality Blue-Green Infrastructure assets	Number of new areas of open space by type, over 0.4 hectares Areas of designated Local Green Space Green Flag awarded open spaces	Development Management Decisions

Policy GLDP 21 - Protecting and Enhancing Biodiversity

1. Where development proposals affect designated sites, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site. Designated sites are shown on the Policies Map and include:

a. **Site of Special Scientific Interest**
b. **Local Nature Reserves**
c. **Local Wildlife Sites**
d. **Local Geological Sites**

2. Where development proposals affect ancient woodland, ancient and veteran trees, planning permission will not be granted unless the justification for the development clearly outweighs the biodiversity value and other value of the site.

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

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

5. Development proposals affecting designated sites and priority habitats and species should only be permitted if there is no significant harm to the biodiversity site. Any harm should be:

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

6. Where sufficient biodiversity enhancements are unable to be incorporated within development proposals on-site, innovative approaches such as habitat banking or off-site biodiversity units may be acceptable to deliver strategic ecological benefits in accordance with Biodiversity Net Gain (BNG) requirements and the Nottingham and Nottinghamshire Local Nature Recovery Strategy (LNRS).

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

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

9. All development within 400 m of the Sherwood Forest possible potential Special Protection Area (ppSPA) should be avoided. Exceptional circumstances where development may be permitted, would require development to demonstrate that

appropriate mitigation is secured to avoid or mitigate any adverse impact upon the integrity of the ppSPA. This should be achieved through an additional and robust assessment of the impacts upon breeding populations of woodlark and nightjar associated with the Sherwood Forest ppSPA.

Justification

6.3.1 The Government is committed to halting the overall decline in biodiversity and to restoring nature, including by establishing coherent and resilient ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes, minimising impacts on biodiversity, and deliver Biodiversity Net Gain (BNG) It also supports the preparation and implementation of Local Nature Recovery Strategies (LNRS) as a means of identifying priorities and spatial opportunities for nature recovery and enhancement.

6.3.2 The NPPF requires local authorities to plan positively for the creation, protection, recovery and enhancement of biodiversity, and to contribute to the establishment of a Nature Recovery Network. Plans and decisions should take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure, and should secure measurable biodiversity net gains. The hierarchy of international, national and locally designated sites should guide the level of protection afforded to individual areas.

6.3.3 Development proposals will be expected to protect and enhance existing areas of biodiversity interest, including the areas and networks of habitats and species listed under section 41 of the Natural Environment and Rural Communities Act (NERC), deliver multi-functional benefits and contribute to Gedling Borough's biodiversity, both as part of on-site enhancements or off-site provision. These objectives are supported and reinforced by Policy GLDP 20: Blue-Green Infrastructure, Parks and Open Space, which provides a strategic framework for integrating biodiversity within development and the wider landscape.

International Sites and Possible Potential Special Protection Area

6.3.4 There is currently no internationally designated site within Gedling Borough. An area to the north of the Borough has been identified as the Sherwood Forest possible potential Special Protection Area (ppSPA) due to its importance for breeding populations of nightjar and woodlark. The Sherwood Forest ppSPA has not been formally designated as an SPA and is awaiting a decision by the Government. It's designation as an SPA would protect breeding populations of nightjar and woodlark and supporting habitat which are particularly vulnerable to disturbance resulting from increased development. Natural England advises that a precautionary approach be taken, and any development plans need to consider the impact on the SPA as if it was to come into force. A decision by the Government on whether to confirm the designation is expected in due course. In the meantime, the Gedling Local Development Plan takes a precautionary approach and treats the ppSPA as a confirmed European site. Proposals with potential to have a likely significant effect on the ppSPA should be accompanied by an additional and robust assessment of the likely impacts arising from the development on breeding nightjar and woodlark in the Sherwood Forest area.

National Sites (Sites of Special Scientific Interest)

6.3.5 There is one Site of Special Scientific Interest (SSSI) in Gedling Borough at Linby Quarries, which is shown on the Policies Map. Designated under the Wildlife and

Countryside Act 1981 (as amended), Linby Quarries is a biological site featuring one of the most important calcareous grasslands in Nottinghamshire. It also features broad leaved, mixed and yew woodland and has a varied breeding bird community. This site is protected under national legislation, which includes a requirement for positive management.

Locally Designated Nature Conservation and Geological Sites

6.3.6 These include:

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

6.3.7 Local Nature Reserves (LNRs) can be designated by the Borough Council under the National Parks and Access to the Countryside Act 1949. As at 2025, there are five LNRs in Gedling Borough which are identified on the Policies Map:

- Gedling Country Park (designated 2019)
- Gedling House Wood (designated 1992)
- Gedling House Meadow (designated 1997)
- Netherfield Lagoons (designated 2007)
- The Hobbucks (designated 2015)

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

6.3.9 Local Wildlife are identified on the Policies Map and are of at least County wide importance and provide a crucial network of stepping stones for the migration and dispersal of species. Local Wildlife Sites are identified by the Nottinghamshire Biological and Geological Records Centre based on criteria set by the Nottinghamshire Local Wildlife Sites Panel and is subject to regular review. As at 2025 there were 1,389.17 ha of Local Wildlife Sites in Gedling Borough. This policy will also be applied to newly designated Local Wildlife Sites.

6.3.10 Local sites designated for their geological importance are called Local Geological Sites and are also identified by the Nottinghamshire Biological and Geological Records Centre. As at 2025 there were five Local Geological Sites within the Borough, as listed below and this policy will also be applied to newly designated sites.

- Bestwood II (Wildman's Wood) Quarry: 18.36 ha
- Culley Quarry, Linby (Yellowstone Quarry): 0.34 ha
- Gedling Colliery Sidings: 0.34 ha
- Gedling Colliery Sidings/B: 1.23 ha
- Gedling Colliery Sidings/C: 0.41 ha

Ancient Woodland

6.3.11 Ancient woodlands and trees are valuable natural assets which are irreplaceable and also vital habitats for notable species. The NPPF provides for a strong level of protection to both ancient woodland and also to veteran trees found outside ancient woodland. Data

supplied from Natural England's inventory of ancient woodland identifies sites of two hectares or above and these are shown on the Policies Map. However, both the NPPF and Policy GLDP 21 provide protection for all areas of ancient woodland even where these are not identified on the Policies Map. The local planning authority may require tree surveys to be carried out where development proposals would affect woodland of less than two hectares to establish whether the woodland is ancient. Guidance on identifying ancient woodland is provided by the Woodland Trust, while the Forestry Commission provides a guide for assessing potential impacts on ancient woodland and veteran trees.

Protected and Priority Habitats and Species

6.3.12 Certain species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992. In addition, a range of priority habitats and priority species are identified on the statutory list of habitat and species of principal importance for the conservation of biodiversity in England under section 41 of the Natural and Environment and Rural Communities Act 2006. The Nottinghamshire Local Biodiversity Action Plan identifies wildlife habitat and species which are of national and local importance for protection. Natural England will be consulted where a development proposal might affect a SSSI, needs and environmental impact assessment or needs an appropriate assessment under the Habitats Regulations. The Forestry Commission will be consulted where ancient woodland or veteran trees are impacted. The Nottinghamshire Local Biodiversity Action Plan document also contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat. Priorities for individual districts are also included in this document. For Gedling Borough, priorities include:

- Lowland neutral grassland;
- Mixed Ash-dominated woodland;
- Oak-Birch woodland;
- Lowland dry acid grassland;
- Lowland calcareous grassland;
- Open mosaic habitat;
- Reedbeds; and
- Rivers and streams.

Consideration of the Impact on Biodiversity

6.3.13 Biodiversity should be a consideration in all planning decisions not just those affecting designated sites. Policy GLDP 21 states that development should firstly, avoid adversely affecting national and local designated nature conservation sites, priority habitats and species by using alternative sites or layout designs. Where this is not possible, and the need for and benefit of the proposed development outweighs the need to safeguard the nature conservation of the site, habitat or species, the impact upon the wildlife site, habitat or species should be adequately mitigated. If the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. In considering whether justification for the development outweighs the biodiversity value or other value of the site the latter considerations may, for example, include the landscape value of the site or public enjoyment of the site.

6.3.14 For designated sites, the level of protection given to the site will relate to its significance as informed by its position in the hierarchy. SSSIs and other national and international sites will be given significant protection. Where development cannot be avoided

and the proposed development is likely to affect biodiversity directly or indirectly, an appropriate ecological assessment and advice from Natural England will be required. For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which clearly outweigh the negative impacts on the SSSI.

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

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

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

6.3.18 Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-
- the use of native species of trees and shrubs and wildflower seed in landscaping proposals;
- the provision of water attenuation ponds designed to have wildlife value; and
- the provision of bat and bird boxes integrated into the fabric of new buildings.

6.3.19 Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting. If this offsetting option is chosen, then developers can either provide the offset themselves or use an offset provider. Biodiversity offsetting is not a replacement for mandatory BNG.

6.3.20 Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-
- the use of native species of trees and shrubs and wildflower seed in landscaping proposals;
- the provision of water attenuation ponds designed to have wildlife value; and
- the provision of bat and bird boxes integrated into the fabric of new buildings. Further information available from the Council's website.

Monitoring Arrangements

Target	Indicator	Delivery

Increase biodiversity and improve ecosystem services	Percentage of net gain projected for major development schemes	Development Management Decisions Local Nature Recovery Strategies
No net reduction in the land designated Sites of Special Scientific Interest, Local Nature Reserves (LNR), Local Wildlife Sites (LWS), Local Geological Sites	Net change in SSSI's Net change in area of LNRs Net change in area of LWSs Net change in area of Local Geological Sites	

Policy GLDP 22 - Landscape Character and Visual Impact

1. **Planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.**
2. **Where practicable, development will be required to enhance the qualities of the landscape character type in which it is situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment and National Character Areas. Proposals will be required to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated.**

Justification

6.4.1 The UK Government has ratified the European Landscape Convention, the principles of which are reflected within the NPPF and NPPG. The NPPF also emphasises the importance of recognising the intrinsic character and beauty of the countryside, and of taking a character-led approach to managing change in all landscapes. It further promotes the use of landscape character assessments as the basis for determining the impact of proposals on the landscape. Policy GLDP 20 requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). It is considered that the Assessment provides sufficient policy guidance for all of Gedling Borough's distinctive landscape.

6.4.2 The Greater Nottingham Landscape Character Assessment identifies a number of broad character areas which are geographically unique areas that share common physical associations and sense of place in the area. Policy zones are areas within these wider character areas with an individual discrete area of character, although they share similar characteristics to the broader character area. Each policy zone has been assessed in terms of the condition of the landscape and strength of its character and includes an overall landscape strategy and action plan where appropriate.

6.4.3 Landscape impacts have two components:

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

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

6.4.5 Significant visual impacts will also need to be addressed and this should include identification of the zone of visibility of the proposed development and an assessment of how

people are affected by visual changes to the landscape. As well as residents, other people affected may include recreational users and visitors who might experience changes in views and in general visual amenity.

6.4.6 It will also be necessary for such assessments to look at the cumulative impact of proposals and other recent developments in terms of landscape and visual impacts. The landscape professional carrying out the assessment may also make recommendations for landscape enhancements and for mitigating significant adverse impacts which may make the development proposal more acceptable. The assessment should be based on advice contained within the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) and its associated Notes and Clarifications (LITGN, 2024), published by the Landscape Institute and the Institute of Environmental Management and Assessment.

Monitoring Arrangements

No indicator.

Chapter 7: Open Space and Recreational Facilities

Introduction

7.1.1 Parks and open space play an important role in the lives of many people. National design guidance highlights that access to high-quality green and open spaces contributes to health, wellbeing, and overall quality of life.

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

7.1.3 The policies for open space and recreational facilities are:

- Policy GLDP 23 - Culture, Tourism and Sport
- Policy GLDP 24 - Protection of Open Space
- Policy GLDP 25 - Provision of New Open Space
- Policy GLDP 26 - Local Green Space
- Policy GLDP 26 - Greenwood Community Forest
- Policy GLDP 28 - Tourist Accommodation
- Policy GLDP 29 - Equestrian Development

Policy GLDP 23 - Culture, Tourism and Sport

1. **Further provision of culture, tourism and sporting facilities will be supported in line with the following approach:**

    a. **new cultural and tourism facilities of local importance will be located in or adjoining Arnold or local centres, unless the nature of the proposed scheme clearly requires a different location, or the scheme involves the improvement of existing facilities;**

    b. **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

7.2.1 Culture, tourism and sporting facilities are 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.

7.2.2 Tourism is important, with heritage links centred around Lord Byron, Richard Parkes Bonington and Thomas Hawksley, contributing to the cultural offer of communities such as Arnold and Carlton. Similarly, the enhancement of Green Community Forest 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.

7.2.3 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.

7.2.4 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.

7.2.5 Sport England's Active Design Guidance and the 'ten principles' (or any subsequent

update) can be used to ensure the design and layout of development encourages and promotes participation in sport and physical activity.

Monitoring Arrangements

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

Policy GLDP 24 - Protection of Open Space

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

a. **Parks and Gardens, including Country Parks;**
b. **Natural and Semi-Natural Green Space;**
c. **Amenity Green Space;**
d. **Play Provision for Children and Young People;**
e. **Outdoor Sport Facilities, including School Playing Fields;**
f. **Allotments and Community Gardens;**
g. **Cemeteries and Churchyards;**
h. **Green Corridors; and**
i. **Blue spaces and associated riparian, floodplain and wetland buffer zones, where these form part of the open space.**

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

a. **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements and can no longer contribute as an open space (in its present form or as an alternative open space use) to meeting a local or wider need;**
b. **the development would enhance or improve the recreational or sporting potential or quality of the site;**
c. **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location;**
d. **the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;**
e. **the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.**

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

Justification

7.3.1 The Council's Green Space Strategy 2021-2026 defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

7.3.2 Policy GLDP 20 (Green Infrastructure, Parks and Open Space) requires that parks and open space are protected from development and that deficiencies are addressed.

7.3.3 The first part of Policy GLDP 24 lists nine different types of open space as identified in the NPPF and Gedling Borough Council's Green Space Strategy and provides a set of conditions where exceptions will be allowed for development on open space.

7.3.4 The second part of Policy GLDP 24 seeks to maintain the accessibility of existing open space. Factors such as busy roads, too few crossing points, badly lit and designed entrances together with the location of privately owned land mean that the distances and routes people have to walk to a site are sometimes unsuitable and can severely restrict use of an open space. Successful parks are often local facilities which people use frequently, and visit on foot, and are accessible to all ages and all walks of life.

7.3.5 New provision of open space within new residential development is covered under Policy GLDP 25. Any new provision of open space created since the adoption of the Gedling Local Development will be protected under Policy GLDP 24.

Parks and Gardens

7.3.6 Parks and gardens include urban parks, formal gardens and country parks that provide opportunities for various informal recreation and community activity. There are five areas of land over 10 hectares, at Bestwood Country Park, Burntstump Country Park, Gedling Country Park, Newstead and Annesley Country Park and Newstead Abbey.

Natural and Semi-Natural Green Space

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

7.3.8 This type of open space includes Local Wildlife Sites, Local Nature Reserves and other areas within the Borough which have been referred to as natural or semi-natural green space.

Amenity Green Space

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

Play Provision for Children and Young People

7.3.10 This type of open space includes equipped play areas, ball courts, skateboard areas and teenage shelters to provide opportunities for play and social interaction involving children and young people.

Outdoor Sports Facilities

7.3.11 Outdoor sports facilities include natural surfaces, both publicly and privately owned, which are used for sport and recreation. Examples include school playing fields, playing pitches, bowling greens and tennis courts.

Allotments and Community Gardens

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

Cemeteries and Churchyards

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

Green Corridors

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

Blue Infrastructure

7.3.15 Blue infrastructure refers to water elements, like rivers, canals, lakes and ponds, wetlands and floor plains. Often they are functionally connected, for example land adjacent to rivers and canals provides recreational space, walking, horse riding and cycle routes and flood alleviation.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted which result in the loss of a Protected Open Space	Planning permissions granted which result in the loss of Protected Open Space	Development Management Decisions

Policy GLDP 25 – Provision of New Open Space

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

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

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

3. Open space should generally be provided on-site as this leads to larger areas of better-quality open space. Off-site provision may be preferable for small sites, as otherwise numerous small areas of open space are generated which are less effective at meeting the needs of residents. A mix of on-site and off-site provision may be acceptable depending on site specific circumstances, and this would be agreed with the Council at pre-application or application stage.

4. The type and location of open space provision required for different size sites is set out in the table below. It should be noted that the approximate dwelling capacity is provided for indicative purposes only and that proposals will be assessed against the area threshold.

Site Area ha	Approximate capacity (for indicative purposes only)	Location of provision	Nature of provision
< 0.4 ha	Approx. 1-11 dwellings	None	None
Small sites 0.4 ha - 1.49 ha	Approx. 12-45 dwellings	Off-site (financial contributions)	On-site provision including: • Amenity open space • SuDS
Medium sites 1.5 ha - 5.99 ha	Approx. 46-180 dwellings	On site	Minimum of 10% on-site provision including: • Amenity open space • SuDS • LEAP • Financial contribution towards an informal sports facility.

Large sites 6 ha-16.5 ha	**Approx. 181-500 dwellings**	**On site**	**Minimum of 10% on-site provision including:** • **Amenity open space** • **SuDS** • **LEAP** • **NEAP** • **Informal sports facility**
Very large sites > 16.5 ha	**More than 500 dwellings**	**On site**	**Minimum of 10% on-site provision including:** • **Amenity open space** • **SuDS** • **LEAP** • **NEAP** • **Informal sports facility** • **Allotments** • **Playing pitch provision**

5. The Borough Council will secure provision through planning conditions or the negotiation of a Section 106 agreement.

6. Maintenance: To ensure that new open space is properly maintained, arrangements for ongoing management for a minimum of 20 years will be required. These arrangements will be secured through the determination of the planning application and implemented via a Section 106 agreement or other appropriate legal mechanism.

Justification

7.4.1 Paragraph 103 of the NPPF states that access to a network of high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change.

7.4.2 The provision of open space or facilities to support new developments will be made either through new provision as part of the development or in the form of commuted sums to be used to provide open space elsewhere. Of the 10% open space provided, 60% should be amenity open space and the remainder for play areas, informal sports facilities and formal sports facilities. Any new provision of open space created since the adoption of the Gedling Local Development Plan will also be protected under Policy GLDP 24.

7.4.3 Small sites are required to retain existing trees and hedgerows wherever possible and provide additional amenity open space and SuDS. Amenity open space could be in the form of planted open areas consisting of soft landscaping, grassed areas, pathways and seating facilities.

7.4.4 In addition to the above, medium sites are required to provide a LEAP and contribution towards an informal sports facility.

7.4.5 Large sites are further required to provide a NEAP and an informal sports facility. An informal sports facility could include one of a wide range of facilities, including a MUGA,

skateboard park and parkour, and will be determined by the Council's Parks and Street Care team through the planning application process.

7.4.6 The requirements for very large sites (over 16.5 ha) include amenity open space, SuDS, the provision of a LEAP, NEAP and informal sports facility, contributions to playing pitch provision and associated changing facilities (in accordance with the Sport England Playing Pitch calculator) and allotments. Where provision of playing pitches is not possible on site, priorities for spending of financial contributions will be determined through Gedling Borough Council's Playing Pitch Strategy.

7.4.7 The determination of where off site contributions will be expended will be considered through the planning application process and set out in reports to planning committee in order to take an open and transparent approach. Account will be taken of existing provision and the Council's Green Space Strategy in considering where financial contributions will be expended, to ensure that the impact of development is mitigated.

7.4.8 In order to ensure that new open space is maintained in the future, consideration will need to be given to arrangements for ongoing maintenance for a minimum of 20 years and this will be addressed through the determination of the planning application and secured via an S106 agreement.

Monitoring Arrangements

Target	Indicator	Delivery
Increase number of new open spaces	Number of new areas of open space by type, over 0.4 hectares	Development Management Decisions

Policy GLDP 26 - Local Green Space

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

2. The following sites are designated as Local Green Space:

- **Hawthorne Primary School Playing Field*, Bestwood Village**
- **Millennium Memorial site, Burton Joyce;**
- **Riverside land, Burton Joyce;**
- **The Grove, Burton Joyce;**
- **Land South of Collyer Road, Calverton;**
- **Mansfield Lane Cemetery, Calverton;**
- **Ramsdale Avenue Park, Calverton;**
- **Sherbrook Campsite*, Calverton**
- **William Lee Memorial Park and Adjacent Land, Calverton;**
- **Westdale Lane Community Centre*, Carlton**
- **Willow Garden*, Carlton**
- **Lambley Primary School Playing Field and Recreation Ground* (rear of school), Lambley**
- **Lambley Reed Pond and surrounding greenspace*, Lambley**
- **The Bonney Doles*, Lambley**
- **The Pingle, Lambley;**
- **Area next to Waterloo Road and the football field, Houses the old Colliery Wheel Linby;**
- **Blackpad, Linby;**
- **Football Field - Linby Football Club, Linby;**
- **Grassed Area on the south side of Linby Lane, Linby;**
- **Green space surrounding the Bottom Cross, Linby;**
- **Green space surrounding the Top Cross, Linby;**
- **Linby Docks, Linby;**
- **Linby Meadow, Linby;**
- **Paddock, Linby;**
- **Playing Field behind the Horse and Groom, Linby;**
- **School Plantation, Linby;**
- **Village Green (area in front of Stone Cottages), Linby;**
- **Newstead Wildlife Meadow, Newstead;**
- **Land to the Rear of the Griffin's Head Public House, Papplewick;**
- **Moor Pond Woods and Dam Banks, Papplewick;**
- **Papplewick Dam Wood, Papplewick;**
- **Papplewick & Linby Cricket Ground, Papplewick;**

- **Queen Elizabeth Playing Field, Papplewick;**
- **St James' Churchyard and Driveway, Papplewick;**
- **Governors Field, Woodborough;**
- **Lingwood Lane playing field and tennis courts behind the Village Hall and Woodborough Village Preschool*, Woodborough**
- **Taylors Croft, Woodborough;**

*Sites marked with an * are new Local Green Space designations. All unmarked sites are existing designations being carried forward.*

Justification

7.5.1 In 2012, the Government introduced a new designation of Local Green Space through the NPPF allowing local communities to put forward green areas of particular importance to them for protection and may also be identified in Local Plans and Neighbourhood Plans. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated.

7.5.2 The Local Green Space Assessment (2026) provides detailed information on the work undertaken and identifies additional sites for formal designation through the Gedling Local Development Plan, alongside existing Local Green Space designations. The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning permissions granted which result in the loss of a Local Green Space	Planning permissions granted which result in the loss of Local Green Space	Development Management Decisions

Policy GLDP 27 - Greenwood Community Forest

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

Justification

7.6.1 Paragraph 152 of the NPPF identifies that community forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. The National Forest Strategy and an approved Community Forest Plan may be a material consideration in preparing development plans and in deciding planning applications.

7.6.2 Other policies such as Green Belt or landscape policy contained in the NPPF and the Gedling Local Development Plan may also apply.

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

7.6.4 The majority of Gedling Borough falls within Greenwood Community Forest which covers 161 square miles of Nottinghamshire. The Community Forest's mission is to maintain and expand a multi-purpose forest with a rich mixture of woods, farmland, open spaces and settlements in Nottinghamshire, contributing towards sustainable development and providing a healthy and resilient environment for people and wildlife to live in and benefit from.

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

- support the creation, enhancement and use of woodlands and high-quality accessible green spaces;
- contribute to green infrastructure that delivers environmental, and community benefits;
- promote the improvement and management of green spaces, including their long-term care; and
- encourage access to and enjoyment of green spaces by local communities.

Monitoring Arrangements

No indicators.

Policy GLDP 28 - Tourist Accommodation

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

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

Justification

7.7.1 Paragraph 88 of the NPPF supports sustainable rural tourism and leisure developments which respect the character of the countryside.

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

7.7.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify new tourist accommodation in the Green Belt to clearly outweigh the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt and tourist accommodation of this type may therefore be appropriate. Policy guidance covering those issues are included in Policies GLDP 15 (Reuse of Buildings within the Green Belt), GLDP 63 (Extensions to Buildings within the Green Belt) and GLDP 17 (Replacement of Buildings within the Green Belt).

7.7.4 The design and location of the tourist accommodation should be sympathetic to the character of the area.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions for new tourist accommodation	Development Management Decisions

Policy GLDP 29 - Equestrian Development

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

a) either:

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

b) in all cases;

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

Justification

7.8.1 Paragraph 88 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This can include equestrian activities.

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

7.8.3 The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate ‘very special circumstances’ to justify inappropriate development in the Green Belt which clearly outweighs the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt. Policy guidance covering those issues are included in Policies GLDP 15 (Reuse of Buildings within the Green Belt), GLDP 63 (Extensions to Buildings within the Green Belt) and GLDP 17 (Replacement of Buildings within the Green Belt).

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

Monitoring Arrangements

No indicators.

Chapter 8: Historic Environment

Introduction

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

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

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

This section includes the following policies:

- Policy GLDP 30 - The Historic Environment
- Policy GLDP 31 - Heritage Assets
- Policy GLDP 32 - Listed Buildings
- Policy GLDP 33 - Conservation Areas
- Policy GLDP 34 - Historic Landscapes, Parks and Gardens
- Policy GLDP 35 - Archaeology
- Policy GLDP 36 - Locally Important Heritage Assets

Policy GLDP 30 - The Historic Environment

1. **Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are preserved 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, environmental and regeneration 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 within subsequent Policies GLDP 31 to 36. 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 historic transport infrastructure including canal network and railway remains;**

    c. **the literary heritage associated with Lord Byron and;**

    d. **Registered Parks and Gardens and important historic landscape features such as Sherwood Forest and ancient or mature woodland;**

    e. **prominent Listed Buildings and Scheduled Monuments, such as Newstead Abbey, Bestwood Winding House and Papplewick Pumping Station; and**

    f. **all caves in the Borough 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

8.2.1 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 NPPF.

8.2.2 The NPPF 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.'

8.2.3 There may also be many more elements that are particularly important and a number of elements which are of more localised value. 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 Council adopted 'Non-Designated Heritage Assets: Selection Criteria' in January 2019 in order to identify locally important heritage assets. The local heritage list is regularly reviewed by the Council, and the significance of these assets will be considered in detail and taken into account when a planning application is submitted.

8.2.4 When considering applications which impact on the historic environment or heritage assets and their settings, the Council 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 Council 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.

8.2.5 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 heritage led regeneration and preserving or enhancing the character of the area in which the building sits.

8.2.6 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.

8.2.7 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 Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	Number of heritage assets at risk on national register	Development Management Decisions

Policy GLDP 31 - Heritage Assets

1. **All proposals that may affect any designated or non-designated heritage asset will be required to:**

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

2. **Proposals that would conserve and/or enhance the significance of a heritage asset will be supported.**

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

Justification

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

8.3.2 The protection of heritage assets is covered in national guidance and legislation. The NPPF (paragraph 202) states that planning should conserve heritage assets *"in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*". The NPPF also sets out a number of requirements for local planning authorities when preparing local plans and determining planning applications. This is supported by a section in the NPPG which provides further guidance on applying and interpreting the policy requirements in the NPPF. The Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979) both set out legislation relating to specific types of heritage asset.

8.3.3 Policy GLDP 30 sets out that proposals and initiatives which conserve and/or enhance the historic environment and heritage assets will be supported and also provides details of approaches that will be taken to protect and enhance the historic environment. Part 2 of the policy identifies a number of elements of the historic environment which are particularly important across the plan area:

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

8.3.4 Policy GLDP 31 (Heritage Assets) is designed to act alongside national and local policy and guidance and sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Where development proposals relate to a heritage asset itself or an asset is located within or close to a development site, the development proposals will clearly have an impact on the heritage asset. As such, information about the significance of the asset and the impact of the proposals will be required in support of the planning application. However, the setting of certain heritage assets can stretch over a wide area meaning that development some distance from the asset(s) itself may affect its significance.

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

8.3.6 Other policies within the Gedling Local Development Plan also relate to specific types of heritage assets. Listed Buildings, Scheduled Monuments, registered parks and gardens and Conservation Areas are known as 'designated heritage assets' as they have been formally identified as having significance and a considerable degree of weight is attached to their conservation. Policy is also provided on 'locally important heritage assets' and potential areas of archaeology. These are referred to as 'non-designated heritage assets' and are identified by the Borough Council.

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	Number of heritage assets at risk on national register	Development Management Decisions
Zero planning permissions granted contrary to Historic England advice	Number of planning applications approved against Historic England advice	

Policy GLDP 32 - Listed Buildings

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

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

Justification

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

8.4.2 Listed Buildings are considered to be of at least national importance are grouped into three grades to reflect their relative interest, and are afforded protection in their entirety, both internally and externally. Buildings at Grade I are of exceptional interest, Grade II* are of particular importance while Grade II are of special interest. Buildings which do not meet the criteria for listing may be considered for identification as a locally important heritage asset (see Policy GLDP 36). Buildings which date from prior to July 1948 and that are within the curtilage of a Listed Building are also Listed Buildings.

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

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

8.4.5 In total there are 195 Listed Buildings in Gedling Borough, including six Grade I buildings and 15 Grade II* buildings and 174 Grade II buildings. Historic England is the Government's advisor on Listed Buildings and heritage matters in general. Their annual 'Heritage at Risk' Register provides details on the Listed Buildings which are at risk of losing their historic or architectural significance. One of the monitoring indicators to reduce the number of heritage assets (including Listed Buildings) defined by Historic England as being

'at risk'. Nottinghamshire County Council's own Building at Risk Register will also be used to monitor the condition of Listed Buildings in the Borough.

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of listed buildings at risk	Number and percentage of Listed Buildings on Heritage at Risk Register	Development Management Decisions Powers under Planning Listed Buildings and Conservation Areas Act 1990

Policy GLDP 33 - Conservation Areas

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

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

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

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

Justification

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

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

on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

8.5.3 There are seven Conservation Areas within Gedling Borough. These are:

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

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

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of Conservation Areas at risk	Number and percentage of Conservation Areas on Heritage at Risk Register	Development Management Decisions Conservation Area Appraisals Powers under Planning Listed Buildings and Conservation Areas Act 1990

Policy GLDP 34 - Historic Landscapes, Parks and Gardens

1. Development proposals should conserve and/or enhance the historic landscape character of the Borough. Features such as ancient or historic woodland, field boundaries and hedgerows, and ridge and furrow should be retained where possible.

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

Justification

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

8.6.2 The key historic landscape in Gedling Borough is Sherwood Forest. The historic extent of Sherwood Forest covered large parts of the Borough and, while much of this has now disappeared, there are remnants. Policy GLDP 30 recognises the importance to Greater Nottingham of Sherwood Forest, while Policy GLDP 27 supports the establishment of the Sherwood Forest Regional Park. Other important landscapes and features are recorded by Nottinghamshire County Council as part of the Historic Environment Record; developers are encouraged to engage at an early stage on development proposals to help identify any features which require recognition through planning decisions.

8.6.3 The grounds of many large buildings and open spaces created as part of new developments have often been specifically designed to make a contribution to the architectural significance of the building or area. While these grounds may form part of the setting of a heritage asset they are, in certain circumstances, also valuable in their own right and therefore worthy of recognition and protection. Historic England maintains a list of over 1,720 Registered Parks and Gardens which are deemed to be nationally important; four of these are in Gedling Borough. These are:

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

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

8.6.5 As with other designated heritage assets, the condition of the assets and potential risks are monitored by Historic England through their Heritage at Risk Register. This will be used

to monitor the effectiveness of this policy and guide other work undertaken in accordance with Policy GLDP 30.

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of Registered Parks and Gardens at risk	Number and percentage of Registered Parks and Gardens on Heritage at Risk Register	Development Management Decisions

Policy GLDP 35 - Archaeology

1. Development proposals are expected to conserve and/or enhance the significance of the Scheduled Monuments shown on the Policies Map, including their setting.

2. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not justifiable or practical, applicants shall provide for excavation, recording and archiving of the remains by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.

Justification

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

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

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

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

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of Scheduled Monuments at risk	Number and percentage of Scheduled Monuments on Heritage at Risk Register	Development Management Decisions

Policy GLDP 36 - Locally Important Heritage Assets

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

Justification

8.8.1 It is not only those heritage assets that have been formally designated by the Government that are worthy of recognition for their historic or architectural significance. Other heritage assets may be locally important but perhaps do not meet the standard required to be a Listed Building or Scheduled Monument. Paragraph 216 of the NPPF identifies that the effect of a development proposal on a non-designated heritage asset should be taken into account and a balanced judgement taken, having regard to the scale of harm and the significance of the heritage asset.

8.8.2 Non designated heritage assets in Gedling Borough have been identified in accordance with selection criteria published in 2019. The list is reviewed periodically and potential assets identified and assessed against the selection criteria.

Monitoring Arrangements

Target	Indicator	Delivery
No loss of Locally Important Heritage Assets	Number of Locally Important Heritage Assets	Development Management Decisions

Chapter 9: Design

Introduction

9.1.1 The NPPF includes a number of references to the importance of design in planning. Paragraph 131 sets out that Government attaches great importance to design and it is a key aspect of sustainable development and indivisible from planning. Ensuring that buildings and places are well designed is an integral part of the planning system and can help achieve a range of planning objectives.

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

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

9.1.3 Section 12 of the NPPF and the design section of the NPPG provide guidance on the design of development. Design is also affected by a number of other policies in the Gedling Local Development Plan, such as those related to climate change, green infrastructure and heritage.

9.1.4 This section adds the following policies:

- Policy GLDP 37 - Design and Enhancing Local Identity
- Policy GLDP 38 - Amenity
- Policy GLDP 39 - Residential Density
- Policy GLDP 40 - Residential Gardens

Policy GLDP 37 - 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, as set out in Policy GLDP 39;

    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-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 the Gedling Design Code principles provided in Appendix D.**

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

9.2.1 The NPPF emphasises the importance of good design. In this context, this policy 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 GLDP 37(2) sets out a number of key principles for achieving a consistent approach to high quality design.

9.2.2 The Council adopted the Gedling Borough Council Design Code Framework in 2024, which sets out clear requirements and guidance for the design of new residential development to ensure that it reflects the local context. The principles of the Gedling Borough Council Design Code Framework have been incorporated into this Local Plan at Appendix D to inform development proposals on design matters. The complete Design Code Framework, including the Baseline Assessment, Core Document and Observation Library, is retained as informal guidance and may be used to inform development proposals.

9.2.3 Many of Gedling's urban areas include locally distinct and important features, including historic street patterns, 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.

9.2.4 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). These documents provide supporting guidance and may assist applicants, but the primary requirements are set out in this policy and the Gedling Design Code requirements provided in Appendix D and Policy GLDP 61 (Shopfront Development). The use of additional guidance is encouraged where it helps inform development proposals.

- 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);
- Department for Transport: The Manual for Streets (in the process of being revised and incorporating Manual for Streets Versions 1 (2007) and 2 (2010));
- Natural England's 'Green Infrastructure Framework' (2023);
- The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings (2026); and
- Natural England's National Character Area Profiles (2024).

9.2.5 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. The Future Homes and Building Standards (which largely come into force in March 2027) will ensure that new homes and non-domestic buildings are built with low carbon heating and high levels of energy efficiency, so that buildings constructed to these standards will not require retrofitting to become zero carbon in use as the electricity grid decarbonises. Policy GLDP 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 modular homes at Chase Farm in Gedling, and similarly high-quality exemplar developments will be sought throughout the Borough.

9.2.6 The Borough has some distinctive and locally valued landscapes, such as the 'Dumble Farmlands'. 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.

9.2.7 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.

Monitoring Arrangements

Target	Indicator	Delivery
Zero appeals allowed for planning applications refused by council where contrary to adopted Design Code	Number of appeals dismissed for planning applications refused by council where contrary to adopted Design Code	Development Management Decisions

Policy GLDP 38 - Amenity

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

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

Justification

9.3.1 In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 135).

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

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

Impact	How Assessed	Potential Mitigation
Overshadowing	The extent to which the height, bulk and position of a building will reduce the amount of light to nearby properties. Special consideration will be given to the reduction of light to the main habitable rooms of residential properties.	Scheme designs of different building heights and bulk or plot positions. Potential inclusion of areas of glazing.
Overbearing	The extent to which the height, bulk and position of a building will dominate nearby properties.	Scheme designs of different building heights and bulk or plot positions. Potential inclusion of screening.
Overlooking	The extent to which the height, topography, position of the building and position of windows will lead to the proposal offering views into neighbouring properties. Special consideration will be given to views into residential gardens and the main habitable rooms of residential properties.	Scheme designs of different height, position of the building or position of windows. Potential inclusion of screening or changes in topography.
Noise	The extent to which the normal activities expected on site and traffic movements will generate noise which may affect nearby properties. Special consideration will be given to noise affecting residential areas generated outside of normal business hours.	Conditions monitoring the level of noise or limiting the hours of activity. The inclusion of noise reduction measures such as screening, bunds or insulation.
Level of activity on site	The extent to which the operation of the site including comings and goings and movement with the site will result in disturbance to neighbouring properties or a change in the character of the area. This is in addition to any noise, traffic or other forms of pollution generated. Special consideration will be given to the impact of business/commercial uses within predominately residential areas.	Conditions monitoring the activities on site, alternative scheme designs which move areas of activity away from sensitive areas.

Traffic	The extent to which the vehicle movements generated by the proposed development above those already present in the area will create noise, pollution and change the character of the area. Special consideration will be given to additional traffic associated with business use created in residential areas.	Conditions monitoring vehicle movements associated with the proposal and/or limiting the operational hours.
Residential Visual Amenity	The extent to which the proximity, size and scale of a development will result in harm to living conditions and render a residential property an unattractive a place to live.	Scheme designs of different size, scale or plot positions.
Other forms of pollution.	The extent to which the nature, use or design of the proposal will lead to • Air pollution; • Water pollution; • Light pollution; and/or • Visual pollution.	Conditions or mechanism to control emissions from the site and the direction or timing of lighting. Scheme designs and layouts which ensure that entrances to sites and public facing aspects are free of clutter and other detracting features.
Impact on amenity space	The extent to which proposals will result in the loss of small scale open space within wider developed areas or render them unusable.	Alternative scheme designs and layouts which avoid the loss or harm; the provision of amenity space of an equivalent value in compensation.
The impact on renewable energy generation	The extent to which the height, bulk, position or orientation of buildings will affect the ability of any nearby solar panels or wind turbines to generate energy through overshadowing or affecting the direction and/or speed of prevailing winds.	Scheme designs of different building heights and bulk or plot positions.

9.3.4 While the impacts of development during the construction phase can be acute they are generally short term, especially for smaller schemes, and can usually be managed effectively. For larger schemes the use of conditions on working hours, access for construction vehicles and dealing with waste will be considered. For large

schemes which often take a number of years to complete, such as large residential schemes, working groups made up of the developers and local residents will be encouraged to provide a two-way forum to raise and discuss issues.

Monitoring Arrangements

No indicators.

Policy GLDP 39 - Residential Density

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

2. Exceptions to this are:

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

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

Justification

9.4.1 The density of residential development is one of the key components of ensuring that new homes are in keeping with the existing character of an area. Previous density policy was based on Planning Policy Statement 3 which set out a national indicative the use of minimum density standards. For city and town centres and other locations that are well served by public transport the standards should seek a significant uplift in the average density of residential development within these areas. For other parts of the plan area, the NPPF states that it may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range.

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

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

9.4.4 It is considered that 30 dwellings per hectare represents a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas which, in accordance with Policy GLDP 13, is where most development is being focused. The villages and Key Settlements in Gedling Borough vary in character and two different minimum densities have been included in the policy to reflect this. A density of 25 dwellings per hectare is considered appropriate for the character of Bestwood Village, Calverton and Newstead. A density of 20 dwellings per hectare is considered appropriate for the character of Ravenshead and Burton Joyce, as well as reflecting the existing historic character of Lambley and Woodborough. In other locations the previous national minimum density of 30 dwellings per hectare will apply. The application of this density is considered sufficiently flexible to account for areas where it may not be appropriate.

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

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

9.4.6 Where a density lower than the policy requirement is proposed, evidence will need to be provided to justify the density proposed. In certain areas, such as parts of Ravenshead, Woodborough and the Mapperley Plains area, proposals of too high a density would conflict with local characteristics. While it is not possible to set a maximum density, consideration will need to be given to whether proposals would harm the character of areas.

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

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

Monitoring Arrangements

Target	Indicator	Delivery
Main built up area = no less than 30 dwellings per hectare Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare	Density of new major housing developments	Development Management Decisions

Policy GLDP 40 - Residential Gardens

1. Development involving the loss of residential gardens will not be permitted unless:

a. **the development proposal would represent a more efficient use of land at a location where higher densities are appropriate; or**
b. **the development proposal would result in a significant improvement to the urban design of an area; or**
c. **the development proposal is an extension to an existing residential building and would retain an adequate area of functional garden.**

2. In all cases, any development of residential garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the streetscene is not harmed and that appropriate boundary treatments and planting are retained.

Justification

9.5.1 The development of residential garden land has been a source of much housing in Gedling Borough over the last few years. Since April 2011, 9% of the new homes built in the Borough have been on residential garden land. The development of residential garden land has not been evenly distributed and certain areas, such as Ravenshead and Mapperley Plains, have experienced more of this type of development.

9.5.2 The development of residential garden land has the benefit of providing new homes without the need for changes to the Green Belt and in locations that are often close to existing services and facilities. However, the loss of residential garden land to housing can lead to changes in the character of areas, pressure on local infrastructure and an increase in the risk of flooding from surface water runoff.

9.5.3 Paragraph 75 of the NPPF enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land listed above, the lack of specific policies in the NPPF and the concerns expressed about this type of development by a number of local residents, it is considered necessary to do so in Gedling Borough.

9.5.4 This policy has been drafted in such a way so as to give the flexibility to allow the development of residential garden land in certain circumstances. Policy GLDP 39 on residential density acts as a guide as to where higher densities are appropriate, although a decision will have to be made on a case by case basis. It is likely that higher densities will be appropriate in the majority of the main built up areas of Arnold and Carlton and less appropriate in the villages of Bestwood Village, Burton Joyce, Calverton, Lambley, Newstead, Ravenshead (especially the area between Sheepwalk Lane/Longdale Lane and Mansfield Road) and Woodborough. The villages of Linby, Papplewick and Stoke Bardolph are also likely to be unsuitable for higher densities. These villages are washed over by the Green Belt. This means that

only ‘limited infilling’ (see Policy GLDP 18) is permitted. Where the development of residential gardens is acceptable in principle it should not be done in such a way so as to cause harm to the area.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of homes built on residential garden land	Development Management Decisions

Chapter 10: Housing Mix

Introduction

10.1.1 Paragraph 61 of the NPPF states it is important that a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are addressed. Paragraph 63 states within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

10.1.2 Policy 12 Spatial Strategy sets a strategy of urban concentration for housing development. The Gedling Local Development Plan allocates both strategic and non-strategic sites in and adjoining the existing main built up area of Nottingham, the Key Settlements of Bestwood Village, Calverton and Ravenshead and the other villages.

10.1.3 The Council is committed to bringing empty properties back into use, which accords with paragraph 125 of the NPPF. The Council is doing this by identifying long term empty dwellings and then working with owners to bring them back into use or, where necessary, taking enforcement action. In 2024, the Council implemented changes to the collection of Council Tax and introduced an additional premium charge for long term empty properties.

10.1.4 The Gedling Local Development Plan sets out policies that guide the nature of new homes in the Borough. This includes affordable housing provision and ensuring a range of different types of homes including specialist accommodation, work-live units and self build and custom homes. It also provides policy guidance for housing development on unallocated sites and for extensions to dwellings that are not located within the Green Belt.

10.1.5 The policies for housing are:

- GLDP Policy 41: Housing Size, Mix and Choice
- GLDP Policy 42: Affordable Housing
- GLDP Policy 43: Gypsy, Travellers and Travelling Showpeople
- GLDP Policy 44: Specialist Accommodation
- GLDP Policy 45: Housing Development on Unallocated Sites
- GLDP Policy 46: Live Work Units
- GLDP Policy 47: Self build and Custom Homes

- GLDP Policy 48: Extensions to Dwellings Not in the Green Belt

Policy GLDP 41 - Housing Size, Mix and Choice

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. **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.**

3. **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.**

4. **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 Council's Housing Strategy;**
   c) **local demographic context and trends;**
   d) **local evidence of housing need and demand;**
   e) **area character, site specific issues and design considerations; and**
   f) **the existing or proposed accessibility of a location by walking, cycling and public transport.**

5. **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.**

6. **Build to Rent schemes will be supported in appropriate locations. Appropriateness will be determined by proximity to the main urban area and Arnold town centre or public transport corridors and interchanges. Strategic allocations may also be considered appropriate locations.**

Justification

Housing mix

10.2.1 It is important that the right mix of housing is developed across the Borough 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 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.

10.2.2 The median house prices in Gedling is £235,000 which is below the national median and neighbouring authority Rushcliffe, but relatively higher than the neighbouring authorities of Nottingham City and Ashfield. House price trends in the Borough over the last twenty years were generally below the regional and national trends.

10.2.3 Housing affordability estimates are calculated by dividing house prices by annual earnings to create a ratio. In 2022 entry level house prices in Gedling were 7.2 times lower quartile earnings. This points to barriers for households and younger households, in particular, being able to afford to own a home.

10.2.4 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 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. It is therefore important that new developments provide a range of types of housing, including housing likely to be attractive to older persons.

10.2.5 The 2021 Census shows that the proportion of households across Greater Nottingham where at least one person has a disability is slightly higher than the national average. For Gedling the proportion of people with mobility problems is expected to rise by over 30% over the plan period and the assessment estimated a need for more than 500 wheelchair user homes. 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.

10.2.6 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
Owner occupied	1%	19%	53%	27%
Private rented	12%	46%	36%	6%
Affordable (rented)	34%	29%	34%	3%
All dwellings	6%	25%	48%	21%

The Greater Nottingham and Ashfield Housing Needs Assessment, 2024, provides the following housing mix:

	1 bed	2 bed	3 bed	4 bed
Market	10%	36%	40%	14%
Affordable Home Ownership	18%	45%	30%	7%
Affordable (rented)	34%	35%	26%	5%

Source: Data extracted from the Greater Nottingham and Ashfield Housing Needs Assessment 2024.

10.2.7 In the market sector the greatest bedroom size need is for 3 bedrooms, closely followed by 2 bedrooms. 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.

10.2.8 A mix of residential accommodation should be maintained within neighbourhoods to ensure that they do not become imbalanced. 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 HMOs 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.

Build to Rent

10.2.9 The PPG on Build to Rent states that authorities should specify the circumstances and locations where Build to Rent schemes would be encouraged. Suitable areas within the Plan area are considered to be in close proximity to transport nodes in and around Arnold and Carlton. Elsewhere opportunities would also be encouraged on the main arterial routes into and on the borders of Nottingham City.

Monitoring Arrangements

Targets	Indicators	Delivery
Maintain an appropriate mix of house type, size and tenure	Completions by dwelling size and type	Development Management Decisions

Policy GLDP 42 - Affordable Housing

1. **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.**

2. **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 on developments outside of the Green Belt is 20% or 30% depending on location as shown in Appendix E unless a lower proportion is justified on viability evidence. In Green Belt locations under the Golden Rules a higher requirement of 35% or 40% respectively will be sought.**

3. **The 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.**

Justification

10.3.1 Affordable housing, as defined by the NPPF, 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.

10.3.2 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. In order to meet identified need, it is important 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 based upon current and future projections and the development targets. It assesses the need for rented products and affordable home ownership separately.

10.3.3 The assessment identifies a need for 514 rented affordable homes per annum within the Borough. 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.

10.3.4 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.

10.3.5 There is not an identified overall need for affordable home ownership products, as the assessment identifies a surplus of 17 affordable home ownership products per year. 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 NPPF (2024) gives a clear direction that major development involving the provision of housing should expect a of mix of affordable housing across Social Rent, other affordable housing for rent and affordable home ownership tenures. 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. Other affordable home ownership products should only be proposed where the proportion of affordable housing proposed exceeds the requirement, there is evidence local need is contrary to the above or site viability.

10.3.6 The table in the justification to Policy GLDP 41 sets out the expected affordable housing tenure mixes. 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.

10.3.7 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.

10.3.8 The affordable housing requirement for developments outside of the Green Belt 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 **Appendix E**). 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.

10.3.9 For major developments within the Green Belt, paragraph 67 of the NPPF requires the provision of affordable housing to be set at a higher level than would otherwise apply to land not within the Green Belt and requires at least 50% of the housing to be affordable, unless this would make the development of the site unviable. This has been considered in the Plan Wide Viability study which has recommended that a requirement of 35% in low and 40% high value zones be provided, as shown in Appendix E. For certain housing allocations that are being removed from the Green Belt a site specific affordable housing target has been recommended as set out in GLDP 70.

10.3.10 In terms of number of bedrooms, the Housing Needs Assessment found for Gedling that the greatest bedroom size need in the affordable sector 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.

Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of affordable homes	Affordable housing completions by tenure	Development Management Decisions S106 agreements

Policy GLDP 43 - Gypsies, Travellers and Travelling Showpeople

1. **An existing Travelling Showpeople yard comprising four plots at Rigg Lane, Blidworth, is allocated as a Travelling Showpeople site to accommodate an additional four plots, as shown on the Policies Map.**

2. **In the case of speculative proposals and where there is identified need, the following criteria will be used as part of creating sustainable and mixed communities. 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.**

3. **Existing permanent provision will also be safeguarded from alternative development**

Justification

10.4.1 Planning Policy for Traveller Sites, (PPTS - updated 2024) sets out the Government's planning policy for traveller sites and should be read in conjunction with the NPPF. These documents require councils to prepare assessments of local need based on robust evidence and then set targets for new pitches and plots

10.4.2 The Gedling Borough Council Gypsy and Traveller Accommodation Assessment, 2025 (GTAA) identifies accommodation need between 2025 and 2043.

10.4.3 In relation to Gypsies and Travellers, three need figures were included in the earlier 2016 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 has a Gypsy and Traveller requirement of one pitch and a Travelling Showpeople accommodation need of eight plots to 2043.

10.4.4 An existing site at Rigg Lane, Blidworth, has an established use as a Travelling Showpeople site accommodating four plots. The site is allocated for occupation by Travelling Showpeople to accommodate a further four plots in order to meet need up to 2043 in full. There is one known authorised Gypsy and Traveller site within the borough, comprising a single pitch for one household. The extent of existing and new provision of pitches and plots and stopping places will be kept under review.

Monitoring Arrangements

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

Policy GLDP 44 - Specialist Accommodation

Planning permission will be granted for specialist accommodation provided:

a. **the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers; and**
b. **the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area; and**
c. **a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of the adjoining dwellings**

Justification

10.5.1 The term 'specialist accommodation' is used to refer to the range of housing options built to assist people, such as looked after children, older people, and people with disabilities. A variety of different specialist housing for people exists such as Extra Care Housing, Retirement Housing and Sheltered Housing.

10.5.2 According to the 2021 Census, 21.6% of Gedling's population were people aged over 65, across a total population of 117,300 residents. This figure is expected to increase by 32% up to 2041 across the Greater Nottingham region. The population living with dementia is expected to rise by over 40% over the same time period. As people get older, their housing needs change, particularly older people are more likely to have a disability. Specialist accommodation may be most suited for those looking to downsize from family housing and the full range of retirement and specialised housing is needed for those with support or care requirements.

10.5.3 Other groups of people have different needs and may need to live in specialised accommodation with support or care provision. As of 2023, the number of adults with learning disabilities is 2,413 and expected to increase to 2,727 by 2041. Similarly, the number of adults with autism is 951 and expected to increase by 14%.

10.5.4 Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances.

10.5.5 The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions for specialist accommodation	Development management decisions

Policy GLDP 45 - Housing Development on Unallocated Sites

New Build

1. Planning permission will be granted for residential development on unallocated sites that are not within the Green Belt provided:

a. **the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; and**
b. **the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and**
c. **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
d. **appropriate provision for parking is made.**

Conversion and Change of Use to Residential

2. Planning permission will be granted for the conversion and change of use of non-residential buildings to residential use within the existing main built up area of Nottingham, the Key Settlements of Bestwood Village, Calverton and Ravenshead and the other villages provided:

a. **all homes are self contained with independent access arrangements; and**
b. **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
c. **appropriate provision for parking is made.**

Justification

10.6.1 There will be opportunities for new residential development on sites which are not allocated in this plan and it is important to ensure that new housing development does not adversely affect the appearance of the area.

10.6.2 The conversion of houses into flats and the change of use of non-residential buildings to residential use can help to provide a range and variety of new homes. As set out in the Gedling Housing Delivery Action Plan (2024), and in accordance with paragraph 125(d) of the NPPF, the Borough Council is committed to bringing empty houses and buildings back into use. There are certain types of buildings typically associated with changes of use to residential or conversion e.g. pubs, offices and vacant care homes. In recognition of its importance and so as to encourage this type of development, the Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres). Guidance related to parking standards is included in **Appendix F**.

10.6.3 Policy GLDP 37 seeks to protect existing buildings or other features including open space which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.

10.6.4 There are certain areas which are protected from residential development. Employment sites identified in this plan are protected from residential development under Policy GLDP 50. Policy related to development on residential garden land is included in Policy GLDP 40. Development (including residential development) within the Green Belt is covered by the NPPF and Green Belt policies in this plan. Infill development within the Green Belt villages of Linby, Papplewick and Stoke Bardolph is covered by Policy GLDP 18.

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of 1,920 homes on unallocated sites by 2043	New housing development on unallocated sites	Development management decisions

Policy GLDP 46 - Live Work Units

Planning permission will be granted for live work units (including the conversion and change of use of buildings to live work units), provided the following criteria are met:

a. the development is in an appropriate location;
b. it accords with Green Belt policy;
c. it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;
d. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.

Justification

10.7.1 Live work units are ideal for people who want to work from home but prefer a separate work space. This can mean some combination of residential, workspace, commercial, office or other land uses.

10.7.2 Paragraph 86 (e) of the NPPF requires local planning authorities to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Advances in technology and post Covid-19 pandemic have enabled more people to work from home which is encouraged and supported by this policy.

10.7.3 Any proposals for live work units within residential areas and close to good public transport routes are appropriate. Small scale employment uses such as offices are appropriate provided, they do not cause a significant adverse impact on the amenity of nearby occupiers. Consideration should be taken into account of any highway issues including highway safety for residents and, if applicable, customers and deliveries.

10.7.4 Policy guidance on homes for rural workers in the Green Belt, which may also include a live work element, is included in Policy GLDP 19 of the plan.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions for live work unit	Development management decisions

Policy GLDP 47 - Self Build and Custom Homes

1. Planning permission will be granted for self build and custom homes, provided the following criteria are met:

a. **the development is in an appropriate location;**
b. **it accords with Green Belt policy;**
c. **it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials**
d. **it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and e. there is no significant adverse impact on highway safety and appropriate provision for parking is made.**

2. On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self-build and custom build plots

Justification

10.8.1 Self-build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.

10.8.2 The NPPF requires local planning authorities to identify local demand for people who want to build their own homes and make provision in their local plans. The Government wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy. The Self Build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Gedling Borough is available on the Council's web site.

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of self build and custom homes	Planning permissions granted for self build and custom homes	Development management decisions

Policy GLDP 48 - Extensions to Dwellings Not in the Green Belt

Within the existing main built up area of Nottingham, the Key Settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:-

a. **the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;**
b. **the proposal conserves any historic significance the building may have; and the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.**

Justification

10.9.1 Extensions to domestic properties make up the vast majority of planning applications received by the Borough Council. The combined impact they have on an area is therefore significant. While extensions to domestic properties are generally acceptable, they should always be designed to respect the character of the building to which they are to be added and the surrounding area.

10.9.2 Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the Borough Council for information regarding extensions prior to undertaking work.

10.9.3 Extensions to buildings within the Green Belt, including the villages of Linby, Papplewick and Stoke Bardolph, are covered by the NPPF and Policy GLDP 16.

Monitoring Arrangements

No indicators.

Chapter 11: Employment

Introduction

11.1.1 Paragraph 85 of the NPPF states planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. The Gedling Economic Growth Framework (2025) notes that the business environment in Gedling is a key strength with the Borough outperforming regional and national averages in business survival rates across all stages.

11.1.2 At the time of writing there are over 3,500 businesses within Gedling Borough (NOMIS Labour Market Profile). The Borough has a higher proportion of micro businesses (0-9 employees than the regional average. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK. Construction dominates the local business profile comprising 20.1% of businesses well above the national average of 14%. Gedling Borough's workforce is well-qualified with 47.8% of residents holding Level 4+ qualifications higher than regional and national averages. However, the Gedling Economic Growth Framework notes that Gedling Borough is underrepresented in high value sectors such as information and communication and professional, scientific.

11.1.3 Unemployment rates tend to be lower than the East Midlands and economic activity rates higher. However, there are areas within the Gedling Borough where unemployment is significantly above the national average such as Netherfield, Daybrook, Bestwood St Albans and Cavendish wards. Job density (defined as the number of jobs in an area divided by its resident population) is low at 0.54 (NOMIS) and far lower than the East Midlands (0.8) and England (0.88). Many residents work in Nottingham City which is a regional centre and highly accessible, However, there is gap in available jobs relative to the working age population.

11.1.4 Policy GLDP 49 seeks to strengthen and diversify the local economy by providing for a range of suitable sites and placing emphasis on providing for a knowledge and science based economy.

11.1.5 Other policies relating to employment are:

- Policy GLDP 50 - Retention of Employment and Employment Uses
- Policy GLDP 51 - Employment Development on Unallocated Sites
- Policy GLDP 52 - Expansion of Existing Employment Uses Not in the Green Belt
- Policy GLDP 53 - Agricultural and Rural Diversification
- Policy GLDP 54 - Local Labour Agreements

Policy GLDP 49 - Employment Provision and Economic Development

1. **Between 2025 to 2043, the economy of the Plan Area will be strengthened and diversified. 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,**

    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 10,500 square metres for new office (Use Class E(g)(i)) and research & development purposes (Use Class E(g)(ii)) will be provided.**

    c. **Proposals for office development of an appropriate scale in Arnold town centre and Carlton local centre will be supported.**

    d. **Provision is made for a minimum of 24 hectares (2025 to 2043) of industrial and warehousing space (E(g)(iii), B2 and B8) secured by condition to be identified.**

    e. **promoting new economic development in or adjoining the main built up area of Nottingham including:**

        i. **Land off Lime Lane 7 hectares industrial /warehousing (E(g)(iii) and B8) and 3,000 sq. m office floorspace**
        ii. **Teal Close Extension 7 hectares industrial / warehousing (E(g)(iii) and B8) and 3,000 sqm office floorspace**
        iii. **Gedling Colliery (4.5 hectares mixed employment uses)**

    f. **Promoting new economic development in or adjoining Hucknall Sub-Regional Centre**

        i. **Top Wighay Farm 4.5 hectares remaining for industrial/warehousing (E(g)(iii) and B8) and 4,500 sqm of office floorspace**

    g. **Promoting new economic development within the Key**

Settlement of Calverton

i. **Hill Crest Park (1 hectare, industrial / warehousing)**

2. **Economic development of an appropriate scale to diversify and support the rural economy will be encouraged.**

3. **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

11.2.1 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.

11.2.2 The Nottingham Core and Outer Housing Market Area Employment Land Study 2021 (ELS) prepared by Lichfields estimates an increase of approximately 58,600 jobs (2018 to 2038) in Greater Nottingham. Broxtowe Borough, Gedling Borough, Nottingham City and Rushcliffe Borough commissioned Lichfields to review and update the ELS 2021 and have prepared two reports – the Gedling Employment Land Needs Study Update 2026 (GELNS Update 2026) and the Greater Nottingham Employment Land Needs Study Update 2026. These refreshed forecasts indicate a more optimistic level of jobs would be created for all the authorities in comparison to

the earlier forecasts. 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 to a more knowledge-based economy. Parts of Gedling Borough 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 Gedling Borough providing sustainability benefits.

11.2.3 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 Greater Nottingham 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.

11.2.4 The Derby Derbyshire Nottingham Nottinghamshire (D2N2) Local Enterprise Partnership (LEP) has been incorporated into the East Midlands Combined County Authority (EMCCA) as of 2024. EMCCA has published the East Midlands Economic Growth Plan 2025 – 2035 which seeks to deliver £13 billion more in the local economy, over 100,000 new homes, 60,000 more people in work, 210,000 people with skilled qualifications and £2 billion plus investment in new and improved transport infrastructure.

11.2.5 In promoting sustainable and coordinated economic growth across local authority areas, it will be important for the Council to work collaboratively with the East Midlands Combined County Authority to enable the delivery of strategic planning priorities.

11.2.6 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 strategy for the distribution of employment across Gedling Borough seeks to provide a range of sites for employment in close proximity to the main residential areas of Arnold, Carlton and around Hucknall and in close proximity to new housing allocations.

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

11.2.7 The GELNS Update 2026 provides revised evidence on the quantity of employment land to be planned for in Gedling Borough over the period from 2025 –

2043. This is based on a number of scenarios including labour demand using an econometric model, labour supply arising from housing growth and past trends on employment space developed. It is considered that the labour demand method is the most appropriate and is also consistent with the other Greater Nottingham authorities. More detail is set out in the Gedling Borough Employment Background Paper 2026.

11.2.8 ELS 2021 assessed the quality of key employment sites in Gedling Borough and this assessment is still considered up to date. Subsequently, the remainder of the existing employment sites in the Borough have been assessed using the same criteria. The combined findings are that the majority of key employment sites are of average or good quality. The Gedling Borough Employment Background Paper 2026 contains the details.

Offices

11.2.9 The GELNS Update 2026 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. GELNS Update 2026 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.. The floorspace estimates derived from the job forecasts plus the flexibility factor results in the net figure for new floorspace for the Plan Area. In order to estimate the gross requirement of new floorspace 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 2026 provides more detail on how the office floorspace provision figures are calculated for the Plan Area.

11.2.10 Gedling Borough is a relatively small office market in comparison with the nearby Nottingham City Centre and Gedling Borough has a relatively high level of commuting to Nottingham City for job purposes, with Nottingham City Centre being an important regional employment centre. This trend is expected to continue and is regarded as sustainable given the inherent accessibility of the City Centre for the majority of Gedling residents.

11.2.11 Arnold town centre and Carlton local centre are important employment locations, both for services and retail. The development of new office floorspace can enhance their wider economic role. Both centres are sustainable locations that benefit from relatively high levels of accessibility, especially by public transport, and by the presence of supporting services. Policy GLDP 49 is supportive of office development being located within these two centres of an appropriate scale that is commensurate with their roles in the wider hierarchy and network of centres in Greater Nottingham.

11.2.12 Employment allocations include Lime Lane and Teal Close Extension which are allocated in the Local Plan for residential led mixed development suitable for a

range of employment uses including office and research uses. These two sites are located on the edge of the Nottingham Urban area and close to existing business clusters at Arnold and Carlton/Netherfield/Colwick. They are sustainably located and suitable to include some office development along with other suitable employment uses with the exact mix to be determined through the planning application. The Top Wighay Farm employment site which adjoins Hucknall is to be retained and has outline planning permission for office, research, light industrial and warehousing uses and an office has been completed on part of this site and there is significant capacity for additional office development ion this site.

Industrial and Warehousing Development

11.2.13 The GELNS Update 2026 forecast a modest growth in traditional manufacturing employment and much more robust growth in light industrial and warehousing employment over the forecast period in Gedling Borough. 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). The resulting net requirements are adjusted to provide a gross requirement figure to take into account the need to replace older more obsolete floorspace. The amount of employment land needed to meet the need for industrial / warehousing purposes is approximately 30 hectares. The allocations at Lime Lane and Teal Close Extension are suitable for office, light industrial and warehousing. The exact mix of uses will need to be determined through the planning application process. Sites to be retained include Top Wighay Farm and Gedling Colliery both of which have outline planning permission for employment uses including for industrial/warehousing. Hillcrest Park, Calverton is an existing allocation to be retained. More details on these Employment retention sites are set out under Policy GLDP 72.

11.2.14 The ELS 2021 also identified potential supply within existing designated protected employment areas for example, the Colwick Industrial Estate former petroleum storage sites and whilst, it is not necessary for these sites to be allocated as they are located in established employment areas they provide additional supply of around 5.5 hectares. The Council's monitoring also identifies a further one hectare of small employment site permissions and in total allocations and existing supply amount to approximately 31 hectares thereby meeting the estimated need (see the Employment Background Paper for more details on employment land needs and supply).

Managing Employment Land

11.2.15 The ELS 2021 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. The Council has since carried out this

assessment of the remaining employment sites which recommend all of these sites should be retained.

11.2.16 The ELS states that in general, there would appear to be a reasonable basis for maintaining an employment land protection policy for key sites 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 or provide employment for less skilled workers in deprived areas. Such sites should be designated as protected employment areas for predominantly Class E (g), B2 and B8 uses. Policy 50 below sets out detailed criteria based on policy recommendations from the ELS.

11.2.17 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 Council will consider using conditions to prevent unsuitable uses locating on employment sites to protect them.

Strategic Distribution

11.2.18 The ELS 2021 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 Nottinghamshire Core and Outer HMA Logistics Study (August 2022) is available here: https://www.gnplan.org.uk/evidence-base/

11.2.19 The Iceni Logistics Study recommends providing for approximately 425 hectares of strategic warehousing and logistics facilities within the Nottingham Core and Outer study area (including Ashfield, Erewash, Gedling, 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. The ICENI Study identified Areas of Opportunity for large scale logistics sites and with the exception of a small area around Junction 27 which is heavily constrained none of these locations are within Gedling Borough. In summary there are no suitable sites for strategic

scale logistics within Gedling Borough. However, provision has been made within the Greater Nottingham Strategic Plan and 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 up to 36.4 hectares). Both sites benefit from potential rail access.

Rural Areas

11.2.20 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

Target	Indicator	Delivery
Develop 10,500 square metres of office space by 2043	Net addition in new office floorspace over 500 sqm	Employment Land Allocations Development Management Decisions
Develop 24 hectares of employment land by 2043	Net addition in new employment land over 500 sqm or 0.1 hectares by type	
Improve skill levels of the working age population	% of the working age population with RFQ level 2 (or equivalent) or above	

Policy GLDP 50 - Retention of Employment and Employment Uses

1. Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as shown on the Policies Map provided:

a. **the employment use is within Use Classes B1 – B8 and sui generis uses of a similar nature or is an employment use that is compatible with the nature of the employment site or the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale;**
b. **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
c. **the proposal would not have a detrimental effect on highway safety; and**
d. **the proposal would not cause harm to the significance of a heritage asset and/or its setting.**

2. Planning permission will not be granted for the redevelopment or reuse of sites or premises as listed above for other purposes unless:

a. **it is demonstrated that there is no demand for the site or premises for its specified employment use;**
b. **the site is not viable for re-occupation (including through renewal or refurbishment);**
c. **the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
d. **the proposed use does not have a detrimental effect on highway safety; and**
e. **the proposed use would not cause harm to the significance of a heritage asset and/or its setting.**

Justification

11.3.1 The current stock of protected employment sites and new employment allocations provide a good range and choice of sites and premises in terms of size, type and location. Policy GLDP 49 seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy GLDP 49 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas. The sites that are protected as employment sites on the Policies Map meet the criteria in Policy GLDP 49. The Council will consider releasing such sites only where:

- they are no longer in demand, which will require evidence that they have been marketed for their intended employment purpose without success for a

sufficient period of at least 12 months (although this may be varied on a case by case basis); and
- they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for re-occupation or refurbishment for employment uses.

11.3.2 It is noted that the Ibstock Brickworks at Dorket Head is located in the Green Belt and relevant policies will also apply to future proposals in this location.

11.3.3 Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy. Whilst most job growth in Gedling Borough is forecast to be in traditional type employment[7] some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering) that do not fall within the traditional type of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:

- industrial or commercial training facilities;
- community facilities;
- specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
- essential public utilities development; and
- ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

11.3.4 This list is not exhaustive and individual cases should be judged on merit with the key consideration being whether the proposed use would be compatible with the main purpose of the employment site and also with areas especially residential areas that may surround it. Retail and main town centre uses are subject to the sequential approach which directs these to locations within town centres or edge of centre locations. In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that, as a former colliery site which has lain undeveloped for a number of years, the site requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road and adjoining Gedling Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to Policy GLDP 72 (Employment Allocations).

Monitoring Arrangements

Target	Indicator	Delivery

[7] These are generally uses within the business class, industrial and warehousing business uses as set out in the Town and Country Planning Use Classes Order.

No target	Amount of employment land lost to residential and other uses above 0.1 ha threshold	Development Management Decisions

Policy GLDP 51 - Employment Development on Unallocated Sites

Planning permission will be granted for the construction and change of use of buildings for business, general industry, storage and distribution on sites other than those allocated or protected for employment uses provided the proposal meets all the following criteria:

a. **the site is not in the Green Belt;**
b. **there is no available alternative site within the development limits of an allocated or protected employment area;**
c. **the proposal would not have a detrimental effect on highway safety; and**
d. **the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.**

Justification

11.4.1 Whilst allocated sites and the retention of good employment sites are the main means of achieving the economic objectives of the Local Plan, proposals for business development providing employment will be permitted provided the site is not within the Green Belt and there is no alternative[8] allocated site or existing employment site available. An alternative site would need to be suitable in terms of the intended employment purpose, available to the market and achievable in terms of being developed. The site would also need to be capable of serving the intended market area covered by the business. Proposals on unallocated sites will only be permitted provided they do not adversely affect local amenity.

11.4.2 Gedling Borough Council has played an important role in providing smaller and more affordable business premises and there are good examples of small workspace provision especially around Arnold and Daybrook, for example the Arnold Business Centre in a converted Victorian factory. The provision of starter units is particularly important in helping to grow the local economy and the Borough has skills levels above the regional and national average and significant potential for entrepreneurial activity. There may be opportunities in and around the Borough's centres especially for mixed use developments that would help sustain the vitality of the town or local centres.

11.4.3 Policy GLDP 51 will also apply to Bestwood Village, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough where there may be opportunities for small scale employment uses. For villages in the Green Belt, infill development and the change of use of buildings for employment uses will be subject to Policy GLDP 18.

Monitoring Arrangements

Target	Indicator	Delivery
No target	New employment floorspace taken up on non-allocated sites over 500 sq. m or 0.1 ha threshold	Development Management Decisions

Policy GLDP 52 - Expansion of Existing Employment Uses Not in the Green Belt

Planning permission will be granted for development proposals involving an expansion of an existing employment use provided:-

a. **the site is not in the Green Belt;**
b. **the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
c. **the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset and/or its setting.**

Justification

11.5.1 It is important to encourage the redevelopment or expansion of existing business premises subject to there being no conflict in terms of the impact on the amenity of surrounding land use especially residential. Many firms need to expand at various stages of their development and expansion in situ may be an attractive option for some businesses. Accepting in principle that firms should be able to expand where possible can create long term confidence in a business location, aid business planning and encourage economic growth and help retain local firms.

Monitoring Arrangements

No indicators.

Policy GLDP 53 - Agricultural and Rural Diversification

Planning permission will be granted for rural employment/business development proposals provided it:

a. **accords with Green Belt policy; and**
b. **is part of a rural diversification project supporting a farm or land based rural business, making best use of existing permanent buildings.**

Justification

11.6.1 Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy.

11.6.2 Development proposals that contribute to these aims will be supported, although within Gedling Borough proposals will need to be consistent with Green Belt policy. The reuse of buildings in the Green Belt for rural diversification projects is not inappropriate provided it would maintain the openness of the Green Belt (see Policy GLDP 15).

11.6.3 Rural diversification proposals which would be inappropriate development in the Green Belt would need to be justified by very special circumstances. The need to diversify a rural land based business may form part of the very special circumstances required to justify inappropriate development in the Green Belt. In assessing applications, the Borough Council will distinguish between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions granted for rural employment/ business development	Development Management Decisions

Policy GLDP 54 - Local Labour Agreements

The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs. Alternatively, the Borough Council may seek a financial contribution towards an equivalent level of training and development to be provided by a third party.

Justification

11.7.1 Local labour agreements are agreements made between the Borough Council and a developer or otherwise secured through a planning condition to enable local people to benefit from a proposed development, either through:

- enabling local people to access on site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

11.7.2 Where a local labour agreement is applied for the construction of the development the Borough will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this there will be a consistency of approaches between the Borough Council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

11.7.3 Policy GLDP 69 requires all development to meet the reasonable cost of new infrastructure required as a consequence of the proposal. Infrastructure is defined to include training and employment measures for local people and the Borough Council has previously entered into local labour agreements for certain large projects in order to secure employment and training opportunities for local people and help address skills shortages in the locality.

11.7.4 The Gedling Local Development Plan provides for substantial levels of development creating significant job opportunities. In terms of employment the Borough has strong representation in the construction sector which is identified as a priority sector for support. However, the construction sector locally and nationally has reported skill shortages which are a potential constraint to growth and therefore it is legitimate to seek contributions towards developing skills in this sector. As well as providing job and training opportunities for local people, local labour agreements can bring benefits to employers by helping to address skills shortages, attract new recruits, improve working practices and by having training packages tailored to the needs of individual developers. A key objective is to provide benefits to local people residing within the Borough but there may be occasions where residents in neighbouring authorities would be eligible.

11.7.5 The approach is based on the model provided by the Construction Industry Training Board. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The Borough Council would normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer or alternatively seek a financial contribution for the same purpose to be provided by a third party. Appropriate details will be set out in future informal planning guidance.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement or financial contributions in lieu	Development Management Decisions

Chapter 12: Retail and Community Facilities

Introduction

12.1.1 Town and local centres perform a variety of different functions. They provide a location for shopping, recreation and community facilities and opportunities for linked trips. They can also provide a location for offices and other types of employment generating uses. Paragraph 90 of the NPPF requires that local plans recognise town centres as the heart of communities and put in place policies that protect their vitality and viability.

12.1.2 This chapter sets out the hierarchy of centres and provides guidance on the operation of the sequential and impact assessments.

12.1.3 This section includes the following policies:

- Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries
- Policy GLDP 56 - Development within Town and Local Centres
- Policy GLDP 57 - Local Services and Healthy Lifestyles
- Policy GLDP 58 - Upper Floors
- Policy GLDP 58 - Impact Assessment Threshold
- Policy GLDP 59 - Development within Small Parades
- Policy GLDP 60 - Shopfront Development

Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries

1. **The following network and hierarchy of town and local centres (with boundaries as shown on the Policies Map) is promoted:**

   Town centre
   - **Arnold**

   Local centres
   - **Burton Joyce**
   - **Calverton**
   - **Carlton Hill**
   - **Carlton Square**
   - **Chase Farm**
   - **Gedling Village**
   - **Mapperley Plains**
   - **Netherfield**
   - **Ravenshead**
   - **Rivendell**
   - **Top Wighay Farm**

2. The boundaries of centres confirms the area for main town centre uses and are defined on the Policies Map. 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) Carlton Hill and Carlton Square;

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

6. 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 main town centre uses (whilst maintaining a strong retail character), environmental enhancements and improvements to access, which should all take account of equality issues. Office development will be promoted in Arnold and Carlton, with opportunities for office development and/or smaller flexible workspaces being promoted across all centres.

7. 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

12.2.1 The Borough is served by a diverse range of distinctive town 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.

12.2.2 The network and hierarchy of centres is shown below on the Policies Map. 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 Borough. 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.

12.2.3 The Covid pandemic accelerated changes already being experienced in centres including the shift to online retailing with forecasts that there will be a reduction in the stock of retail floorspace over the next few years. The Retail Planner Brief Note 21 in published by Experian in 2024 noted that spending growth remains affected by the cost-of-living crisis and high interest rates continue to constrain household budgets. As a result, there has been a strong move towards people valuing and frequenting town and local centres for their everyday needs. Accordingly, the Council is 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.

12.2.4 Town centres still require an overarching concentration of retail uses alongside a greater proportion of leisure, food and drink uses and multi functional public services. However, over the Plan period, centres have the potential to play a more significant role within the local economy.

12.2.5 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 Arnold town centre and it needs to adapt to change to attract and retain visitors. There is an increasing reliance on the leisure offer, especially in the food and drink sector and in terms of the broader leisure economy such as arts and entertainment. In recognition of opportunities to the north of the centre, the Council has launched the ‘Ambition Arnold’ project to develop a vision and plans for the centre in order to attract future investment and support the centre.

12.2.6 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 Council is guided by evidence from the Retail Centre Health Checks and Studies, the latest of which was carried out for Greater Nottingham in the Greater Nottingham Centres Study 2024. Bi-annual updates are also undertaken by the Council. These assessments provide detailed data on the performance of centres and the mix of uses within them.

12.2.7 Alongside this a number of alterations are being made to the boundaries of Arnold town and the local centres. The boundaries of the centres defines where policies such as GLDP 56 (Development within Town and Local Centres) applies and also helps define which locations are considered edge of centre or out of centre. These changes reflect the current situation on the ground and have been made after a review of the previous boundaries.

12.2.8 Patterns of retail activity will inevitably evolve over the Plan period. Large new communities 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, development at Teal Close, Netherfield and Top Wighay Farm, Hucknall have new local centres identified. 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. New local centres at Lime Lane, Silverland Farm, and Park Road Extension, being delivered through housing allocations, will be protected through future local plans.

12.2.9 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 may be needed to improve economic performance.

Monitoring Arrangements

No indicators.

Policy GLDP 56 - Development within Town and Local Centres

Planning permission will be granted for development proposals (including new build, redevelopment and changes of use) within the town and local centres as defined on the Policies Map provided:

a. **it does not result in an unacceptable grouping of non-main town centre uses and unacceptable change of character affecting vitality and footfall within Town or local centres; and providing**

   i. **it does not adversely affect the character, quality, amenity and safety of any area within the centre;**
   ii. **it does not have a significant adverse effect on the retail vitality of the centre;**
   iii. **it widens the range of main town centre uses in the centre**
   iv. **it allows a diverse range of day and evening uses;**
   v. **it maintains street frontage activity within the centre and does not result in the core retail function being undermined;**

b. **it is of a high standard of design and does not adversely affect the town or local centre by reason of its scale, bulk, form, layout or materials;**
c. **it would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the town or local centre;**
d. **it would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and**
e. **appropriate provision for parking is made.**

Justification

12.3.1 The restriction of new non-town centre uses where it would create an unacceptable grouping is designed to stop ‘dead frontage’ which can result in different parts of the centre becoming separate from each other leading to reduced pedestrian flows and also to a reduced attractiveness of the centre overall. Whether the development of non-main town centre uses within a centre leads to an unacceptable grouping will depend on a number of factors including:-

- the nature of the non-main town centre use proposed;
- the current situation with frontage and other uses surrounding the proposal;
- the proposed opening hours of the proposal;
- the length of frontage concerned; and
- the position of the frontage within the centre.

12.3.2 Open space within town centres, usually in the form of town or market squares or other civic space, provides opportunities for events and can act as a focal point of the community. They can contribute to the vitality and viability of centres and it is important that they are not significantly affected by development proposals. Part

(b) of the policy protects these open spaces along with other important features such as landmark buildings.

Monitoring Information

Target	Indicator	Delivery
No target	Percentage of frontages for individual uses	Development Management Decisions

Policy GLDP 57 - 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 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. **Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:**

    a. **alternative provision exists with sufficient capacity or will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**

    b. **alternative provision will be provided as part of the redevelopment of the site; or**

    c. **it has been satisfactory demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored. In such circumstances, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.**

Justification

12.4.1 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, and this policy should be applied to ensure that they are protected.

12.4.2 Part 3(a) of this policy permits the loss of a community facility provided that an alternative provision exists with sufficient capacity or will be provided in an appropriate location which is reasonably accessible and is not isolated from those that will use it. Contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out in Part 3(b), alternative provision could be included as part of the redevelopment of the site.

12.4.3 For part 3(c) of this policy, the viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively marketed for a significant period of time without success.

12.4.4 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 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.

Monitoring Arrangements

Target	Indicator	Delivery
Provide new or improved community facilities	Community facility works or contributions secured through S106 agreements	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 GLDP 58 - Upper Floors

Planning permission will be granted for the change of use of upper floors in town and local centres (as defined on the Policies Map) and small parades of shops for any purpose provided:-

a. **it would not cause unacceptable conflict with the need for rear servicing;**
b. **it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
c. **appropriate provision for parking is made.**

Justification

12.5.1 Upper floors within town centres offer a good location for a range of uses, such as restaurants, residential, offices, recreation and leisure uses, as well as making better use of buildings and contributing to vitality and viability. This policy permits the use of upper floors within centres and small parades of shops provided the proposal does not conflict with existing uses, residents or occupiers nearby.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of planning permissions granted for change of use to upper floors	Development Management Decisions

Policy GLDP 59 - Impact Assessment Threshold

1. **Development proposals for retail and leisure uses outside a defined centre where the proposal provides a gross floorspace which is either:-**

    a. **in excess of 300 square metres in respect of Arnold town centre; or**
    b. **in excess of 200 square metres for local centres;**

and are within 800 metres of the centre should be supported by an Impact Assessment.

2. **Development proposals for retail and leisure uses in excess of 500 square metres in respect of proposals outside of the 800 metre boundary of the defined centres should be supported by an Impact Assessment.**

Justification

12.6.1 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.

12.6.2 The Greater Nottingham Centres Study 2024 considered that proposals should demonstrate how the proposed development would not have a severe adverse impact on any centre and therefore a locally defined 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)

12.6.3 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 300 square metres for both retail and other main town centre uses in Arnold centre in order to protect vitality and viability. A lower threshold of 200 square metres is set for local centres, due to the greater potential for units within the same catchment to be impacted. 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 is recommended to agree technical details, such as the appropriate

catchment to be used. The threshold will apply within 800 metres of the boundary of the relevant centre which is the distance of potential walk-in in catchments of smaller centres. A higher threshold of 500 square metres will apply to proposals outside of the 800 metre boundary of the defined centres due to the lesser likelihood of the proposals having an impact.

12.6.4 A policy threshold of 300 sq metres is appropriate for Arnold town centre due to the overarching offer and importance of ensuring that it continues to provide the important offer and role to the local catchment. The proposed threshold of 200 sq metres at a local centre level is considered to reflect the relatively small size of the centres and their consequent potential susceptibility to alternative out of centre provision.

12.6.5 Guidance on the impact assessment is contained in the NPPG. Prospective applicants are advised to discuss the need for and scope of an impact assessment with the Borough Council at an early stage which should be undertaken in a proportionate and locally appropriate way, commensurate to the scale of development proposed.

12.6.6 The size of retail units will be assessed using the gross external area. This is the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning applications granted for retail and leisure uses above the threshold without an Impact Assessment	Number of planning applications for retail and leisure uses above the threshold with an Impact Assessment	Development Management Decisions

Policy GLDP 60 - Development within Small Parades

Planning permission will be granted for development proposals (including new build, redevelopment and change of use) within and adjacent to parades of three or more existing retail units without the need to demonstrate compliance with the sequential test provided that:

a. **the main purpose of the proposal is the sale of convenience goods or within Use Class E;**
b. **the proposal has a floorspace of less than 200 sq metres (gross);**
c. **the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials;**
d. **the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area;**
e. **the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
f. **appropriate provision for parking is made.**

Justification

12.7.1 The NPPF adopts a 'town centre first' policy. This means that where proposals for main town centre uses which fall within Use Class E such as shops, restaurants, fast food takeaways and certain leisure uses are proposed outside of the centres designated in the Local Plan, applicants are required to show that there are no sites or units that can accommodate the use within or on the edge of a centre and that the proposal will not affect the vitality and viability of a centre. To demonstrate this, applicants are required to submit a sequential assessment and, subject to the size of the proposed development, an impact assessment. These requirements are established by Paragraph 91-94 of the NPPF, whilst paragraph 92 states that the sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

12.7.2 Small parades of shops often meet local need in accessible locations. They are excluded from the definition of centres contained within the NPPF and therefore proposed development within them should demonstrate compliance with the sequential test. This places additional burdens on business and development in small parades of shops is unlikely to have significant impacts on town centres. Given this, it is considered onerous and disproportionate to require the sequential assessment subject to a series of caveats.

12.7.3 This policy applies to proposals for uses which provide goods and services which have a local catchment. Professional services and shops which sell comparison goods have a much larger catchment and should be located within a town or local centre where possible. Proposals for shops or units that are small in scale are more likely to have a catchment that is local in nature and the proposal will not impact significantly on the town centre. Small parades may also be appropriate locations for retail or service development that demonstrates compliance with the

sequential test or where there is conflict with Policy GLDP 56 (Development within town and local centres).

Monitoring Arrangements

No indicators.

Policy GLDP 61 - Shopfront Development

Planning permission for shopfront development will be granted where the development proposals perform highly when assessed against the Shopfront principles set out in Appendix G or otherwise agreed by the Council.

Justification

12.8.1 The Shopfront Supplementary Planning Document adopted in May 2025 sets out the Council's policy in relation to the design of shopfronts and their advertisements within the Borough.

12.8.2 Seeking to secure high quality design is described as a core planning principle by the NPPF and the policies within the SPD provide detail on the interpretation and implementation of local plan policies and sets out design standards.

12.8.3 The Shopfront Supplementary Planning Document is attached at **Appendix G** and includes principles relating to the following:

- Retention and repair of original shop fronts;
- Replacement shopfronts to traditional buildings;
- Building character, architecture and setting;
- Architectural details;
- Materials, surface treatments and colour;
- Canopies and blinds;
- Security;
- Advertisements and Signage;
- Illumination;
- Access; and
- Automatic Teller Machines.

12.8.4 The key purpose of the Shopfront Supplementary Planning Document is to ensure that where planning permission, listed building consent or advertisement consent is required for new or replacement shopfronts that the development is appropriately designed for that building and location.

Monitoring Arrangements

Target	Indicator	Delivery
Zero appeals allowed for planning applications refused by council where contrary to GLDP 61 - Shopfront Development	Number of appeals dismissed for planning applications refused by council where contrary to GLDP 61 - Shopfront Development	Development Management Decisions

Chapter 13: Transport

Introduction

13.1.1 The NPPF promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

13.1.2 Paragraph 11836 of the NPPF states that all developments which generate significant amounts of vehicle movement should be required to provide a travel plan and be supported by a vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored. Policy GLDP 62 sets a target to increase the number of developments supported by travel plans. NPPG provides advice on when transport assessments and transport statements are required and also provides guidance on preparing travel plans. Local planning and highway authorities will be responsible for securing and establishing the content of travel plans.

13.1.3 This section includes a policy on parking standards for residential and non-residential development. It also seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way. The Council will be supportive of park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities. Local transport schemes will be safeguarded. There is also a policy on highway safety, patterns of movement and the access needs of all people.

13.1.4 The policies for transport are:

- Policy GLDP 62 - Managing Travel Demand
- Policy GLDP 63 - Transport Infrastructure Priorities
- Policy GLDP 64 - Parking Standards
- Policy GLDP 65 - Cycle Routes, Recreational Routes and Public Rights of Way
- Policy GLDP 66 - Park and Ride
- Policy GLDP 67 - Highway Safety

Policy GLDP 62 - 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 GLDP 12, 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.**

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 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

13.2.1 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.

13.2.2 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.

13.2.3 The wider Greater Nottingham area enjoys an extensive public transport network comprising bus, tram and rail which focuses on Nottingham 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. Consideration should be given to increasing the frequency of existing services or providing services which interchange with the main public transport network inside Nottingham City Centre, for instance at park and ride or tram stops.

13.2.4 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).

13.2.5 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 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 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. 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.

13.2.6 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.

13.2.7 In order to encourage public transport for work commuting, long stay parking should be managed effectively. Parking provision will continue to be carefully managed to help maintain vitality and viability in town and local centres.

13.2.8 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 which should increase the attractiveness of services and increase patronage.

13.2.9 The A60, A614, A612 and A611 play an important role in supporting the Major Road Network (MRN) and wider economy of Greater Nottingham. The emphasis on sustainable measures will assist in safeguarding the effective operation of the MRN but proposed growth in Gedling will give rise to cumulative impacts on the MRN. The effective operation of the MRN will be safeguarded chiefly through measures at key junctions, including network management and localised capacity improvements where appropriate.

13.2.10 Collaboration with the Nottinghamshire County Council and National Highway Authorities will examine the cumulative impacts of development on 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.

13.2.11 As noted above, the proposals in this 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 Plan 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.

13.2.12 The East Midlands Gateway Model (EMGM) has been used to measure the transport impacts of this Plan for the morning (09:00 – 09:00) and evening (17:00 – 18:00) peak periods, in terms of changed congestion at junctions. The model forecasts significant impacts on the MRN and key radial routes.

13.2.13 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 GLDP 63 Transport Infrastructure Priorities.

Monitoring Arrangements

Target	Indicator	Delivery
Reduce need to travel by private car	Proportion of households within a 400 m walk to a bus or tram stop with an hourly or better daytime service	Development Management Decisions S106 agreements Consultation with the local highway authority
Increase the number of developments supported by travel plans	Number of travel plans agreed	
Enhance existing transport capacity	Number of permissions granted with contributions secured through S106 agreements to improve active travel and public transport.	

Policy GLDP 63 - Transport Infrastructure

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 GLDP 12, the principles of travel demand management in Policy GLDP 62 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. **The following schemes have no committed funding but are being explored further. If funding is secured, the following could be delivered over the Plan period:**

    a. **A612 Colwick Loop Road (bus priority linked to Southern Growth Corridor)**
    b. **A60 Leapool to Sherwood Express Busway**
    c. **South Notts Rail Network (Netherfield to Gedling route)**
    d. **Minerals Railway 'Robin Hood Line' (near Bestwood Village) to Calverton**
    e. **Fourth Trent Crossing**

    <u>Public Transport improvements</u>
    f. **NET extension Gedling and Gamston spur**
    g. **NET extension Hucknall to Top Wighay Farm**
    h. **Bus Priority A60 Leapool to Sherwood expressway (including new Park and Ride at Leapool)**
    i. **Bus Priority Daleside Road / Colwick**
    j. **A612 Colwick Loop Road (bus priority linked to Southern Growth Corridor)**
    k. **Bus Priority NCT service 50 Waterside to Teal Close**
    l. **The former Gedling Colliery to the Nottingham Grantham rail line ("South Notts Rail Network");**
    m. **The Minerals Railway "Robin Hood Line" (near Bestwood Village) to Calverton;**

    <u>Highway improvements</u>
    n. **Mapperley Plains/Spring Lane – conversion of Mini Roundabout to traffic signals**
    o. **Mapperley Plains / Coppice Road – conversion of Mini Roundabout to traffic signals**
    p. **Shearing Hill/Burton Road – implement traffic control system (MOVA)**
    q. **Colwick Loop Road/Burton Road – implement MOVA**

r. **Dorket Head – Calverton Road / Lime Lane / Woodborough Road - enlarged Signalised Junction**
s. **A60/Forest Lane – enlarged Signalised Junction**
t. **A60/Burntstump – enlarged Signalised Junction**
u. **Colwick Loop Road / Stoke Lane – Junction Lane Widening**

Justification

13.3.1 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 GLDP 70 and 72. The existing planned public transport and highway improvements listed under Policy GLDP 63 are currently not funded or included in Local Transport Plans and / or Funding Allocations programmes. In accordance with Policy GLDP 62, a hierarchical approach has been adopted, prioritising active travel and public transport measures.

13.3.2 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.

13.3.3 The transport modelling identified several challenges for the Borough;

- Increased congestion occurs even without further development;
- The Plan 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 or within the Borough; and
- Significant impacts are forecast on the Strategic Road Network and key radial routes.

13.3.4 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 GLDP 62 in order to ensure measures were as sustainable as possible, and where relevant, are included in Policy GLDP 63. The results of the modelling show the mitigation demonstrates how with mitigation interventions, strong sustainable mode shares can be achieved. This is in combination with reduced total travel times for journeys and reduced travel distances. This still leaves a significant proportion of the transport impacts unmitigated. However, the Council believes the benefits of growth outweigh the congestion impacts.

13.3.5 Gedling Borough Council 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.

13.3.6 The schemes listed have currently no 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 Policies Map.

13.3.7 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.

13.3.8 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 Plan. Equally, where significant schemes such as these are delivered, they may support future development beyond the Plan period.

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

Policy GLDP 64 - Parking Standards

1. Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix F, or otherwise agreed by the Council.

2. Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix F, or otherwise agreed by the Council.

Justification

13.4.1 The purpose of this policy is to ensure that new development is supported by the appropriate level of parking and does not over or under provide, taking account of future car ownership patterns. Achieving appropriate parking provision is key to ensuring that the design, layout, use and location of development remains appropriate in the long-term.

13.4.2 In achieving an appropriate level of parking provision for residential and non-residential developments, the type, design, location and layout of spaces will be important as well as the number of spaces provided.

13.4.3 Nottinghamshire County Council is the highway authority responsible for the local highway network within Gedling Borough. In January 2021, Nottinghamshire County Council adopted the Highway Design Guide which sets out the general principles and minimum standards for the layout and dimensions of roads and paved areas in residential and industrial developments.

13.4.4 For residential development the Council use the adopted standards as agreed in the Parking Provision SPD adopted in 2022 which supersede the Highway Design Guide. This is set out in **Appendix F**.

Monitoring Arrangements

Target	Indicator	Delivery
Zero appeals allowed for planning applications refused by council where parking standards are not met	Number of appeals dismissed for planning applications refused by council where parking standards are not met	Development Management decisions

Policy GLDP 65 - Cycle Routes, Recreational Routes and Public Rights of Way

1. Planning permission will not be granted for development proposals which would:

a. **prejudice the implementation of the proposed cycle routes, recreational routes (shown on the Policies Map) and proposed public rights of way; or**
b. **prejudice the continuity of existing cycle routes, recreational routes and existing public rights of way unless the proposal includes an alternative route which is no less attractive, safe or convenient for public use or there are substantial wider benefits.**

2. Where new development is proposed, contributions may be sought for new cycle or recreational routes and facilities either on or off site.

Justification

13.5.1 Walking, cycling, running and horse-riding are recreational activities which have increased in popularity over recent years. They can also be convenient and practical modes of transport, particularly for shorter trips, and can have a number of positive benefits such as improving people's health and wellbeing and the environment.

13.5.2 Paragraph 111(d) of the NPPF states that planning policies should provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans). The cycle routes as shown on the Policies Map include a section of the National Cycle Network which passes through Gedling Borough. The D2N2 Cycling and Walking Infrastructure Plan includes active travel links and routes to be delivered over the plan period include:

- Calverton Mineral Line;
- National Cycle Network 6 Hucknall to Ravenshead; and
- A612 Corridor Nottingham to Burton Joyce.

13.5.3 This policy seeks contributions to new cycle and recreational routes and facilities where these are directly related to the development proposed. Any new provision incorporated within a new development must link to existing facilities or routes or proposed improvements beyond the site. The A612 Corridor Nottingham to Burton Joyce Active Travel Route incudes various phases to deliver a cycling facility with an initial phase along the A612 from Mile End Road to Private Road No 1 including widening works on the existing shared use footway is already completed. The later phases of this scheme are identified as a Local Transport Scheme on the Policies Map for delivery over the remainder of the plan period.

13.5.4 There is a need to safeguard the former Gedling Colliery and Calverton rail lines as potential transport corridors for the long term. Any use of these routes in the future is likely to contribute significantly to modal shift. Calverton rail line is already operating as a recreational route and in the short term the Borough Council is promoting the former Gedling Colliery rail line as a new recreational route. Further potential tram routes are currently being explored although it is unlikely that a scheme linking Nottingham and Gedling utilising, in part, the former Gedling Colliery line would be built before the end of the plan period. Policy GLDP 65 seeks to protect proposed and existing recreational routes unless there are substantial wider benefits. Future proposals for public transport provision along the protected corridors would generally be expected to maintain the continuity of established recreational routes by accommodating it within the transport corridor wherever practical or in those parts of the corridor where this is not practical by providing an alternative route which is convenient, safe and direct. Further details on these schemes are included in Policy GLDP 63 (Local Transport Schemes).

13.5.5 This policy identifies the importance of the public rights of way network as a recreational resource. The network of public rights of way links residential, community and recreational facilities as well as providing access to the open countryside. It is therefore importance to ensure that the future of these routes for public use is safeguarded. The extension of existing public rights of way will be supported.

Monitoring Arrangements

No indicators.

Policy GLDP 66 - Park and Ride

Planning permission will be granted for park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities.

Justification

13.6.1 Park and ride facilities can be used as part of a wider approach to address specific traffic, parking or environmental problems which can help to reduce the amount of travel by private car and encourage greater use of public transport, thereby assisting a change of modal split and reducing congestion and pollution within Gedling Borough. Park and ride facilities on the edge of the built up area may assist in reducing the amount of traffic travelling on key routes into the city centre.

13.6.2 The NPPF states that local transport infrastructure is not inappropriate in the Green Belt if:

- it can be demonstrated there is a requirement for a Green Belt location;
- they preserve the openness of the Green Belt; and
- they do not conflict with the purposes of including land in the Green Belt.

13.6.3 Consideration will be given to proposals for park and ride facilities at appropriate sites, including A60 Leapool Island and Top Wighay Farm. The site specific policy for GLDP 70 HOU 2 Lime Lane includes provision for a Park and Ride at Leapool Roundabout. The Council will work with Nottinghamshire County Council, landowners, other stakeholders, developers and bus providers on proposals for park and ride facilities. Consideration will need to be given to the ability of any proposed park and ride facilities to be adequately supported by regular and reliable public transport services and to the commercial viability of such proposals.

Monitoring Arrangements

Target	Indicator	Delivery
No target	Number of permissions for park and ride facilities granted	Development Management decisions

Policy GLDP 67 - Highway Safety

Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.

Justification

13.7.1 The NPPF requires planning decisions to take account of whether safe and suitable access to a development site can be achieved for all users. Developments should be located and designed to create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians and avoid unnecessary street clutter.

13.7.2 This policy seeks to sustain or improve accessibility and safety for all people. Policy related to safe, accessible and inclusive development (including inter-connected network of streets and spaces) is included in Policy GLDP 37 (Safe, Accessible and Inclusive Development). A safe environment is also an important part of an overall strategy to facilitate modal shift. This should take account of the requirements of pedestrians, cyclists, people with young children, people with disabilities, people with learning difficulties and older people.

13.7.3 It will be necessary to undertake an assessment of the impact a development will have on highways and transportation to establish if it can be satisfactorily integrated into the existing highway infrastructure network. The NPPF states that all developments that generate significant amounts of movement should be supported by a transport assessment or transport statement and any decisions should take account of whether opportunities for sustainable transport modes have been included depending on the nature and location of the site.

Monitoring Arrangements

Target	Indicator	Delivery
Zero planning applications granted	Number of major planning applications approved against Highway advice on road safety matters	Development Management decisions

Gedling Local Development Plan

Publication Draft Part B

May 2026

Serving people, **Improving lives**

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Policy GLDP 68 - Comprehensive Development

1. **Planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated in the Local Development Plan. Proposals should take account of the delivery of the whole site including provision of supporting infrastructure on site where appropriate in a timely manner.**

2. **On sites of 100 dwellings or more a masterplan for the whole site will be required to be submitted as part of any planning application. For large allocated sites which may be developed in phases, it is important to be able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.**

Justification

14.1.1 In order to protect the potential of a site to be developed for its intended use, the Borough Council needs to ensure that any proposal will not prejudice the development of the remainder of a site. Enquiries and applications could be made to develop a small area of an allocated site for the purpose for which it has been allocated, but in a manner which could restrict or prejudice the development of the remainder of the site.

14.1.2 Development of housing sites identified in the Local Plan will be planned through a comprehensive masterplanning process in accordance with the Council's Design Code. Preparation of masterplans should be proportionate to the scale of development but will need to be informed by detailed discussions with the Highways Authority and relevant evidence, taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. The masterplans are for indicative purposes only and may be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).

14.1.3 Without the above policy, it is considered that some proposals might be suitable in their own right but prevent comprehensive development.

Monitoring Information

No indicator.

Policy GLDP 69 – 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 appropriate to necessary infrastructure.**

Justification

14.2.1 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.

14.2.2 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 Council 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.

14.2.3 In line with the NPPF, an Infrastructure Delivery Plan (IDP) has been prepared for Borough. Likely critical infrastructure requirements for allocated 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 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 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 Council 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.

14.2.4 The main elements of infrastructure required to deliver the 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.

14.2.5 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 GLDP 63, with the precise measures dependent on the final agreed developments and their configuration which will be informed by wider route strategies prepared by National Highways and the Council.

14.2.6 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.

14.2.7 The IDP is critically important not only to the delivery of the 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 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. The IDP will also assist in providing a basis for making bids for public funding.

14.2.8 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.

14.2.9 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.

14.2.10 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-Green Infrastructure (including new wildlife habitats);
- Information and Communication Technology; and
- training and employment measures for local people.

14.2.11 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 Borough Council introduced CIL Charging Schedules in 2015

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of the infrastructure identified in the Infrastructure Delivery Plan (IDP), site-specific policies	Implementation of individual schemes as in the IDP	Gedling Local Development Plan

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

Policy GLDP 70 – Housing Allocations

HOU 1 - Former Sherwood Academy

1. **Former Sherwood Academy as shown on the Policies Map is allocated for residential development with a capacity of 125 dwellings. The site area is approximately 5.6 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 125 homes**
  - **20% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **Two points of vehicular access from Wollaton Avenue and Arnold Lane**
  - **An additional emergency access from Wollaton Avenue**
  - **Contribution towards bus provision**
  - **Provide pedestrian and cycle connections at the site boundary to Wollaton Avenue and The Fairway**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Retain and enhance boundary vegetation**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.1 The development of Former Sherwood Academy will provide for 125 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.2 All green space within the site should be permanently maintained as open space.

14.3.3 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage system	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will

Infrastructure	Summary Assessment	Further work
		need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan

HOU 2 - Lime Lane

1. **Lime Lane as shown on the Policies Map is allocated for residential led development with a capacity for 1075 dwellings, up to 7.5 hectares of employment, a park and ride facility and a local centre. The site area is approximately 70 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan:**

- **Housing**
  - **Provision for 1075 homes**
  - **30% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Employment**
  - **Provision of 7 hectares of industrial / warehousing (E(g)(iii) and B8 uses and 3,000 square metres office floorspace**
  - **An Employment and Skills Plan**
- **Transportation**
  - **Provision of park and ride facility**
  - **Five points of vehicular access from new arm off Leapool Roundabout, Lime Lane, Calverton Road, Longhirst Drive and Wansbeck Close**
  - **Retain both public rights of way through the site**
  - **Contribution towards bus provision and internal primary road designed to accommodate a potential bus route through the development site**
  - **Travel Plan**
- **Blue-Green Infrastructure**
  - **Establish a new green corridor along ridge line in the centre of the site**
  - **Retain and enhance boundary vegetation**
  - **Suitable stand off and planting along boundaries with employment sites, both the proposed employment site to the north west and existing Dorket Head Brickworks to the north east**
  - **10% on site provision of open space**
  - **10% biodiversity net gain**
  - **Appropriate sustainable drainage system**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **Provision of a local centre which should not exceed 2,000 sq.m**
  - **Prior extraction of brick clay to be considered through the planning application process**

- **A layout and design that responds appropriately to the topography of the site**

3. **Numbers and employment floorspace figures provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings and employment floorspace subject to the overall scheme being considered suitable.**

Justification

14.3.4 The development of the Lime Lane strategic allocation will create a Sustainable Urban Extension to Arnold and the wider Nottingham conurbation. The development will provide for 925 new homes. This capacity includes an area previously allocated for 150 homes which does not yet have planning permission. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the challenging topography, visual impact, highway capacity and appropriate buffer with neighbouring occupiers. A broad mix of house sizes and types will be required. The development will also include areas of employment development to the north west with access from the Leapool Roundabout and to the north east adjoining Dorket Head Brickworks.

14.3.5 There are existing public rights of way that cross through the site connecting Ashington Drive to both Mansfield Road and Lime Lane which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.6 The site is located in proximity to the Dorket Head Brickworks as well as proposing new employment uses within the site. A noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity of the proposed housing. Additionally, the proposed employment units closest to proposed housing should be limited in height to not appear overbearing. Appropriate landscape screening should also be provided to protect the visual amenity of future residents.

14.3.7 The allocation is primarily for housing and employment, however a local centre of up to 2,000 sq.m, comprising one or more units should also be provided. The size and scale of the local centre is considered appropriate to support the 1,075 new homes proposed. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments.

14.3.8 Higher densities should be achieved in areas to the south of the site. All green space within the site should be permanently maintained as open space.

14.3.9 Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

14.3.10 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site Specific highway improvements set out in GLDP 63 – Transport Infrastructure Priorities	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 30% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 2,000 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision.	Green infrastructure proposals to be progressed as part of planning application

Infrastructure	Summary Assessment	Further work
	Requirement for 10% of the site area to be open space.	process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan

HOU 3 - Mapperley Golf Course

1. **Mapperley Golf Course as shown on the Policies Map is allocated for residential development with a capacity of 750 dwellings and a local centre. The site area is approximately 46 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 750 homes**
  - **20% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **At least two points of vehicular access including via Arnold Lane roundabout and Central Avenue**
  - **Contribution towards bus provision and internal roads designed to accommodate a potential bus route through the development site**
  - **Provide pedestrian and cycle connections to Digby Park**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Retain and enhance boundary vegetation, specifically existing trees and woodland**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **Provision of a local centre which should not exceed 500 sq.m**
  - **A layout and design that responds appropriately to the topography of the site.**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.11 The development of Mapperley Golf Course will provide for 750 new homes. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the challenging topography. A broad mix of house sizes and types will be required.

14.3.12 Higher densities should be achieved in areas to the east, west and centre of the site. All green space within the site should be permanently maintained as open space.

14.3.13 The allocation is primarily for housing, however a local centre of up to 500 sq.m, comprising one or more units should also be provided, which is considered an appropriate size and scale to not harm the existing Mapperley Plains local centre. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments.

14.3.14 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 500 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan

HOU 4 - Mapperley Plains East

1. **Mapperley Plains East as shown on the Policies Map is allocated for residential development with a capacity of 650 dwellings. The site area is approximately 30 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 650 homes**
  - **25% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **At least two points of vehicular access from Mapperley Plains and should connect throughout the whole site**
  - **Footway provision should be made across the site frontage where feasible**
  - **Contribution towards bus provision and internal primary road designed to accommodate a potential bus route through the development site**
  - **Retain public rights of way through the site**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Incorporation of green corridor through the centre of the site**
  - **Retain and enhance boundary vegetation**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.15 The development of Mapperley Plains East will provide for 650 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.16 There are existing public rights of way that cross through the site connecting Spring Lane to both Catfoot Lane and the Bonney Doles which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.17 Higher densities should be achieved in areas to the west of the site. All green space within the site should be permanently maintained as open space.

14.3.18 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site Specific highway improvements set out in GLDP 63 – Transport Infrastructure Priorities	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 25% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan

HOU 5 - New Farm

1. **New Farm as shown on the Policies Map is allocated for residential development with a capacity of 375 dwellings. The site area is approximately 35 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 375 homes**
  - **35% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **Vehicular access from Bestwood Lodge Drive**
  - **Emergency vehicle access from Thornton Avenue**
  - **Contribution towards bus provision**
  - **Provide a pedestrian and cycle connection to the public right of way at the northern site boundary**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Landscape buffer to the west of the site**
  - **Retain "The Strip" area of woodland**
  - **Retain and enhance boundary vegetation**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **Appropriate sustainable drainage system**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.19 The development of New Farm will provide for 375 new homes. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the heritage impact, highway capacity and watercourse. A broad mix of house sizes and types will be required.

14.3.20 Higher densities should be achieved in areas to the south and centre of the site. All green space within the site should be permanently maintained as open

space. A landscape buffer to the west of the site is required to retain the distinctive character of Bestwood Country Park and protect the setting of Bestwood Lodge. A new pedestrian and cycle connection at the northern boundary of the site should be made to connect to the existing public right of way which connects Henry Street to Bestwood Village.

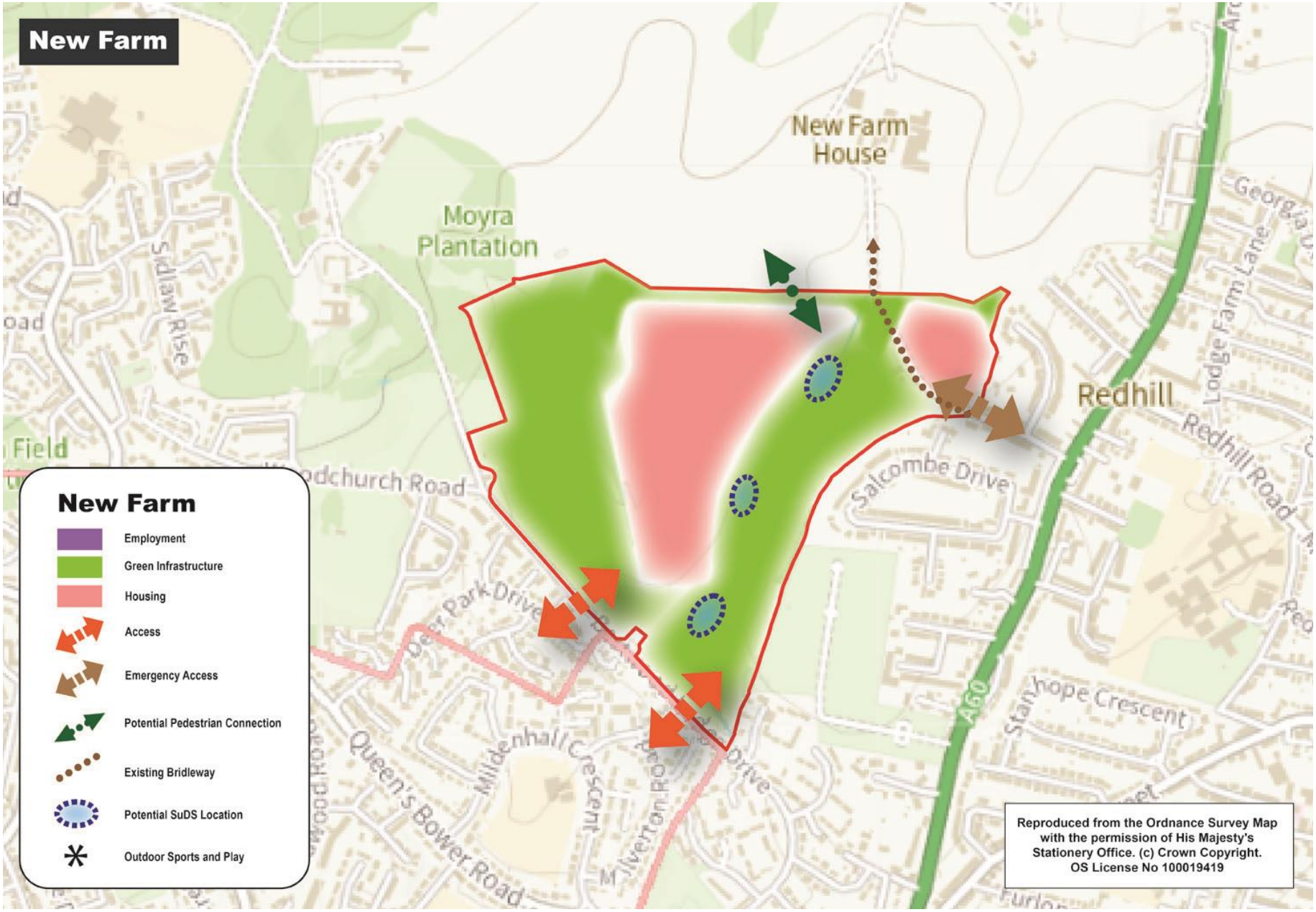
14.3.21 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 35% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Lower density development and reduced site area to omit the former Historic Parkland and provide a suitable buffer to this area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan



HOU 6 - Teal Close Extension

1. **Teal Close as shown on the Policies Map is allocated for residential-led development with a capacity of 500 dwellings and up to 7.5 hectares of employment. The site area is approximately 52 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 500 homes**
  - **25% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Employment**
  - **Provision of 7 hectares of industrial / warehousing (E(g)(iii) and B8 uses on land off Stoke Lane and 3,000 square metres office floorspace**
  - **Employment and Skills Plan**
- **Transportation**
  - **Two points of vehicular access from Scooter Road and Stoke Lane**
  - **Retain public right of way through the site**
  - **Contribution towards bus provision**
  - **Provide a pedestrian and cycle connection to Rivendell Eco Park**
- **Blue-Green Infrastructure**
  - **Landscape buffer to the north east**
  - **Retain and enhance boundary vegetation**
  - **Suitable stand off and planting around the existing housing on Stoke Lane**
  - **Extension to Rivendell Eco Park**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**

3. **Numbers and employment floorspace figures provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings and employment floorspace subject to the overall scheme being considered suitable.**

Justification

14.3.22 The development of Teal Close will provide for 500 new homes and 7.5 hectares employment generating uses. The exact level of housing and employment and siting of development will be considered through the planning application process, taking into account the need to respond to flood risk. A broad mix of house sizes and types will be required.

14.3.23 There is an existing public right of way that crosses through the centre of the site connecting the Netherfield Lagoons and Stoke Lane which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.24 A landscape buffer to the north east of the site is required to avoid the loss of countryside gap between Stoke Bardolph and Carlton and to protect the setting of heritage assets in Stoke Bardolph.

14.3.25 The allocation comprises employment uses in proximity to the existing housing on Stoke Lane known as Top Row Cottages. A noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity of the existing housing. Additionally, the employment units closest to Top Row Cottages should be limited in height to not appear overbearing and include appropriate landscape screening to protect the visual amenity of the existing residents at Top Row Cottages.

14.3.26 Higher densities should be achieved in areas to the west and centre of the site. All green space within the site should be permanently maintained as open space.

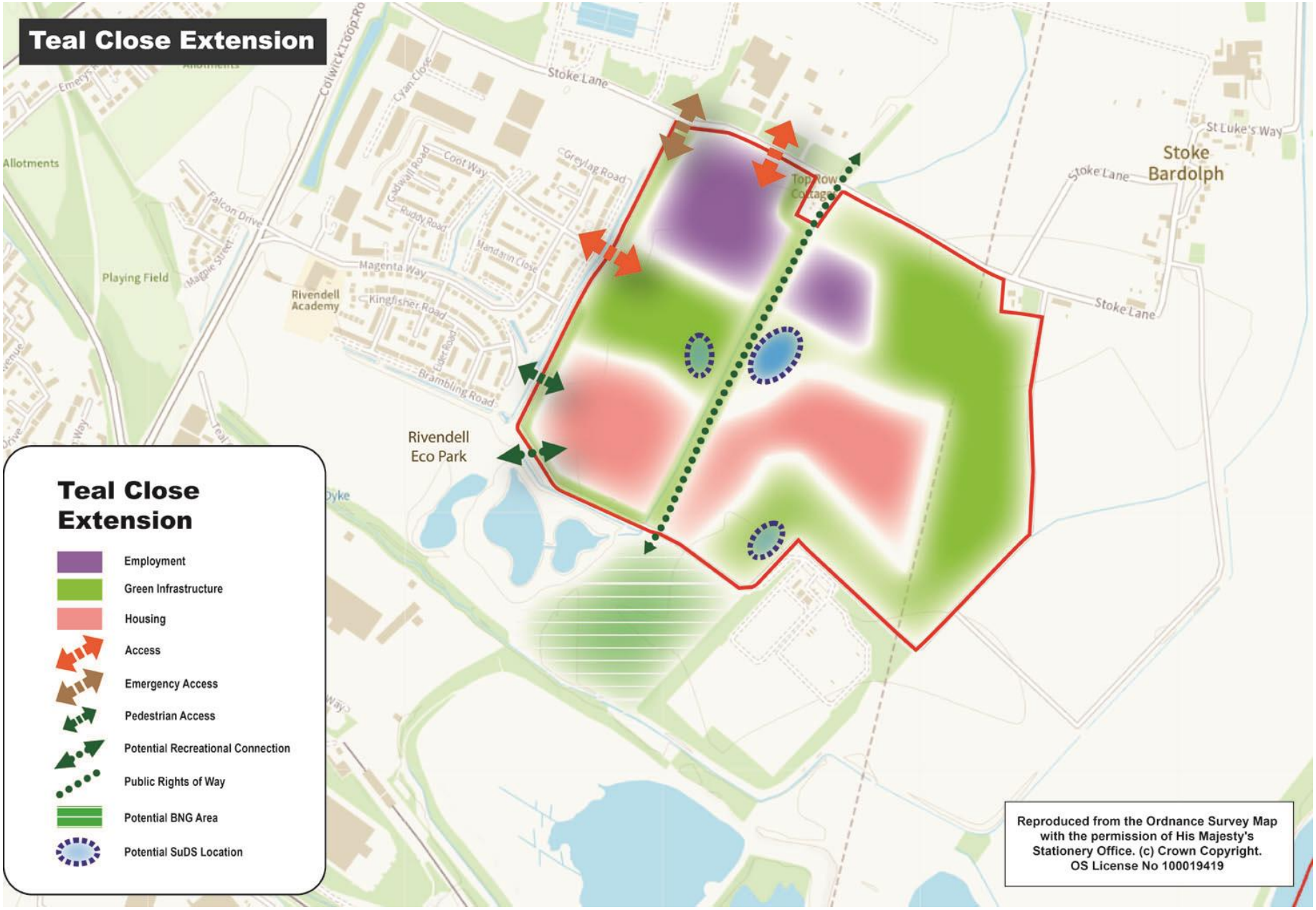
14.3.27 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site Specific highway improvements set out in GLDP 63 – Transport Infrastructure Priorities	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed

Infrastructure	Summary Assessment	Further work
		as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 25% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Avoid development on part of the north-east fields closest to the village of Stoke Bardolph	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 7 - Willow Farm Extension

1. **Willow Farm Extension as shown on the Policies Map is allocated for residential development with a capacity of 200 dwellings. The site area is 12 hectares.**

2. **The development will be subject to the requirements set out below.**

- **Housing**
  - **Provision for 200 homes**
  - **35% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **Single points of vehicular access from Green's Farm Lane**
  - **Contributions towards bus provision**
  - **Retain public right of way through the site**
  - **New pedestrian and cycle connection to Grange View Road**
  - **Travel Plan**
- **Blue-Green Infrastructure**
  - **Green corridor along the public right of way through the centre of the site**
  - **Retain and enhance boundary vegetation**
  - **Suitable stand off and planting along the line of Colliery Way**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **A layout and design that responds appropriately to the topography of the site.**
  - **Integrate development with existing edge of Gedling Village**
  - **Development below the 75m contour line to limit visibility**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.28 The development of Willow Farm Extension will provide for 200 new homes. This capacity includes an area previously allocated for 110 homes, of which 24 homes are currently under construction, but the remainder does not yet have planning permission. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the challenging topography. A broad mix of house sizes and types will be required.

14.3.29 There is an existing public right of way that crosses through the centre of the site connecting Yew Tree Lane and Colliery Way which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.30 Higher densities should be achieved in areas to the south of the site. All green space within the site should be permanently maintained as open space.

14.3.31 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 35% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan

HOU 8 - Top Wighay Farm Extension

1. **The area as shown on the Policies Map is allocated for residential development with a capacity of 880 dwellings. The site area is approximately 44 ha.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

Extended area

- **Housing**
  - **Provision for 880 homes**
  - **30% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **At least two points of access from roads within the "consented area"**
  - **Pedestrian and cycle connections to adjacent development within the "consented" area**
  - **Provision of a safeguarded route for the Nottingham Express Transit line**
  - **Travel Plan**
- **Blue-Green Infrastructure**
  - **Retention and enhancement of existing habitats, including Local Wildlife Sites**
  - **The creation and enhancement of open space and green infrastructure which links to the wider Green Infrastructure network**
  - **10% Biodiversity Net Gain**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank and sufficient to protect the natural and historic environment including Linby Conservation Area**
  - **Protection of the two historic watercourses which bisect the eastern part of the site and feed into Linby Docks, to conserve the character of Linby Conservation Area (including protection from flooding, pollution etc) including the significance of the two scheduled (and listed) crosses that sit on Linby Docks (Top Cross and Bottom Cross)**
  - **Landscape buffers to the north, west and south eastern boundaries, to protect the significance of Annesley Hall Registered Park and Garden and Linby Conservation Area**
  - **Part of the north western corner of the site lies within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA). Mitigation will be necessary to demonstrate that**

development can be delivered with no adverse impact on the integrity of the ppSPA
    - **10% on site open space provision**
    - **An appropriate sustainable drainage system**
- **Other**
    - **Contributions towards primary health care.**
    - **Contributions towards additional school places.**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.32 The development of the Top Wighay Farm Extension strategic allocation will create a Sustainable Urban Extension to Hucknall and the wider Nottingham conurbation. The allocation will also form a seamless extension to the "consented" area with outline planning permission (2020/0050) granted on 25th March 2022, 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. The development will provide for 880 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.

14.3.33 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.

14.3.34 The allocation will provide new 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.

14.3.35 The landscape buffer to the north and west of the site is required to maintain the strong sense of separation from Newstead Village and protect the setting of Annesley Hall Registered Park and Garden. The landscape buffer to the south east of the site is required to maintain separation with Linby Conservation Area, to protect the setting of this heritage asset, and to contribute to the creation of a permanent defensible Green Belt boundary. To assist in protecting the significance of this important heritage asset, a wooded buffer should be provided between the railway line and the allocated land along the eastern edge of the site to protect the green space between Linby village and the development site. The historic watercourse which bisects the eastern section of the extension and which feeds into the northern of the two Linby docks comprises a unique feature contributing to the character of Linby Conservation Area. The watercourse should be protected, including from issues such as flooding and pollution etc, and existing planting should be preserved.

14.3.36 Part of the north western corner of the site lies within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA). Mitigation measures will need to be considered and agreed with Natural England as part of the planning application process to demonstrate that development can be delivered with no adverse impact on the integrity of the ppSPA, noting the presence of the A611 and the section of Annesley Forest which forms a buffer.

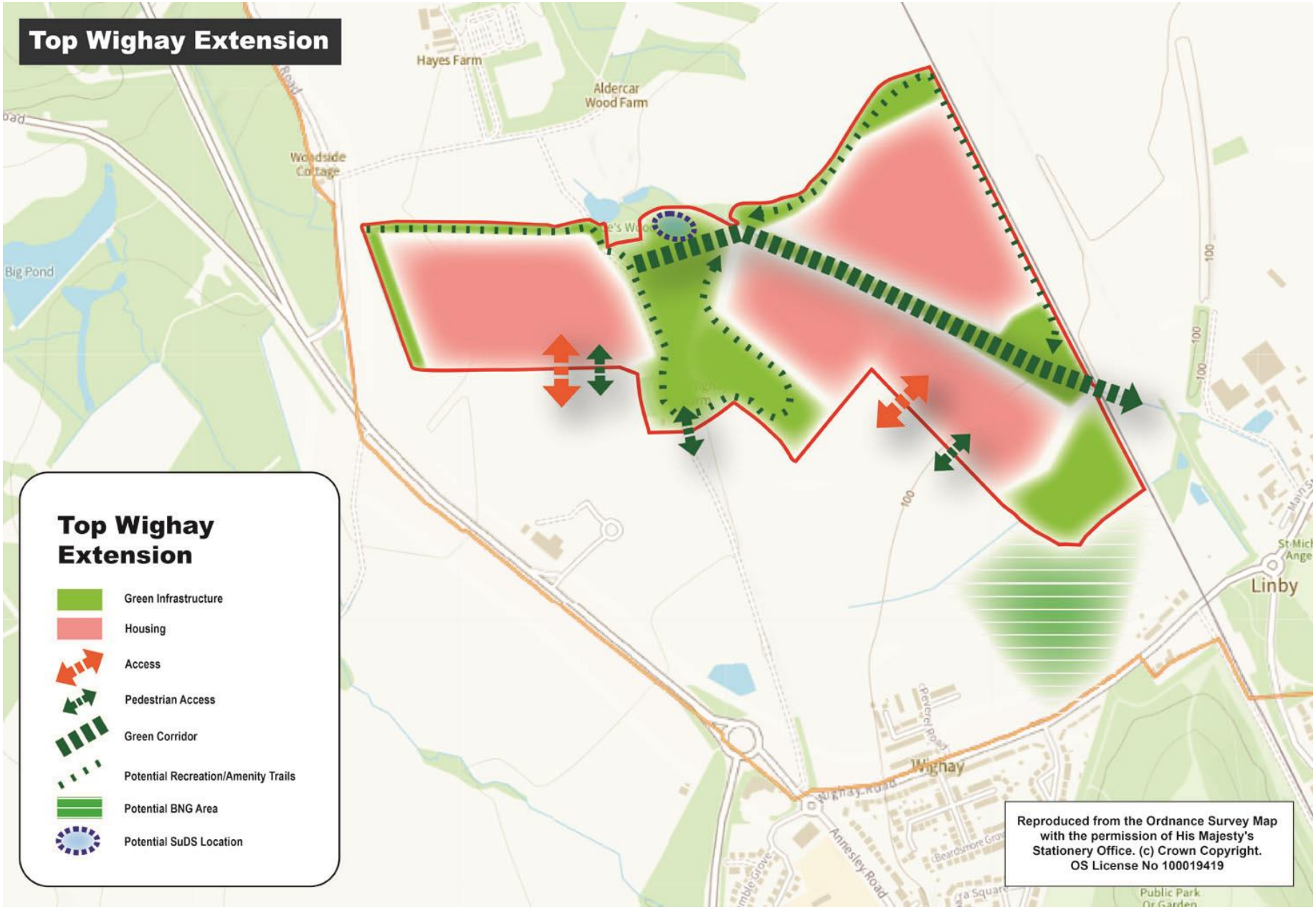
14.3.37 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 30% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process. Project HRA required to set out an assessment of the likely impacts arising from the development on breeding nightjar and woodlark in the Sherwood Forest area.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Inclusion of a suitably landscaped wooded buffer around the north and western boundary of the site to protect Annesley Hall, Park and Garden.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 9 - Westhouse Farm, Bestwood

1. **Westhouse Farm as shown on the Policies Map is allocated for residential development with a capacity of 300 dwellings and a local centre. The site area is approximately 13 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 300 homes**
  - **Two different percentages of 20% and 35% of the dwellings permitted to be affordable to apply dependent on location, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **Two points of vehicular access from Moor Road and Westhouse Road**
  - **Contribution towards bus provision**
  - **Retain existing public right of way through the site**
  - **Provide a pedestrian and cycle connection to Hawthorne Primary and Nursery School**
  - **Footway provision should be provided across site frontage with Moor Road**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Incorporation of green corridor through the centre of the site**
  - **Landscape buffer to the north west**
  - **Retain and enhance boundary vegetation**
  - **Suitable stand-off and planting along boundary with the existing business to the north**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **Provision of a local centre which should not exceed 500 sq.m**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.38 The development of Westhouse Farm Extension will provide for 300 new homes. The affordable housing requirement seeks two different percentages as the 20% requirement applies to the part of the site previously designated safeguarded

land and the 35% requirement applies to the part of the site that has been removed from Green Belt. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.39 There is an existing public right of way that crosses through the centre of the site which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.40 A landscape buffer to the north west of the site is required to provide set back from the road and views on the approach to the village from the north. The site is located in close proximity to an existing business which may generate a level of noise to the north. At the planning application stage, a noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity for future residents. Appropriate landscape screening should be provided to protect the visual amenity of future residents.

14.3.41 The allocation is primarily for housing, however a local centre of up to 500 sq.m, comprising one or more units should also be provided, which is considered an appropriate size and scale for Bestwood Village. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments.

14.3.42 Housing densities should respond appropriately to the topography of the site and be lower towards open edges of the site. All green space within the site should be permanently maintained as open space.

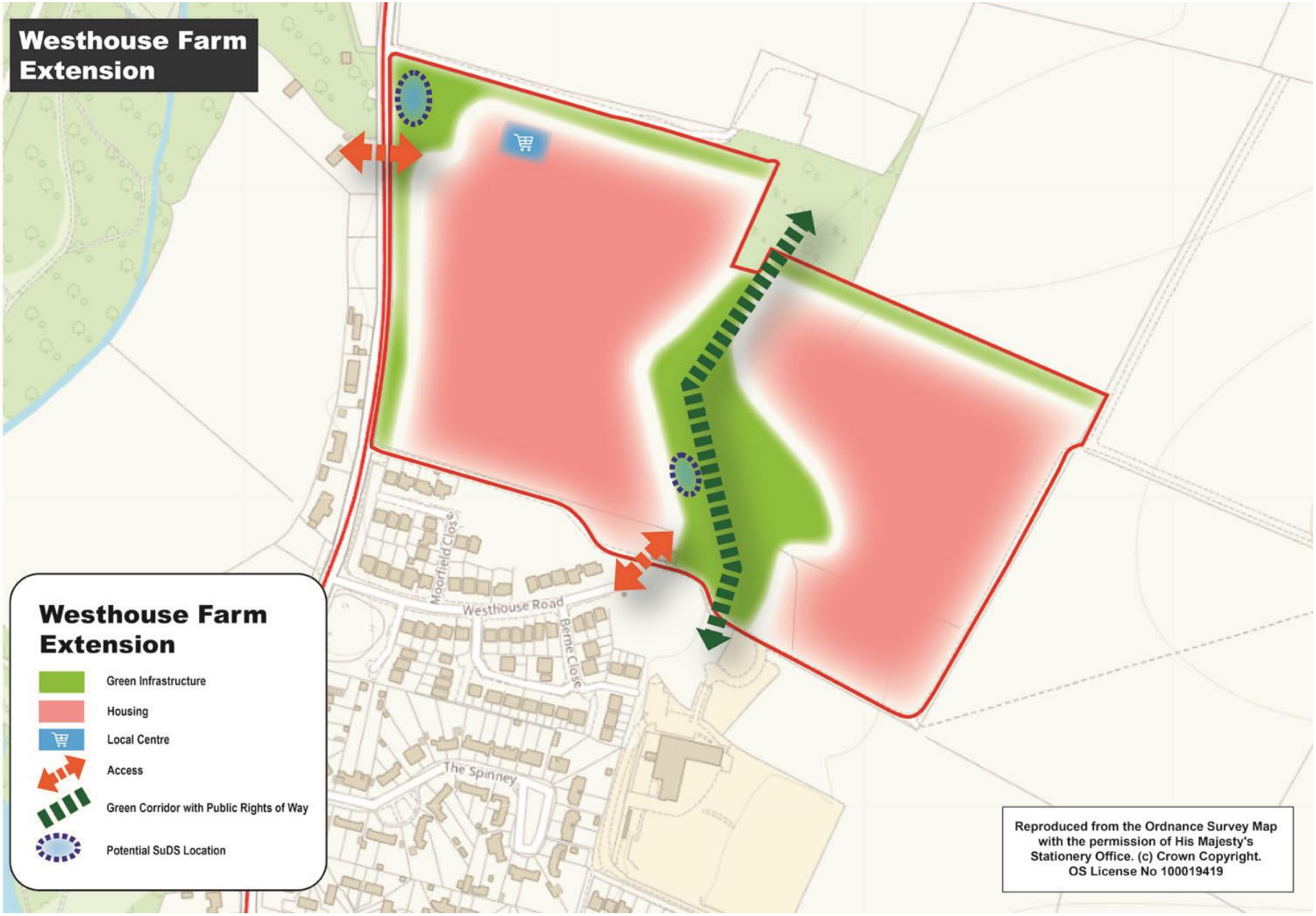
14.3.43 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed

Infrastructure	Summary Assessment	Further work
		as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20%/35% affordable housing provision dependent on location, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 500 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 10 - Mansfield Lane, Calverton

1. **Mansfield Lane as shown on the Policies Map is allocated for residential development with a capacity of 175 dwellings. The site area is approximately 5.7 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 175 homes**
  - **35% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **Vehicular access from Mansfield Lane**
  - **Contribution towards bus provision**
  - **Footway provision along site frontage and crossing facility on Mansfield Lane**
  - **Pedestrian and cycle connections should be provided at the site boundary**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Incorporation of green corridor connecting with Oxton Woods**
  - **Retain and enhance boundary vegetation**
  - **Landscape screening along boundary with Little Adventure Forest School**
  - **Landscaping along site frontage with Mansfield Lane and Flatts Lane**
  - **Mitigate impacts upon and enhance where possible Local Wildlife Site to the east**
  - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.44 The development of Mansfield Lane will provide for 175 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.45 Higher densities should be achieved in areas to the centre and south of the site. All green space within the site should be permanently maintained as open space. Appropriate on-site green space will be required to help minimise potential recreational disturbance at Bildworth Woods, Sansom Woods, Watchwood Woods and Haywood Oaks Farm Woodland which form part of the Sherwood Forest possible potential Special Protection Area (ppSPA).

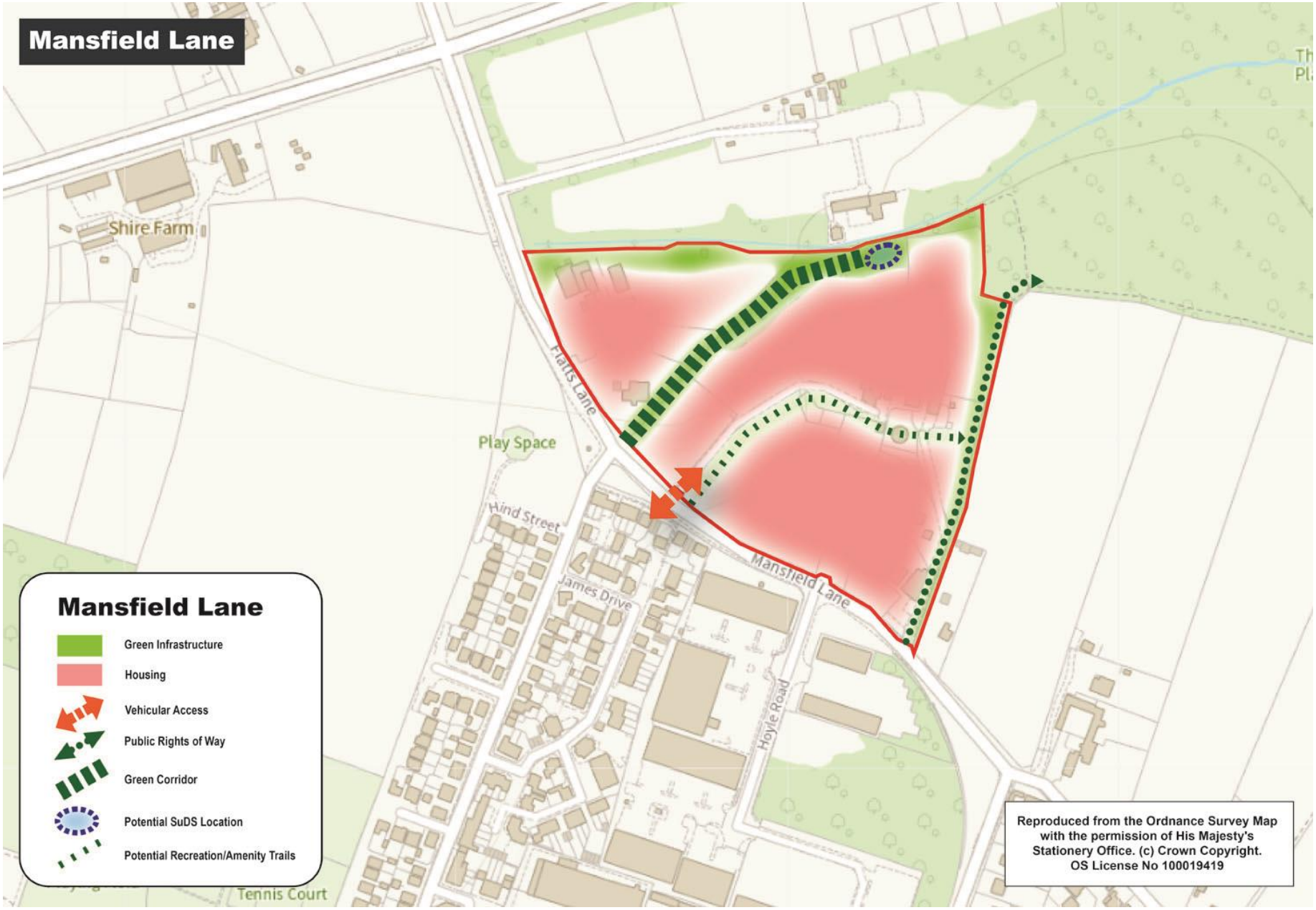
14.3.46 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 35% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 11 - Park Road Extension, Calverton

1. **Park Road Extension as shown on the Policies Map is allocated for residential development with a capacity of 500 dwellings and a local centre. The site area is approximately 25 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan:**

- **Housing**
  - **Provision for 500 homes**
  - **20% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **At least three points of vehicular access from Pheasant Way, Stag Drive and Oxton Road**
  - **Potential additional vehicular access from Oxton Road and/or Flatts Lane**
  - **Access from Oxton Road to only allow for vehicular movements and not pedestrians or cyclists**
  - **Retain existing public right of way through the site**
  - **Provide pedestrian and cycle connections to Harrison Street and to adjoining open space**
  - **Contribution towards bus provision and internal primary road designed to accommodate a potential bus route through the development site**
  - **Travel Plan**
- **Blue-Green Infrastructure**
  - **Landscape buffer to the north east of the site**
  - **Retain and enhance boundary vegetation**
  - **Suitable stand-off and planting along boundary with the existing waste management site to the west**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **Provision of a local centre which should not exceed 2,000 sq.m**
  - **Safeguard 2.5 hectares of land to the north east for new primary school**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.47 The development of the Park Road Extension allocation will provide for 500 new homes including plots for self build and custom homes. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to visual and heritage impact.

14.3.48 The site will have multiple points of access to ensure permeability through the site and with the wider settlement of Calverton. Access to Oxton Road will only allow for vehicle movements, as Oxton Road is considered unsuitable for pedestrians and cyclists due to the higher speed of passing traffic. To prevent pedestrians and cyclists from attempting to access Oxton Road, there should be no footway connections. Additional accesses could be taken from Oxton Road and/or Flatts Lane and should consider how the road layout will serve the new primary school.

14.3.49 There is an existing public right of way that crosses through the western part of the site connecting Oxton Road and Park Road which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.50 The site is located in close proximity to an existing waste management facility to the west. At the planning application stage, a noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity for future residents. Appropriate landscape screening should be provided to protect the visual amenity of future residents.

14.3.51 A landscape buffer to the north east of the site is required to retain a rural gateway to Calverton and protect the setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and Grade II Listed Lodge Farm.

14.3.52 A broad mix of house sizes and types will be required. Higher densities should be achieved in areas to the south of the site.

14.3.53 All green space within the site should be permanently maintained as open space. Appropriate on-site green space will be required to help minimise potential recreational disturbance at Bildworth Woods, Sansom Woods, Watchwood Woods and Haywood Oaks Farm Woodland which form part of the Sherwood Forest possible potential Special Protection Area (ppSPA).

14.3.54 The allocation is primarily for housing, however a local centre of up to 2,000 sq.m, comprising one or more units should also be provided. The size and scale of the local centre is considered appropriate to support the 500 new dwellings proposed, in combination with the earlier phase of 363 homes (2022/0584) currently under construction. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments. The local centre will be accessed from an internal road and not directly from Oxton Road. Additional connections for pedestrians and cyclists travelling from elsewhere within the site should be provided.

14.3.55 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table

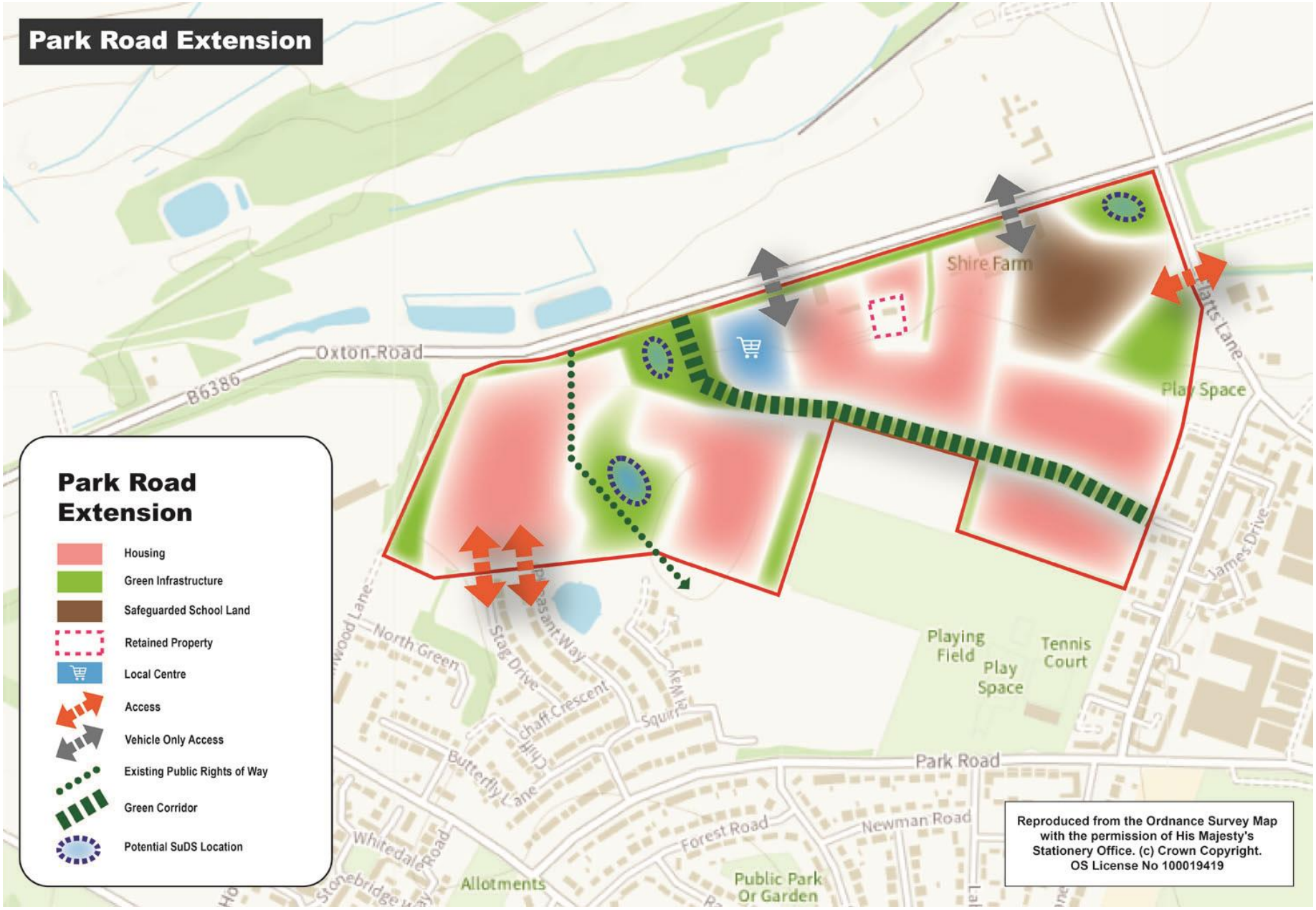
below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards Highway Authority to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage system	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Safeguard two hectares of land to the north east for potential new primary school Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 2,000 sq.m	Details to be progressed as part of planning application process.

Infrastructure	Summary Assessment	Further work
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	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	Site is within the setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of Grade II Listed Lodge Farm. The impact of development on these heritage assets can be mitigated by pulling development back off Oxton Road (B8386), especially at the north east corner.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 12 - Kighill Lane, Ravenshead

1. **Kighill Lane as shown on the Policies Map is allocated for residential development with a capacity of 120 dwellings. The site area is approximately 7.3 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 120 homes**
  - **40% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **One point of vehicular access from Kighill Lane**
  - **Contribution towards bus provision**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Incorporation of green corridor along Mansfield Road (A60)**
  - **Landscaping along site frontage with Kighill Lane**
  - **Retain and enhance boundary vegetation**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.56 The development of Kighill Lane will provide for 120 new homes, which may include a residential care home. This capacity includes land previously allocated for 30 homes, which does not yet have planning permission. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.57 Higher densities should be achieved in areas to the centre of the site. All green space within the site should be permanently maintained as open space.

14.3.58 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage system	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 40% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space. Contribution to nearby sports facilities	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning

Infrastructure	Summary Assessment	Further work
		application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan

HOU 13 – Nottingham Road, Ravenshead

1. **Nottingham Road as shown on the Policies Map is allocated for residential development with a capacity of 50 dwellings. The site area is approximately 1.7 hectares.**

2. **The development will be subject to the requirements set out below and shown on the indicative plan.**

- **Housing**
  - **Provision for 50 homes**
  - **40% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **One point of vehicular access from existing access point on Nottingham Road**
  - **Contribution towards bus provision**
  - **Provide pedestrian and cycle connections to Ravenshead Leisure Centre and Nottingham Road**
  - **Travel plan**
- **Blue-Green Infrastructure**
  - **Incorporation of green corridor through the retention of trees along Nottingham Road**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.59 The development of Nottingham Road will provide for 50 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.60 Higher densities should be achieved in areas to the centre and north of the site. All green space within the site should be permanently maintained as open space.

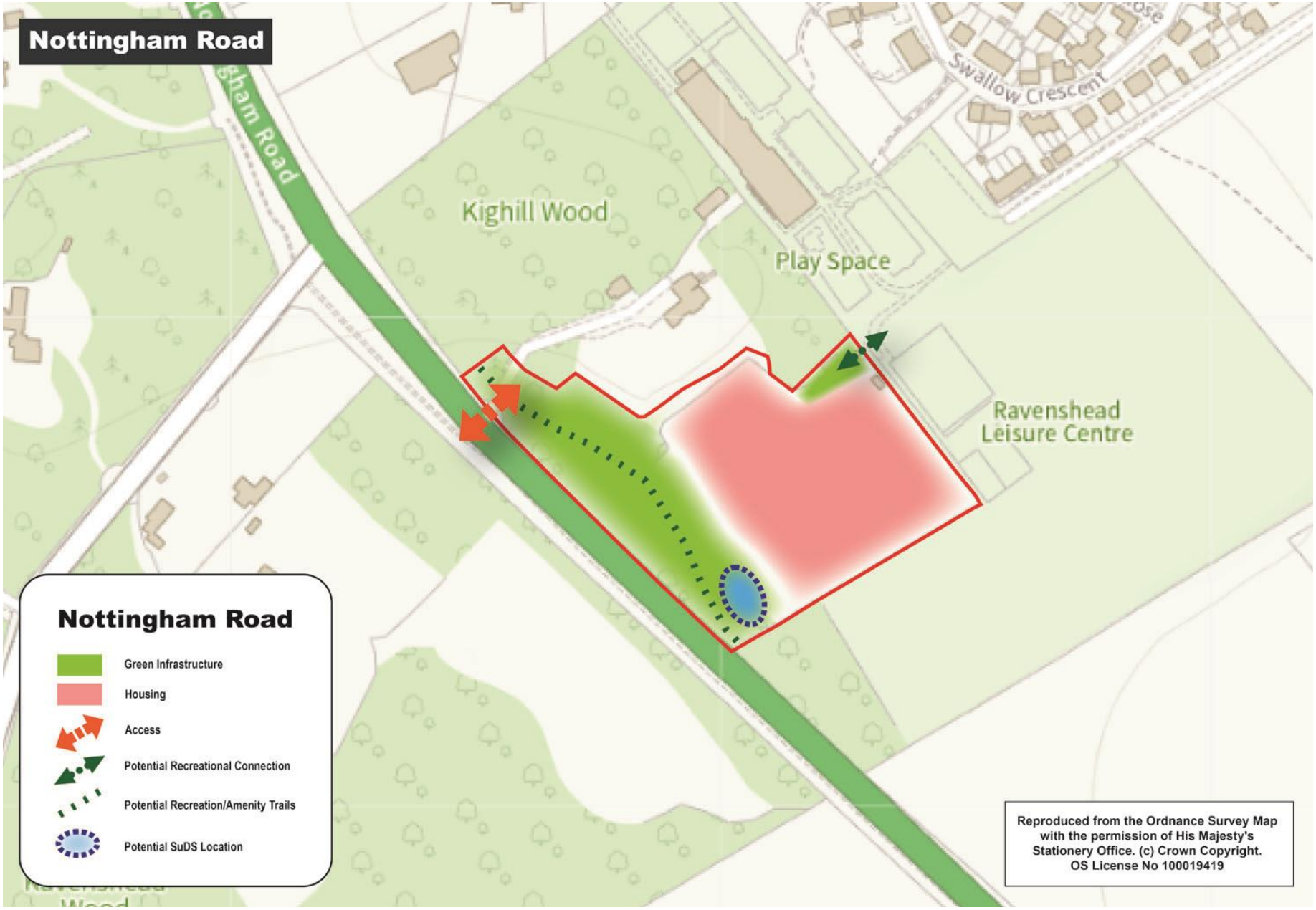
14.3.61 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT – no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 40% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part

Infrastructure	Summary Assessment	Further work
		of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 14 - Silverland Farm, Ravenshead

1. **Silverland Farm as shown on the Policies Map is allocated for residential development with a capacity of 750 dwellings and a local centre. The site area is approximately 38 hectares.**

2. **The development will be subject to the requirements set out below shown on the indicative plan.**

- **Housing**
  - **Provision for 750 homes**
  - **25% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- **Transportation**
  - **Two points of vehicular access from Main Road**
  - **Contribution towards bus provision to serve the development site**
  - **Travel Plan**
  - **Provision of footways and cycleway improvements on Main Road and new pedestrian crossing on Main Road**
  - **Provide pedestrian and cycle connections to Ricket Lane**
- **Blue-Green Infrastructure**
  - **Incorporation of green corridor through the centre of the site**
  - **Provide landscape buffer to the north**
  - **Retain and enhance boundary vegetation.**
  - **Suitable stand off and planting along boundaries with existing businesses to the south**
  - **10% on site provision of open space**
  - **10% Biodiversity Net Gain**
  - **Appropriate sustainable drainage system**
- **Other requirements including:**
  - **Contributions to primary health care**
  - **Contributions towards additional school places**
  - **Safeguard 2.5 hectares of land to the north for potential relocated and extended primary school**
  - **Provision of a local centre which should not exceed 500 sq.m**
  - **A layout and design that responds appropriately to the topography of the site**

3. **Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.62 The development of Silverland Farm will provide for 750 new homes, which may include a residential care home. The exact level of housing and siting of development will be considered through the planning application process, taking into

account the need to respond to the challenging topography, highway capacity and visual impact. A broad mix of house sizes and types will be required.

14.3.63 Higher densities should be achieved in areas to the south of the site. All green space within the site should be permanently maintained as open space. Appropriate on-site green space will be required to help minimise potential recreational disturbance at Normanshill Wood, Harlow Wood and Thieves Wood which form part of the Sherwood Forest possible potential Special Protection Area (ppSPA).

14.3.64 The site is located in close proximity to an existing business, which may generate a level of noise to the south. At the planning application stage, a noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity for future residents. Appropriate landscape screening should be provided to protect the visual amenity of future residents.

14.3.65 A landscape buffer to the north of the site is required on higher landform to reduce the visual impact on Ravenshead and to mitigate harm to the setting of the Fountain Dale Moat Scheduled Monument. Development should be no closer than 1,000 metres from the Scheduled Monument and pulled back from Rickett Lane.

14.3.66 The allocation is primarily for housing, however a local centre of up to 500 sq.m, comprising one or more units should also be provided, which is considered an appropriate size and scale to not harm the existing Milton Court Ravenshead local centre. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments. In terms of the area safeguarded for a potential primary school, it is intended that the school building would be sited to the south of the safeguarded area in order to keep higher landform open.

14.3.67 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 Plan.

IDP Constraints/Requirements summary

Infrastructure	**Summary Assessment**	**Further work**
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	

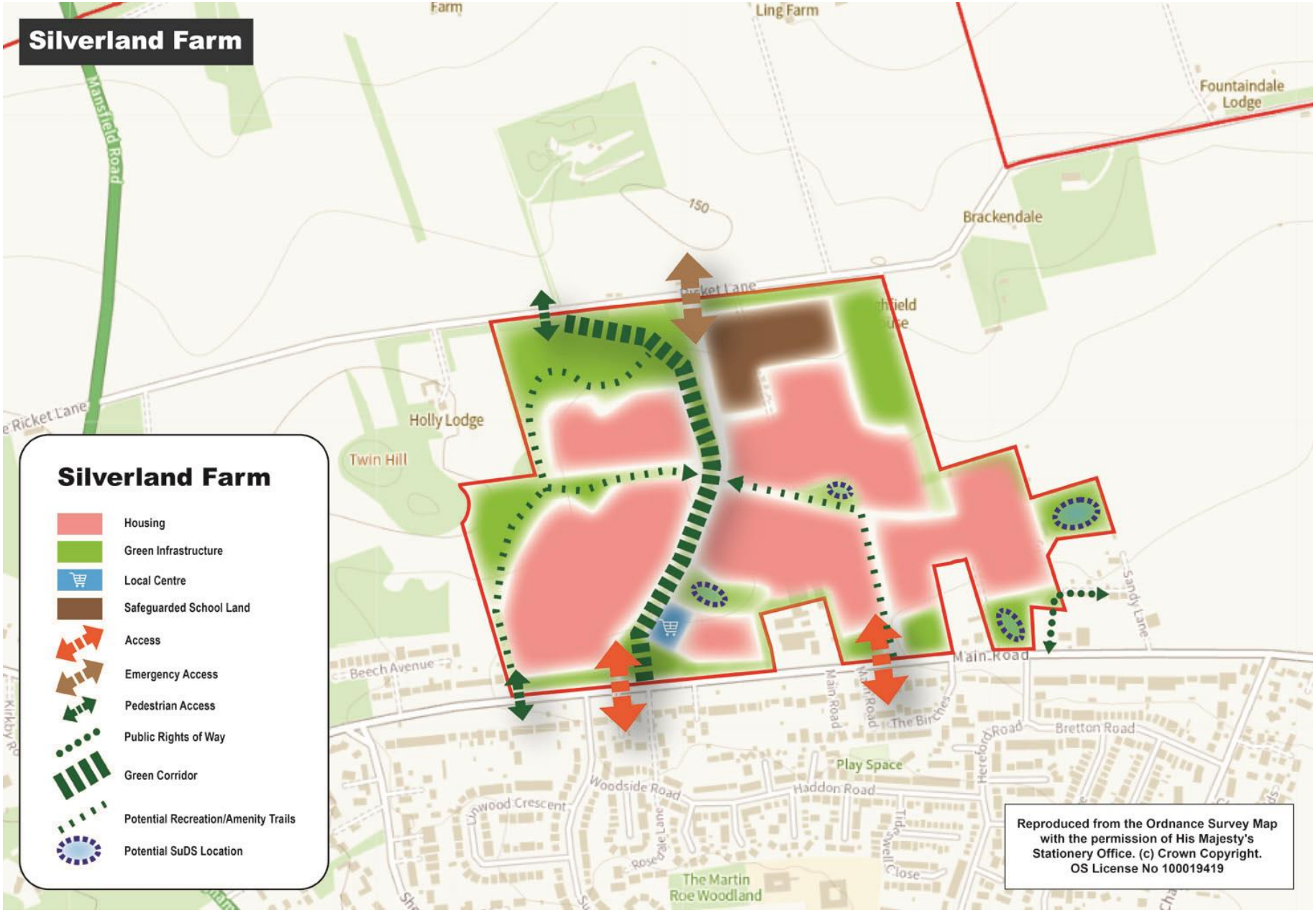
Infrastructure	Summary Assessment	Further work
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Safeguard 2.5 hectares of land to the north for potential relocated and extended primary school Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 25% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 500 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.

Infrastructure	Summary Assessment	Further work
Heritage Assets	Development should be avoided within 1000 metres from the Fountain Dale Moat Scheduled Monument.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Monitoring Arrangements

Target	Indicator	Delivery
All sites delivered by 2043	Progress on the delivery of the sites allocated	Development Management decisions

Indicative Plan



Policy GLDP 71 – Retention of Housing Sites

The principle of housing development is supported on the following sites as shown on the policies map:

- **RetH 1 - Killisick Lane, Arnold – 230 homes**
- **RetH 2 - Land West A60B, Arnold – 141 homes***
- **RetH 3 - Hayden Lane, Hucknall – 131 homes**
- **RetH 4 - Bestwood Business Park, Bestwood Village – 220 homes**
- **RetH 5 - Main Street, Calverton – 73 homes***
- **RetH 6 - Longdale Lane A, Ravenshead – 33 homes**
- **RetH 7 - Longdale Lane B, Ravenshead – 31 homes**
- **RetH 8 - Broad Close, Woodborough – 11 homes**

*Sites marked with an * have already been granted planning permission.*

14.4.1 The sites identified in this policy have been previously allocated for residential development and this policy seeks to support and ensure the delivery of housing on these sites.

14.4.2 The delivery of housing on these sites will be essential in meeting the housing target from 2025 to 2043. Many of these sites either benefit from extant planning permission, are pending s106 agreements or are pending determination and are therefore expected to deliver housing earlier in the plan period. This will help to maintain a healthy housing land supply, prior to the new allocations set out in GLDP 70 coming forward.

Killisick Lane, Arnold

14.4.3 This site lies on the northern edge of Arnold. The site was previously allocated in the Local Planning Document (2018) for 230 homes. Part of the site is currently under construction for 45 homes, and the remainder of the site is expected to deliver within the plan period.

Land West A60 B, Arnold

14.4.4 This site is located to the north of Redhill. The site was previously allocated in the Local Planning Document (2018). The site has extant planning permission for 141 homes, which are expected to deliver within the next five years.

Hayden Lane, Hucknall

14.4.5 This site lies to the north east of Hucknall. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 131 homes within the plan period.

Bestwood Business Park, Bestwood Village

14.4.6 This site is located to the south of Bestwood Village. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 220 homes within the plan period.

Main Street, Calverton

14.4.7 This site is located to the west of Calverton. The site was previously allocated in the Local Planning Document (2018). The site has extant planning permission for 73 homes, which are expected to deliver within the next five years.

Longdale Lane A, Ravenshead

14.4.8 This site is located to the south of Ravenshead. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 33 homes within the plan period.

Longdale Lane B, Ravenshead

14.4.9 This site is located to the south of Ravenshead. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 31 homes within the plan period.

Broad Close, Woodborough

14.4.10 This site is located to the north of Woodborough. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 11 homes within the plan period.

Monitoring Arrangements

Target	Indicator	Delivery
All sites delivered by 2043	Progress on the delivery of the sites retained	Development Management decisions

Policy GLDP 72 – Employment Allocations

The following site is allocated for employment-led mixed use development as shown on the Policies Map:

- **E1 - Gedling Colliery – 4.5 hectares**

The following sites are allocated for employment development (E(g), (i), (ii), (iii), B2, and B8 Uses) as shown on the Policies Map:

- **E2 - Hillcrest Park – 1 hectare (E(g) (i), (ii), (iii), B2 and B8); and**
- **E3 - Top Wighay Farm (E(g), (i), (ii), (iii) and B8) – 4.5 hectares and 4,500 sq m of office floorspace*.**

*Sites marked with an * have outline planning permission for (E(g), (i), (ii), (iii) and B8 uses.*

14.5.1 The Council is working to employment land and office floorspace targets which are to provide a minimum of 31 hectares of industrial/warehousing land and a minimum of 10,500 sq. m of office space over the plan period to 2043. Mixed use sites are allocated at Lime Lane and Teal Close under Policy GLDP 70. Together these two mixed use sites provide for 14 hectares of industrial and warehousing land and up to 6,000 sq m of office space. In addition, Policy GLDP 72 allocates employment sites at Gedling Colliery, Hillcrest Park and Top Wighay Farm amounting to 10 hectares. of industrial and warehousing land and up to 4,500 sq m of office. In combination these sites amount to about 24 hectares of industrial and warehousing land and 10,500 sq m of office. Planning permissions and commitments elsewhere add a further 7 hectares of available industrial and warehousing land resulting in a total of 31 hectares of industrial land. This provision of 31 hectares of industrial and warehousing land and 10,500 sq m of office is sufficient to meet the employment targets. Further details are set out in the Employment Background Paper.

Gedling Colliery

14.5.2 The land to the north of the Gedling Access Road is allocated for 4.5 hectares of employment-led mixed use development. The site has outline planning permission (reference 2017/1571) for the erection of employment units (Use Class B1c/B2/B8), pub/restaurant (Use Class A3/A4) and drive thru (Use Class A3) granted on 21st July 2020. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of “pump priming” as the site has remained undeveloped for a number of years. It also recognises that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment.

14.5.3 The employment allocations will provide sustainable employment opportunities close to the new housing provision and also contribute towards

meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible.

Hillcrest Park

14.5.4 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses and the allocation is to be carried forward. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxton Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council's overall employment land requirements.

Top Wighay Farm

14.5.5 Top Wighay Farm has outline planning permission (reference 2020/0050) for mixed use development comprising 805 homes, land for employment purposes (up to 49,500 m2 of E(g), (i), (ii), (iii) and B8 uses), a local centre comprising A1-A5, B1(a) and D1 uses (up to 2,800 m2), a 1.5 form entry primary school and associated infrastructure and open space, granted in March 2022. A planning application (reference 7/2022/0050NCC) for office building use for 3,412 Sq. m class E (g)(i) on 1.3 hectares within part of the employment allocation was granted planning permission by Nottinghamshire County Council on 27th July 2022 for their own use. This three storey office building was completed in March 2025. The residual undeveloped part of the employment site is estimated at five hectares (4.5 ha of industrial and warehousing land and up to 4,500 sq m of office) which is to be carried forward as an allocation.

Monitoring Arrangements

Target	Indicator	Delivery
All sites delivered by 2043	Progress on the delivery of the sites retained	Development Management decisions

Part C: Policies Map

The Policies Map shows site allocations and the areas to which site specific policies apply.

Click on the link here to view the interactive Policies Map.

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Gedling Local Development Plan

Publication Draft

Appendices

May 2026

Serving people, **Improving lives**

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Appendix A: Glossary

Glossary of Terms

Active Travel Measures – infrastructure projects designed to encourage walking, wheeling and cycling for regular journeys.

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, 2024) 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) **Social Rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is 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.
b) **Other affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for 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).
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.

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 GLDP Policy 57, 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). The Gedling Borough Council Community Infrastructure Levy (CIL) Charging Schedule, including the associated instalment policy, came into effect on 16th October 2015.

Conservation (for heritage policy): The National Planning Policy Framework (NPPF, 2024) 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 Strategy: The name used for the previous version of the Greater Nottingham Strategic Plan, the Gedling Borough Aligned Core Strategy 2014.

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, such as private gardens, car parking, access roads within the site and open space required by policy (such as children's play areas) will be included; sustainable drainage schemes which form part of the open space requirement will also be included.

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.)

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, 2024) 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 in the Local Plan. 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.

Grain: The grain relates to how the place is subdivided, the pattern of streets, building blocks, cycle routes, paths and how people move between places within the development. Some locations especially focus points such as local centres require a fine grain for more complex movement.

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 Gedling Borough Local Development 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 2024 paragraph 143):

a) to check the unrestricted sprawl of large built-up areas;
b) to prevent neighbouring towns merging into one another;
c) to assist in safeguarding the countryside from encroachment;
d) to preserve the setting and special character of historic towns; and
e) 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.

Grey belt. The National Planning Policy Framework (NPPF, 2024) definition of ‘grey belt’ is:

For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

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, 2024) 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, 2024) 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 proposed to be delivered in Gedling Borough by 2043. For Gedling Borough, this is the same as the Housing Need as calculated by the Government's standard method.

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 Local 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.

Joint Planning Advisory Board (JPAB): Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities. It was originally established to oversee the preparation of the Aligned Core Strategies and continues to oversee the preparation and coordination of strategic planning policies.

Key Diagram: Diagrammatic representation of the spatial strategy as set out in the Local 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 a Local 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. The new legal entity, EMCCA, will exercise various functions of the constituent councils in relation to transport including the development of an area wide Local Transport Plan.

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, 2024) 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)).

Massing, scale and proportion: The arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces.

Materials, architectural style and detailing: Materials, architectural style and detailing promote character by incorporating high quality and context appropriate materials and architectural detailing and have variation in building heights to break up the overall mass.

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.

Microprocessor Optimised Vehicle Actuation (MOVA): is an advanced , adaptive traffic signal control system which is designed to maximise junction capacity primarily by constantly adjusting the timing of traffic lights to optimise green light times based on actual traffic flow

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, 2024) 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.

Permeability and legibility: This relates to a simple, well-defined and inter-connected network of streets and spaces that allows for convenient access to a choice of movement modes and routes, as appropriate to the size of the development and grain of the surroundings.

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 Local Plan, being the administrative area of Gedling Borough.

Planning Inspectorate (PINS): Government agency which examines Local 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, 2024) definition of 'previously developed' land is:

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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 Local 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.

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, 2024) 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, 2024) 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 Local 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 36 of the National Planning Policy Framework (NPPF, 2024):

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. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA): Document with the role of identifying sites with potential for housing, assessing their 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 Gedling Borough Local Development 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 Road Network (SRN): includes the network of motorways and major A roads and is managed by National Highways.

Student Households: Households which can claim student council tax exemption including those within halls of residence.

Submission Draft: Final draft of the Local 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, 2024) 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, 2024) 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.

Transport Assessment (TA): The National Planning Policy Framework (NPPF, 2024) definition of 'transport assessment' is:

> A comprehensive and systematic process that sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Travel Plan: The National Planning Policy Framework (NPPF, 2024) 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.

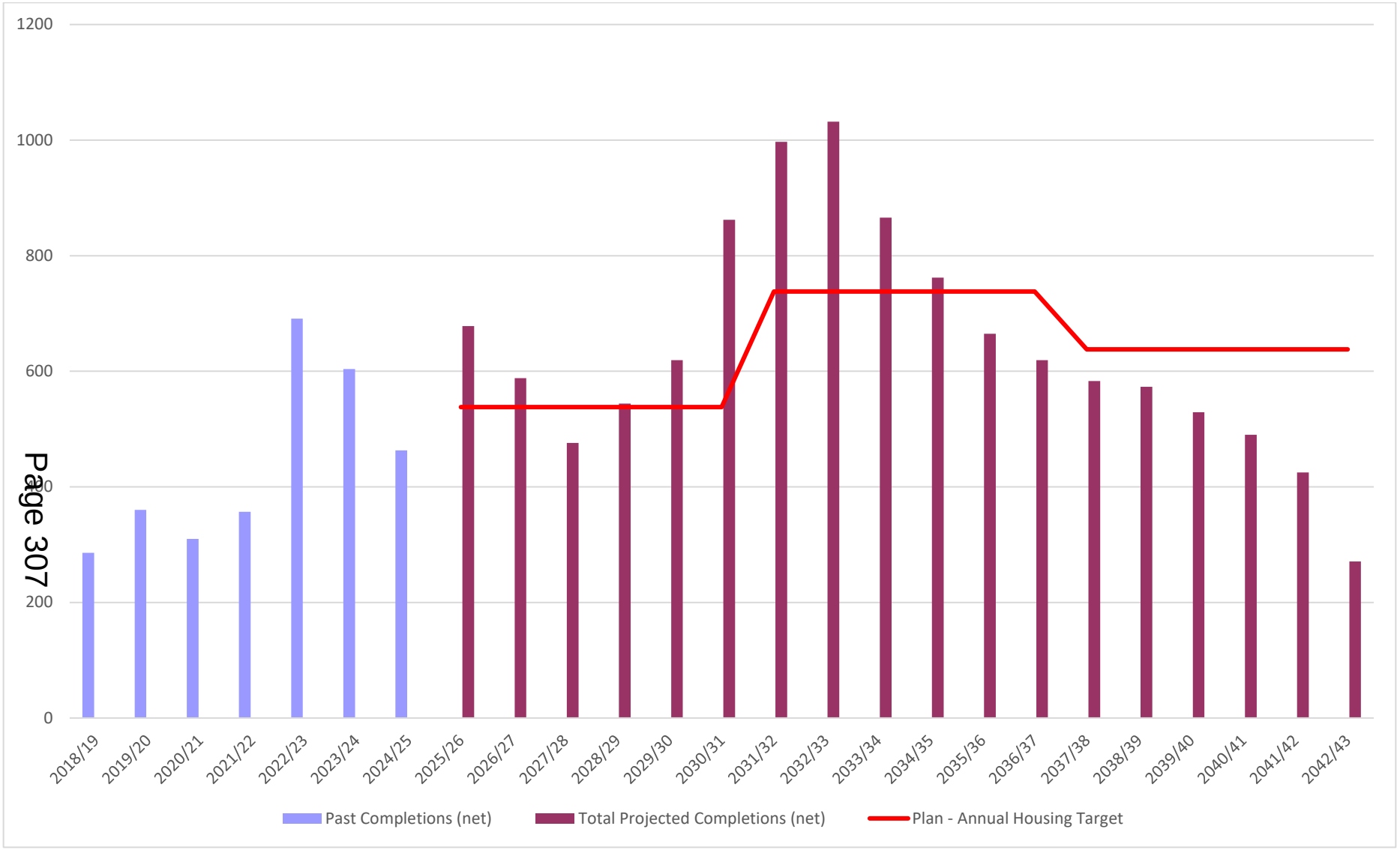
Use Classes Order: The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

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.

Appendix B: Housing Trajectory

	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	2041/42	2042/43	TOTAL
Sites under construction	616	358	195	120	1														1,290
Sites with planning permission	64	235	184	158	154	127	102	101	39										1,164
Sites without planning permission			77	26	15	237	231	184	138	82	53	22							1,065
GLDP allocations			25	117	328	378	543	627	568	559	490	475	460	450	405	365	300	145	6,235
Windfall				128	128	128	128	128	128	128	128	128	128	128	128	128	128	128	1,920
Lapse	-2	-5	-5	-5	-7	-8	-7	-8	-7	-7	-6	-6	-5	-5	-4	-3	-3	-2	-95
Projected completions	678	588	476	544	619	862	997	1032	866	762	665	619	583	573	529	490	425	271	11,579
Cumulative completions	678	1266	1742	2286	2905	3767	4764	5796	6662	7424	8089	8708	9291	9864	10393	10883	11308	11579	**11,579**
Annual housing target	538	538	538	538	538	538	738	738	738	738	738	738	638	638	638	638	638	638	**11,484**
Annual housing target (cumulative)	538	1076	1614	2152	2690	3228	3966	4704	5442	6180	6918	7656	8294	8932	9570	10208	10846	11484	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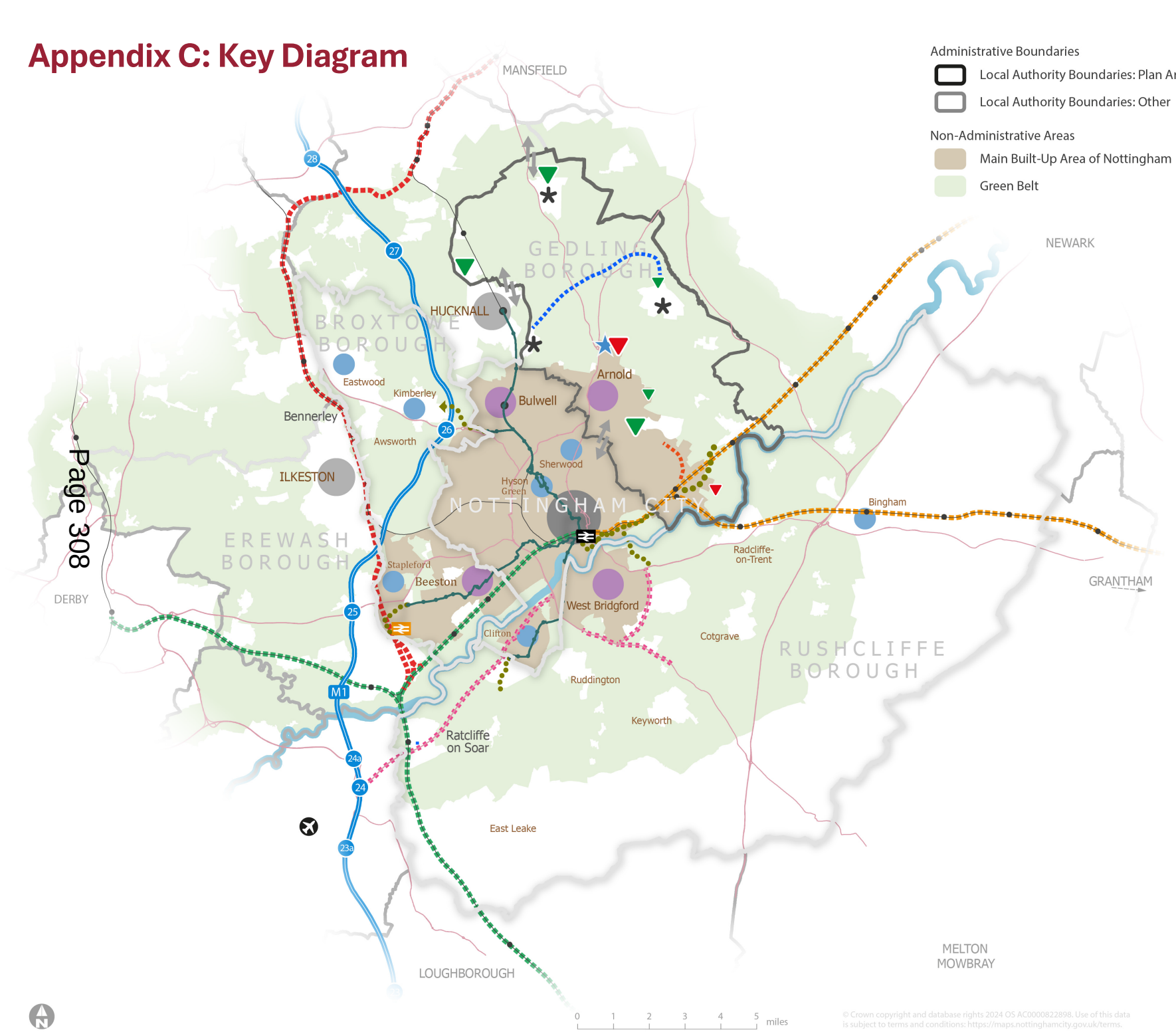
2037/38
2038/39
2039/40
2040/41
2041/42
2042/43
Past Completions (net)
Total Projected Completions (net)
Plan - Annual Housing Target

Appendix C: 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

Allocation Sites

Mixed Use Sites
- 500 - 749 houses
- >750 houses

Housing Sites
- 500 - 749 houses
- >750 houses

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
- Calverton Mineral Line Recreational Route
- Nottingham to Burton Joyce Cycle Route
- Rail: Proposed Station at Toton
- Park & Ride (Indicative Location)

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Representations of features are indicative only and are not to scale.

Appendix D: Design Code Framework Principles

The Gedling Borough Council Design Code Framework principles are provided below in their entirety. For Major Sites (10 or more dwellings) all principles should be considered. You 'must' meet any Mandatory Requirements for each design principle. You 'should' also consider any Desirable Requirements for each design principle, which could enhance the overall assessment of the design proposal. More information is provided in the 'Major Sites' document on the Council's website.

For Small Sites (1 to 9 dwellings) and Extensions and Alterations, two standalone documents follow this section in full. These standalone documents are colour-coded and include visuals, maps and design examples to guide planning applications.

Characterful Gedling Principles

C1 - Development Patterns

Design proposals **must**:

a) align with the Settlement Vision, Placemaking Strategy and Actions identified for relevant Settlement and Local Area Types in the Core Document; and

b) demonstrate that they have drawn on distinctive development patterns in the settlements, as shown with the Spatial Typologies in the Observation Library.

In the **Urban Area**:

- at the **Suburban-Rural Interface**, consider the character of adjacent rural landscapes and adjacent settlements, and other local distinctive features.
- in the **Suburbs**, including the **Former Colliery Suburbs** demonstrate how the development pattern has drawn on other local distinctive features.
- in or adjacent to the **Mature Suburbs**, draw on the unique features that contribute to the character of Woodthorpe and Porchester.

In the **Historic Villages** (and including the Historic Core of Gedling Village):

- draw on the design principles established in the Spatial Typologies in the Observation Library for:
  1) **Toft and Croft**.
  2) **Lanes**.
  3) **Communal Living Courtyard**.

In the **Former Colliery Villages**
draw on the design principles established in the Spatial Typologies in the Observation Library for:
4) **Compact Housing**.

In **Ravenshead Village**

- draw on the unique features of character, particularly in the **Woodland Residential** Local Area Type.

In the **Rural Areas**

- retain and enhance the character of landscapes with designs that are inspired by the character of existing buildings in the countryside.

C2 - Characterful Homes

New design proposals **must**:

a) demonstrate how they reference the design detail of characterful housing from within the Borough including:
   - the **Historic Villages**, where homes are formed with an irregular pattern of farmsteads, linear houses and framework knitters cottages.
   - the **Former Colliery Village**s, where terraces create consistent set backs and are built symmetrically with architectural features and window openings that enhance their local distinctiveness.
   - the **Mature Suburb**s, where there are homes with a variety of individual designs. Detached homes in large plots in Woodthorpe are consistently spaced and have a variety of architectural features. In Porchester, within its grid of streets, there is a wider mix of types of individual designs on plots layout that create interest.
   - in **Ravenshead Village** homes are mainly detached on generous deep plots with mature landscapes that are well enclosed.

b) demonstrate how designs have considered features that contribute to the character of the local area, as identified when observing and evaluating the site and context in STEP4.

c) demonstrate that the design is sympathetic to its neighbours in terms of size, proportion and form.

d) reflect existing patterns of spacings and maintain an appropriate distance between neighbouring dwellings.

e) avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.

f) ensure that architectural features such as canopies, porches, bay windows, gables, brick detailing, eaves, window and door styles, and roof forms and pitches reflect the character of the local area and create variety and interest.

Design proposals for ancillary buildings such as cycle and bin storage **should**:

a) reflect historic forms of storage provision such as accessible outhouse or coal houses, if this is characteristic of local context.

C3 - Densities

Design proposals must demonstrate how they will make the most efficient use of land with regard to Policy LPD33 whilst taking account of other key requirements, as follows:

a) focusing areas of higher density housing around local facilities and services and public transport connections;
b) reflecting plot ratios of the local area;
c) avoiding tandem/backland developments;
d) avoiding interrupting clear patterns in the heights, scale and massing of buildings and the spacing between them;
e) using a range of densities where appropriate to contribute to the creation of a legible environment; and
f) when redeveloping sites, considering the role that dwelling types may have in promoting higher densities without having an impact on existing development patterns. In this instance, plot ratios - the proportion of a plot that is built on, relative to neighbouring plots should be calculated to assess the impacts of increasing density.

C4 - Boundaries and Thresholds

Design proposals must:

a) establish a clear rationale for the proposed boundary and threshold treatments that are locally specific;
b) use boundary treatment design and materials which reflect local character;
c) use boundary treatments to clearly distinguish between public and private areas;
d) include boundary treatments that are of an appropriate type and height which do not create streets and spaces that lack natural surveillance;
e) minimise the extents of rear or side boundaries that are exposed to streets or other public places;
f) use ‘open’ boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG), such as with native hedgerows, timber fencing between gardens and treatments that integrate features such as hedgehog holes; and
g) avoid close boarded fencing on boundaries facing the public realm and open spaces and car parking courts.

C5 - Materials

Design proposals **must**:

a) identify building materials palettes for walls, roofs, boundaries, architectural details and public and private external areas;
b) use locally distinctive materials where relevant and appropriate; and
c) draw colour, finish and detailing from the surrounding context.

Greener Gedling Principles

G1 - Topography

Design proposals must:

a) work positively with the existing landform and avoid or minimise the reprofiling of (or any need for engineered approaches - e.g. excessive or unsightly retaining walls to) the landform. Use bespoke building designs (such as split level properties) that respond to site levels rather than standard house types that may require more significant and intrusive land reprofiling and retaining structures;
b) respond positively to the topography to minimise impacts on accessibility;
c) avoid or minimise the need for engineered approaches to landform retention, such as through the use of more modest and regular retaining walls within rear gardens (rather than a larger retaining wall within the public realm); and
d) where changes in levels need to be managed with retaining structures, use appropriate materials such as timber, gabion walls or brick terracing integrated with landscaping to create attractive retaining structures - concrete structures may be used if over-clad with an appropriate material.

Design proposals **should**:

a) consider the configuration of rooms between floors, locating living rooms on upper floors for instance, where they can make the most of views offered by changes in topography, including opportunities for balconies and upper terraces.

G2 - Green and Blue Infrastructure

Design proposals **must**:

a) protect and enhance existing distinctive features of Green and Blue Infrastructure and integrate them into open space proposals;
b) create links to adjoining Green and Blue infrastructure (if any);
c) include planting to improve the amenity of new and existing dwellings;
d) provide SuDS / soakaways to help soften the relationship to the streetscape;
e) protect and enhance existing nature conservation designations;
f) protect and enhance existing habitats, create new habitats and contribute to Biodiversity Net Gain;
g) improve amenity and recreational value; and
h) provide a variety of open spaces in accordance with the Borough Councils standards.

G3 - Interfaces

Design proposals **must**:

a) address ecological sensitivities with appropriate protection;
b) in locations adjacent to town centres or retail, commercial and employment uses, create designs that protect future occupants amenity;

c) avoid development with abrupt edges that lack connectivity and preclude views from the site into the countryside or of designated heritage assets;
d) arrange land uses to ensure suitability for co-location;
e) provide for connectivity which promotes active and sustainable modes of travel and opportunities for recreation;
f) address visual sensitivities such as views with high quality design responses; and
g) respond positively to their interfaces with surrounding existing and changing environments.

G4 - Micro-climate

Design proposals **must:**

a) mitigate negative impacts such as winds and shadows of any existing large buildings;
b) avoid creating inhospitable environments by considering the layout and arrangement of streets and spaces position of large buildings and how they will impact on wind and daylight penetration to amenity spaces;
c) contribute to climate resilience, passive energy gains and energy efficiency, such as with south facing elevations with larger windows; and
d) include tree planting which can assist in reducing wind exposure and urban heat island effects.

G5 - Low Carbon Homes

Design proposals **must**:

a) use locally sourced materials;
b) include rainwater harvesting;
c) integrate permeable surfaces;
d) integrate renewable or lower carbon technologies for heat and power such as photovoltaics and heat pumps; and
e) integrate electric vehicle charging for off street car parking.

Design proposals **should**:

a) minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable) to minimise material leaving the site; and
b) minimise non-material construction waste (e.g. packaging, timber, plastics) on site.

G6 - Water

Design proposals **must**:

a) protect and enhance existing water courses and bodies and proactively incorporate them into new developments within open spaces and streets as placemaking features;
b) carefully consider how to site buildings on sites where fluvial and surface water flooding patterns are found, to avoid areas of flood risk and manage surface water flooding;
c) integrate SuDS into landscaping features that allow developments to provide effective resilience against future storm events whilst enhancing biodiversity and creating characterful streets; and
d) advocate nature-based solutions to drainage, avoiding or minimising the need for engineered drainage infrastructure.

G7 - Biodiversity & Ecology

Design proposals **must**:

a) provide connections between ecology habitats within and adjoining the site;
b) protect and enhance existing features of ecology and biodiversity value; and
c) avoid the use of artificial grass.

Design proposals **should**:

a) consider additional features that can support biodiversity and ecology such as rain gardens, green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.

G8 - Open Space

New design proposals **must**:

a) create a high quality, connected network of open spaces;
b) respond positively to topography and existing site features and conditions;
c) ensure all new developments face onto spaces – no back fences onto open spaces will be permitted;
d) provide a variety of open space types that reflect historic forms;
e) take a holistic approach to Biodiversity Net Gain so it aligns with achieving good design in terms of high quality streets, open spaces, Green Infrastructure and soft landscaping;
f) make connections to the surrounding landscape and open spaces; and
g) integrate SuDS features to create multifunctional spaces.

Connected & Healthy Gedling Principles

C+H1 - 20-Minute Neighbourhoods

Design proposals **must**:

a) maximise the accessibility to existing local facilities and bus stops within walking and cycling catchments of the site with direct and attractive cycle and pedestrian connections;
b) facilitate desire lines across the site between existing homes and local facilities;
c) when local centres or other local facilities are required, be accessible with direct, convenient and attractive walking and cycling links that maximise their catchments;
d) design local centres in major sites to enclose streets and spaces with active frontages and include convenient, covered and attractive cycle parking facilities that are safe and secure; and
e) ensure that when integrating proposed bus services, allowing for routes that avoid the need for turning facilities and ensuring that all new homes are within a reasonable walking distance from bus stops.

C+H2 - Legibility

Design proposals **must**:

a) maximise connections to existing neighbouring developments, streets and spaces, especially those that lead to local facilities and bus stops;
b) create a hierarchy of streets that have their own character and can be easily recognised and followed when walking and cycling;
c) enhance legibility by using three and two-dimensional cues such as landmarks, key buildings, other townscape measures, landscape and water features or streets that frame views towards visible landmarks; and
d) locate open spaces and key landmark buildings such as taller buildings (e.g. three storeys or more) or those with more elaborate architectural features and details where they can play a role in helping people to navigate through an area.

C+H3 - Liveable Homes

Design proposals **must**:

a) create plot ratios and retain outdoor amenity areas that reflect the character of the local area; and
b) achieve a distance of not less than 1 metre between side elevations where two-storey development is proposed to avoid creating a terracing effect. ensure that dwellings do not overshadow neighbouring properties through applying the “45 degree” test. The 45-degree line should be drawn from the centre of the ground floor window for a single-storey extension and from the inner edge of the ground floor window for a two-storey extension.
d) achieve a minimum back-to-back distance of 21 metres between homes up to two-storeys, avoiding interruptions in existing patterns of dwellings in how they are grouped and spaced. This distance must be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites lead to height differences between dwellings of at least one storey or more.

e) achieve a minimum back-to-side distances of 11 metres between homes up to two storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites leads to height differences between dwellings of at least one storey or more; and
f) ensure that any windows on the gable end walls (except on corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Design proposals **should**:

a) ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.

C+H4 - Street Design

Design proposals **must**:

a) create street hierarchies with streets that reflect the character of places and afford priority to walking, cycling and accommodate bus services;
b) maximise the mobility needs of different people and retain or enhance the permeability and connectivity with the existing movement network and avoid severing existing connections;
c) minimise cul-de-sacs, which, must only be used where there are demonstrable constraints;
d) where separate pedestrian and cycle links are to be provided between streets, create well lit and overlooked corridors, as wide as smaller residential streets - avoid lengthy narrow pedestrian and cycle links and passageways;
e) maximise natural surveillance through the siting and orientation of buildings with ground floor windows;
f) provide appropriate and non-obtrusive lighting;
g) allow for future direct and ransom free connections to adjacent land; and
h) integrate SuDS, landscaping and biodiversity features that can be adopted and managed.

Street design must meet technical highway standards if they are to be adopted. However, they must also be able to integrate features of the most characterful streets.

At the earliest stage in the design process, liaise with Nottinghamshire County Council's Highways to ensure that proposed streets meet adoption standards.

C+H5 - Cycle Parking

Design proposals **must**:

a) provide cycle parking either within garages or in a secure covered storage. They must be convenient to access to encourage regular use; and
b) for non-residential uses, include cycle storage for operational users and parking with cycle hoops for visitors, which will be covered and located where they can be overlooked, close to the entrances of buildings.

Design proposals **should**:

a) take inspiration from historic forms of storage provision such as accessible outhouses or coal stores, or storage that can be integrated into front boundaries or porches of dwelling frontages.

C+H6 - Parking

Design proposals **must**, as permitted by standards:

a) be well-integrated into streets, blocks and plots;
b) not dominate the local environment;
c) provide landscaped boundaries and tree planting to help soften the relationship to the streetscape;
d) be designed to form part of the street's character with similar surface treatments and landscaping; and
e) only include residential parking courts if they are enclosed by homes on at least two sides with ground floor frontages and benefit from suitable landscape surface and boundary treatments.

C+H7 - Waste Storage & Collection

Design proposals **must**:

a) ensure that streets, in meeting wider Design Code principles, are able to accommodate refuse vehicles;
b) identify forms of bin storage that have adequate capacity for the number of wheeled bins;
c) for terraced homes, create waste storage solutions that are convenient for residents to use and do not involve carrying bins any further than 25m to the waste collection point. This may be achieved with ginnels or by integrating storage at the front of dwellings; and
d) for communal waste, provide communal forms of storage as an integral part of the wider building or as separate and bounded covered accommodation that is landscaped and easily accessible for residents and refuse collection crews.

Sometimes a combination of approaches needs to be considered depending on the site size and mix of housing.

Design proposals **should**:

a) take inspiration from historic forms of storage provision such as accessible outhouses or coal stores, or storage that can be integrated into front boundaries or porches of dwelling frontages.

Gedling Borough Council Design Code Framework

Small Sites (1 to 9 dwellings) Design Code

NOVEMBER 2024

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Introduction

This document forms part of the Gedling Design Code Framework which sets out the Council's expectations for good design in the Borough. It encourages exemplar and innovative designs that align with the Framework Principles. The Framework comprises five documents:

- a Core Design Code Document which applies to all development and provides useful background information;
- a standalone Design Code for alterations and extensions;
- a standalone Design Code for small sites (1-9 dwellings) (this document);
- a standalone Design Code for major sites (10 dwellings and greater); and
- an Observation Library which contains valuable background information to support applicants in understanding sites and their contexts.

The Gedling Design Code must be taken into account when submitting a planning application for one to nine dwellings.

How to use this Document

Step 1
Establish if the site:

- is in a conservation area;
- affects a listed building; or
- affects a non-designated heritage asset.

Step 2
Identify your site on the Coding Plan

Use the **Coding Plan** in the **Core Design Code Document** to identify the relevant Settlement Type and Local Area Type that the site is located in. The Core Design Code Document also provides helpful information on the character of the local area so you can ensure your proposal reflects the local context.

Step 3

Make sure your proposals accord with the Design Code requirements set out in the following pages. You will need to ensure that you have carefully observed the area around the application site.

Step 4

Complete the **checklist**, to show that all elements of the design code have been addressed. The case officer who assesses the planning application will use the same checklist to see if it complies with the design code. There may be valid grounds for not fully complying with the code(s) for reasons specific to a particular site or application, in which case any non-compliance should be fully justified.

Step 5

Submit the completed checklist with sufficient information to show how each Design Code requirement has been met, alongside other documents required as part of your planning application.

Design Code Principles

The Design Code addresses three themes, a **Characterful Gedling**, a **Greener Gedling** and a **Connected and Healthy Gedling**. Listed below are Design Principles that are relevant to proposals for developments of 1-9 dwellings. For each principle, applicants must observe the area around the application site to consider the local context and then be able to show that the proposal meets the design requirements for that principle. The reference (e.g. 'C1') for each principle cross refers to the Core Design Code Document which provides more detailed information.

For each principle, **observation** is important in order to consider the local context before demonstrating how each design requirement is met. For each principle there are requirements that **must** be met and requirements that **should** be met.

Characterful Gedling Principles

C1 - Development Patterns
C2 - Characterful Homes
C3 - Densities
C4 - Boundaries and Thresholds
C5 - Materials

Greener Gedling Principles

G1 - Topography
G2 - Green and Blue Infrastructure
G3 - Interfaces
G4 - Micro-climate
G5 - Low Carbon Homes
G7 - Biodiversity & Ecology

Connected & Healthy Gedling Principles

C+H3 - Liveable Homes
C+H7 - Waste Storage & Collection

Characterful Gedling

Development Patterns

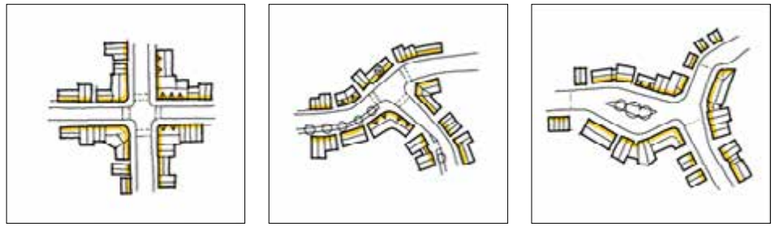
C1

Settlements across Gedling Borough include key spaces and places, streets and built forms which are locally distinctive and characterful. How buildings are aligned, and the arrangement of streets and spaces will contribute to the character of the area. Orthogonal arrangements (Figure 1: Left) are more likely to be found in urban areas while curved streets with detached building forms (Figure 1: Centre) are more suburban. Irregular layouts (Figure 1: Right) can be seen in historic urban areas and villages.

Observe and Evaluate:

Applicants must observe the site and its context to identify patterns of development and key places and spaces adding character and local distinction. Applicants must demonstrate a clear understanding of the following:

- street and block patterns (including their size); and
- gateways and key spaces where streets meet.



Orthogonal streets with more continuous built forms

Curved streets with more detached built forms

Irregular layouts with a mix of continuous and detached built forms

Figure 1: Examples of how buildings are aligned with streets and spaces in different parts of the Gedling Borough

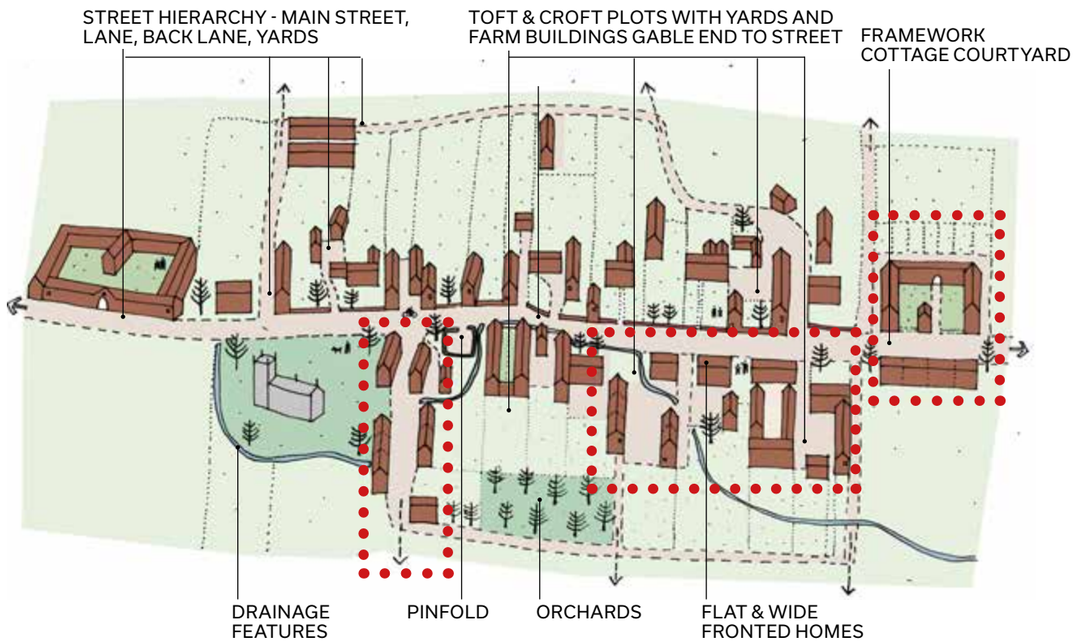


Figure 2: Historic Village Spatial Typologies in the Gedling Borough that show the variety of built forms addressing courts and streets © Proctor & Matthews

Patterns of tofts and crofts in the Historic Villages

Framework knitters cottages arranged around a courtyard

Perimeter block in higher density Urban Areas

Rows of terraces in the Former Colliery Villages

Variety of dwelling plots in the Mature Suburbs

Informal blocks in the Urban Area and Village Suburbs

Figure 3: The patterns of built forms that can be found across settlements in the Gedling Borough that relate to the Historic Villages, Former Colliery Villages and Mature Suburbs in the Urban Area

An understanding of development patterns should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

Design proposals **must**:

a) reflect distinctive development patterns in the local area.

Characterful Gedling

Characterful Homes

C2

The character of an area is also influenced by the size and configuration of plots. Design proposals need to reflect this plot structure and the design of new buildings needs to be influenced by the surrounding architectural character.

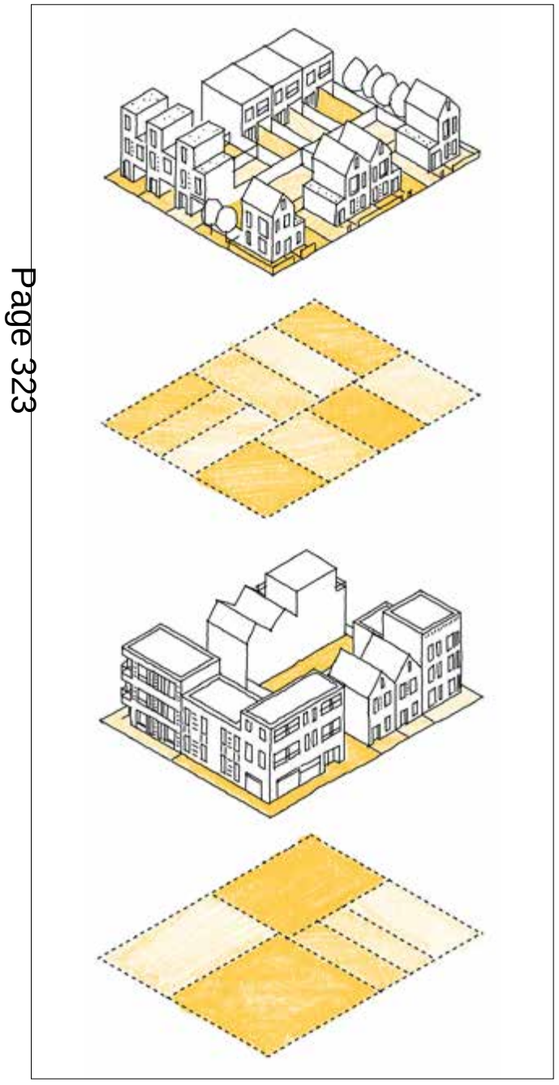


Figure 4: The size and configuration of plots contribute to the overall plot structure or "urban grain" and affects the size of buildings that are developed on them

Observe and Evaluate:

Applicants must observe the site and surrounding context and demonstrate a clear understanding of:

- the types of homes that contribute most to the character of the area and identity of the settlement;
- patterns of height, openness and enclosure, scale, massing, setbacks, plot depth, separation between dwellings and building lines;
- the relationship between frontages, the street and the amenity landscape;
- positive features within the more immediate context that contribute to local residential design; and
- attractive architectural features such as canopies, porches, bay windows, gables and brick detailing that contribute positively to the character of the area.

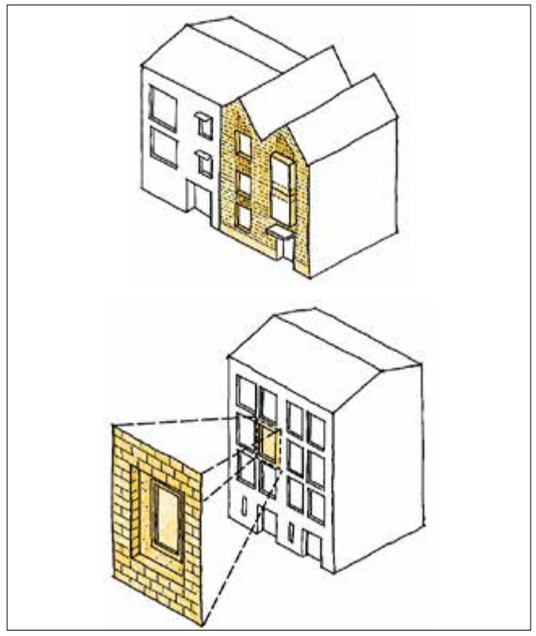


Figure 5: Including interesting details will ensure that buildings are attractive from a distance and close-up

Figure 6: Example of the architectural details that can be found at a traditional terraced house in Bestwood and framework knitter's cottage in Woodborough

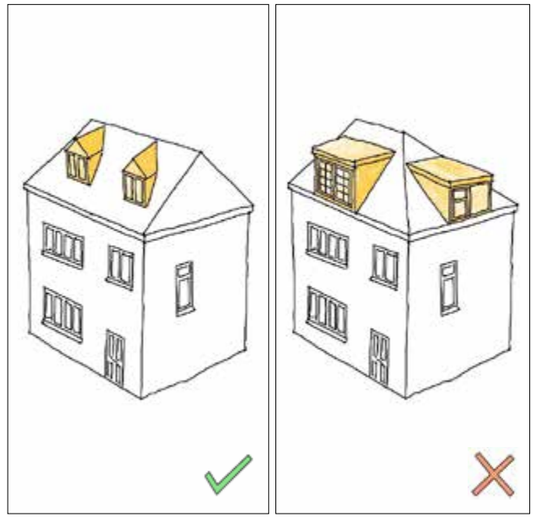


Figure 7: Getting the architectural detail right will be critical for features such as dormer windows

An understanding of local character and history should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

Design proposals **must**:

a) have regard to features that contribute to the character of the local area, as identified through the Observation Stage. It is more appropriate for the design of new dwellings to reflect their more immediate context;
b) demonstrate that the development is sympathetic to its neighbours in terms of size, proportion and form;
c) avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients; and
d) ensure that architectural features such as canopies, porches, bay windows, gables, brick detailing, eaves, window and door styles, and roof forms and pitches reflect the character of the local area and create variety and interest.

It should be noted that where the existing pattern of development does not accord with the design principles set out below, then this Design Code SPD takes priority over existing examples on the ground in order not to further erode local character. For sites where the immediate surroundings are dominated by generic or mixed designs, proposals must consider the wider context, making use of the Observation Library.

Desirable Requirements:

Design proposals for ancillary buildings such as for cycle and bin storage, **should**:

a) reflect historic forms of storage provision such as accessible outhouses or coal stores, if this is characteristic of the local context.

Characterful Gedling

Densities

Densities vary across the Borough, reflecting a range of influences such as location, history, context, topography and access. Densities play an important role in defining settlement character and are affected by a set of features such as built forms, plot ratios and setbacks. The plot ratio is the proportion of building to its garden. Setback is the distance from the back of pavement to the building and will vary depending on the nature of the street.

Observe and Evaluate:

Applicants must observe the local context and demonstrate a clear understanding of the following:

- typical density ranges (to be expressed as dwellings per hectare);
- patterns of density in the locality; and
- key features that influence local density, such as plot depths and patterns, built forms, dwelling types, spacing and setbacks and levels of car parking provision.

An understanding of densities should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

Design proposals **must**:

a) reflect plot ratios of the local area;
b) avoid tandem/backland developments;
c) avoid interrupting clear patterns in the heights, scale and massing of building and the spacing between them; and
d) use dwelling types that are appropriate to the context and adjoining density.

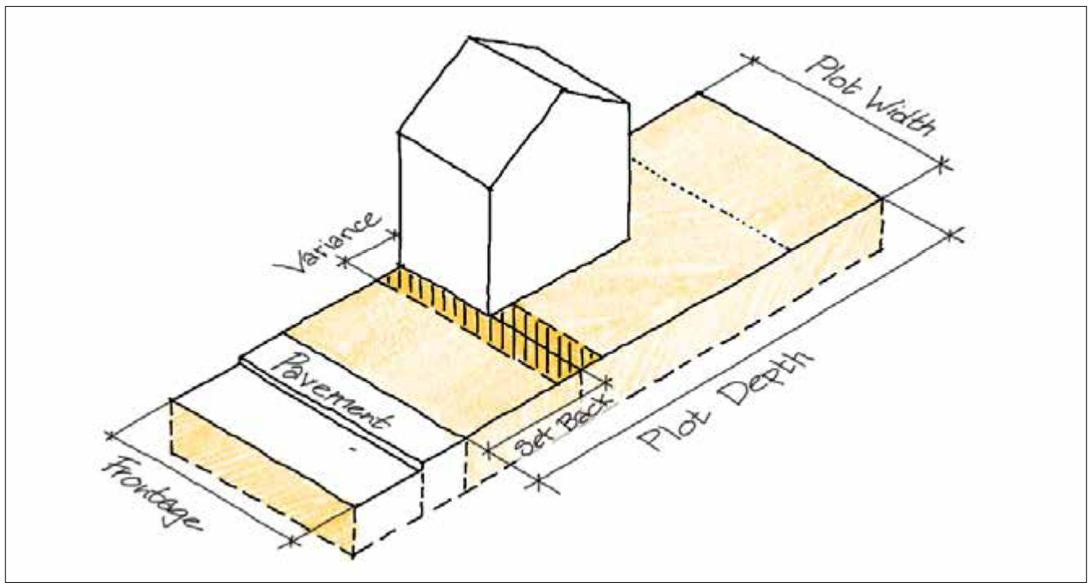


Figure 8: Key features of a plot and set back that can affect the density of development

Characterful Gedling

Boundaries and Thresholds

C4

Boundaries and thresholds play an important role in defining the character of streets and spaces. They also define the distinction between private spaces (front gardens and drives) and public spaces (streets and pavements) and can help to create a high quality environment. Attractive streets and other public spaces are defined by the frontages of buildings around their edges. and a consistent approach to building line in an area type helps give a coherent identity.

Observe and Evaluate:

Applicants must demonstrate a clear understanding of the following in the local area:

- whether boundaries are generally open or closed and the proportion of each;
- the height, width and depth of common boundary treatments; and
- whether boundaries are hard or soft (planted) and the proportion of each.

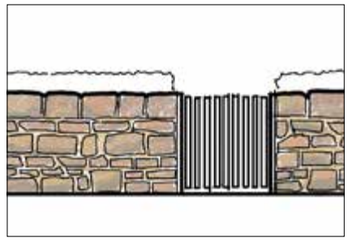
An understanding of boundary treatments should be identified on plans and through survey work, which may also include photographs.

Mandatory Requirements:

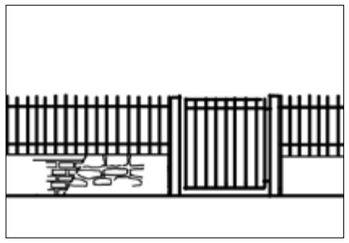
Design proposals **must**:

a) use boundary treatment design and materials which reflect local character;
b) use boundary treatments to clearly distinguish between public and private areas;
c) use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG), such as with native hedgerows, timber fencing between gardens, and treatments that integrate features such as hedgehog holes; and
d) avoid close boarded fencing on boundaries facing the public realm and car parking courts.

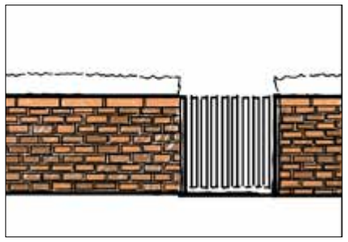
Figure 9: How frontages with consistent building lines, thresholds and boundaries can provide a coherent identity



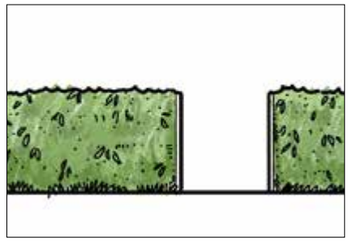
Limestone boundary wall reflecting treatments found in Linby and Papplewick and mature suburb of Woodthorpe



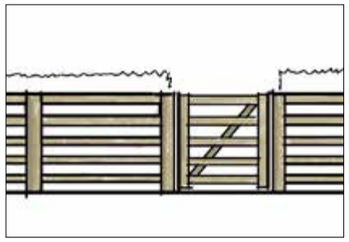
Low walls of brick or stone, sometimes with metal railings found in older parts of the urban area, particularly in he Mature Suburbs



Red brick boundary wall reflecting treatments found in Bestwood and some of the Historic Villages



Hedgerows reflect many boundaries in the Historic Villages and older Suburban areas



Timber rail fencing reflecting treatments found at Ravenshead

Figure 10: Boundary Typologies that can be applied in Local Area Types in the Borough

Characterful Gedling

Materials

C5

Historic development has a clear connection to the surrounding landscape, local building materials and manufacturing expertise, which ensure that local character is distinctive. There is also an opportunity to enhance the biodiversity of the site through the provision of materials, such as supporting bird and bee populations.

Red-brown coloured pantile roof

Limestone roof tiles

Keuper marl brick

Limestone wall

Keuper marl brick

Limestone paving

Examples of the varied historic materials used across the Gedling Borough

Observe and Evaluate:

Applicants must demonstrate a clear understanding of:

- building materials for walls, roofs, boundaries and architectural features specific to the local area; and
- materials found within the public realm in the local area.

An understanding of materials should be identified on plans and through survey work, which may also include photographs. The Observation Library provides more information on materials that are distinctive to different parts of the Borough.

Mandatory Requirements:

Design proposals **must**:

a) identify a building materials palette for walls, roofs, boundaries, architectural details and public and private external areas;
b) use locally distinctive materials where relevant and appropriate; and
c) draw colour, finish and detailing from the surrounding context.

Other Historic Villages feature red keuper marl brick with the use of render and with some brick walls painted, creating some variety in Calverton. Pantiles remain dominant

Locally distinctive surface materials include Staffordshire blue diamond pavers in Woodborough and granite setts. In Linby Limestone is used more extensively for paving slabs, setts and kerbs

Greener Gedling

Topography

G1

The Borough is characterised by a varied topography which creates character and distinctive contexts for settlements, directly shaping how the Borough has evolved to the present day.

Observe and Evaluate:

Applicants must observe the topography of the site and its context and demonstrate a clear understanding of the following:

- direction of falls;
- slope gradients;
- ground conditions; and
- opportunities for locating Sustainable Urban Drainage Systems (SuDS) and landscaping in response to ground conditions.

An understanding of topography should be identified on plans and through survey work, which may also include photographs. For steep sites, include the sections. The Observation Library provides further information on how topography varies across the Borough.

Mandatory Requirements:

Design proposals **must**:

a) work positively with the existing landform and avoid or minimise the reprofiling of (or any need for engineered approaches – e.g. excessive or unsightly retaining walls to) the landform. Use bespoke building designs (such as split-level properties) that respond to site levels rather than standard house types that may require more significant and intrusive re-profiling and retaining structures;
b) respond positively to the topography to minimise impacts on accessibility;
c) avoid or minimise the need for engineered approaches to landform retention, such as through the use of more modest and regular retaining walls within rear gardens (rather than a larger retaining wall within the public realm); and
d) where changes in levels need to be managed with retaining structures, use appropriate materials such as timber, gabion walls or brick terracing integrated with landscaping to create attractive retaining structures - concrete structures may be used if over-clad with an appropriate material.

Residential development on a steep slope at Standhill Avenue

Housing with narrow frontages on Green Lane, Lambley

Desirable Requirements:

Design proposals **should**:

a) consider the configuration of rooms between floors, locating living rooms on upper floors for instance, where they can make the most of views offered by changes in topography, including opportunities for balconies and upper terraces.

Example of a gabion retaining wall to manage changes in levels.

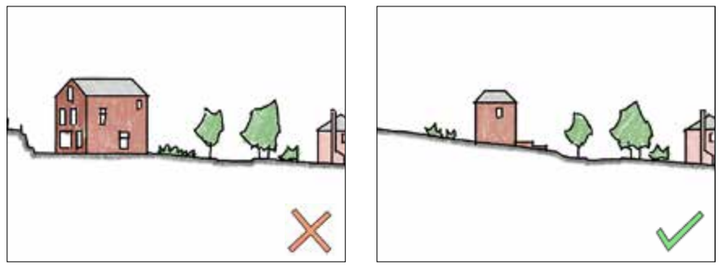


Figure 11: Illustration of how the scale, height and massing of development can affect the changes to the landform and need for banking or retaining walls

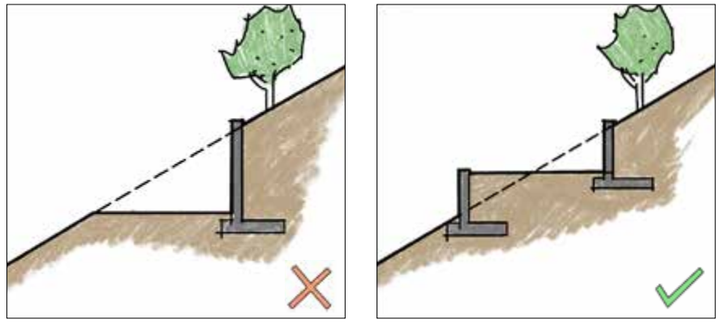


Figure 12: Where retaining structures are needed, avoid or minimise the need for overbearing retaining walls with more modest and¬¬ regular retaining walls

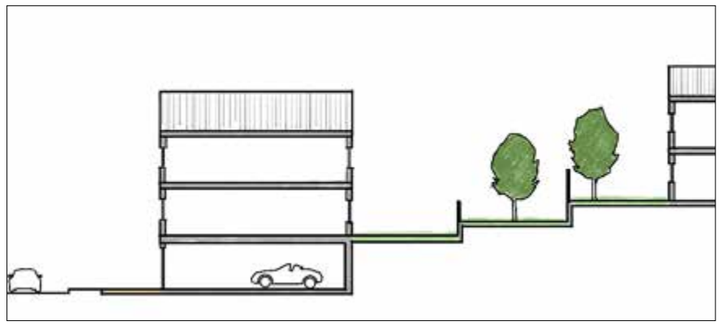


Figure 13: Steeper sites are more likely to require bespoke housing designs that will be more successful in responding to challenging gradients – where to locate car parking, rooms and minimise the height of retaining structures by terracing gardens

Greener Gedling

Green and Blue Infrastructure

There are a wide variety of landscapes and water features across the Borough, shaped over time by natural conditions and man-made interventions including coal mining and quarrying activity.

Observe and Evaluate:

Applicants must identify and assess any green and blue infrastructure features on the site and in the wider context, and demonstrate a clear understanding of opportunities for integrating:

- landscape character;
- distinctive green and blue infrastructure features;
- watercourses; and
- existing hedgerows, trees and woodland.

An understanding of green and blue infrastructure should be identified on plans and through survey work, which may also include photographs, to include areas that need to be protected from development as well as where new provision can add amenity value.

Mandatory Requirements:

Design proposals **must**:

a) protect and enhance existing distinctive features of Green and Blue Infrastructure;
b) create links to adjoining Green and Blue Infrastructure (if any);
c) include planting to improve the amenity of new and existing dwellings; and
d) provide SuDS/soakaways to help soften the relationship to the streetscape.

Hedgerows and trees are valuable ecological features to protect and enhance

Greener Gedling

Interfaces

Interfaces describe the physical relationship between a site and its surroundings. They play an important role in how a development can respond positively to neighbouring uses. Interfaces should not only be considered as constraints but as opportunities.

Observe and Evaluate:

Applicants must observe the edge conditions of the site and its relationship with the surrounding context and demonstrate a clear understanding of:

- neighbouring land uses and compatibility; and
- topography and level changes.

Mandatory Requirements:

Design proposals **must**:

a) address ecological sensitivities with appropriate protection;
b) in locations adjacent to town centres or other retail, commercial and employment uses, create designs that protect future occupants' amenity; and
c) avoid development with abrupt edges that lack connectivity and preclude views from the site into the countryside or of designated heritage assets.

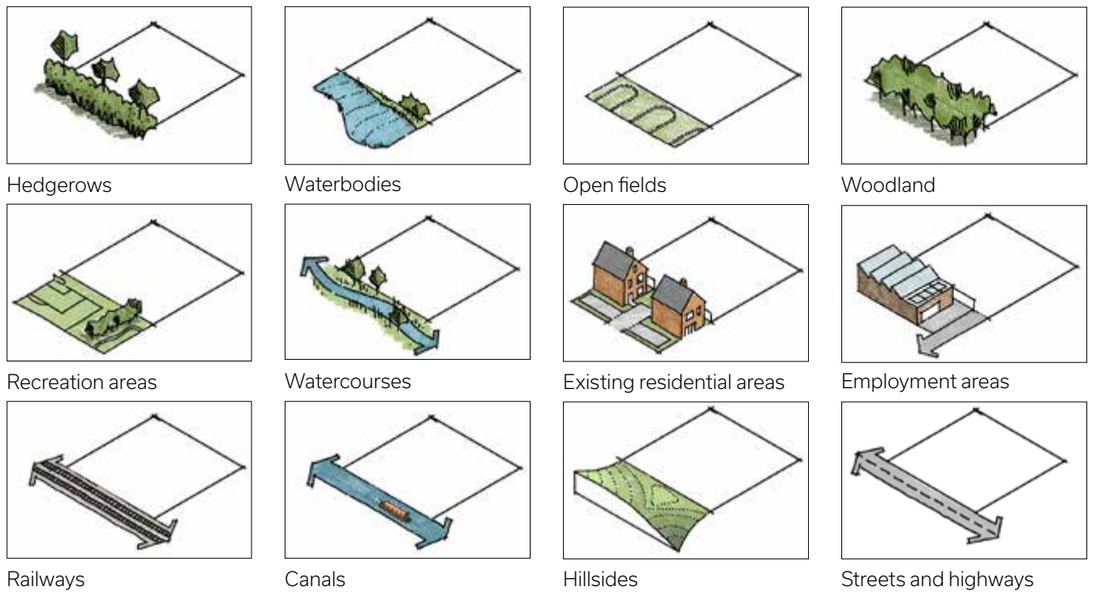


Figure 14: Examples of the variety of ways that sites interface with existing natural and built features

Greener Gedling

Micro-climate

Exposure to micro-climates, created by wind, rain and sun and influenced by the changing topography and landscapes, has shaped the Borough as it exists today, in terms of both the landscape and the built environment.

An understanding of the micro-climate of the site should be identified on plans and through survey work, which may also include photographs.

Observe and Evaluate:

Applicants must observe the micro-climate of the site and its context and demonstrate a clear understanding of the following:

- the sun path;
- exposure to easterly and northerly winds; and
- micro-climate conditions.

Mandatory Requirements:

Design proposals **must:**

a) mitigate negative impacts such as winds and shadows of any existing large buildings;
b) avoid the creation of inhospitable environments, such as arrangements that can act as wind barriers or housing close to large scale buildings that offer limited daylight penetration to amenity spaces;
c) contribute to climate resilience, passive energy gains, and energy efficiency, such as with south facing elevations with larger window openings; and
d) include tree planting which can assist in reducing wind exposure and urban heat island effects.

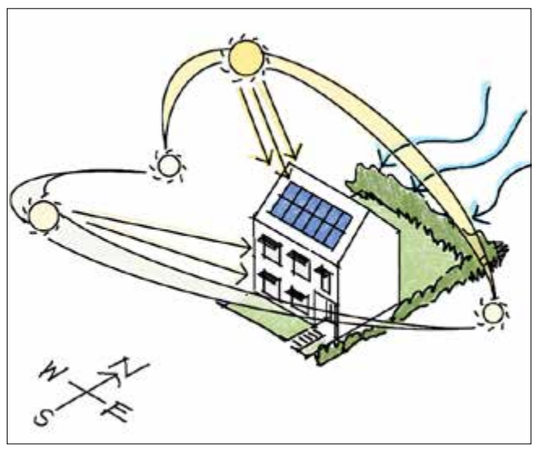


Figure 15: How to consider the layout and arrangement of development to respond to micro-climates

Greener Gedling

Low Carbon Homes

There is an opportunity for the design of new development to help achieve a step change in sustainable design and construction. More information is provided in the Council's 'Low Carbon Planning Guidance' (May 2021), which relates to large sites.

Observe and Evaluate:

Applicants must identify opportunities to optimise features that will minimise the carbon intensity of new development, including:

- renewable and low carbon forms of energy, such as photovoltaics and heat pumps;
- recycling and reusing construction materials; and
- electric vehicle charging.

Mandatory Requirements:

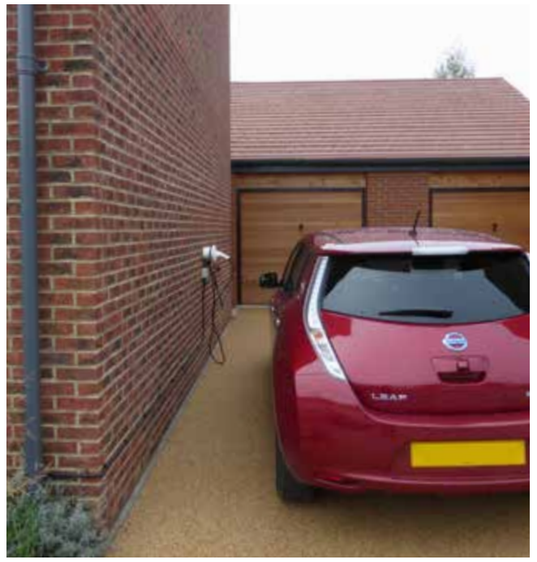
Design proposals **must**:

a) use locally sourced materials;
b) include rainwater harvesting;
c) integrate permeable surfaces;
d) integrate renewable or lower carbon technologies for heat and power such as photovoltaics or heat pumps; and
e) integrate electric vehicle charging for off-street car parking.

Desirable Requirements:

Design proposals **should**:

a) minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable) to minimise material leaving the site; and
b) minimise non-mineral construction waste (e.g. packaging, timber, plastics) on site.



Home electric vehicle charging

Example of a heat pump installation.

Greener Gedling

Biodiversity and Ecology

There is an opportunity to enhance the biodiversity of sites through the provision of features that support bird and bee populations.

Observe and Evaluate:

An understanding of features of biodiversity and ecology value should be identified on plans and through survey work, which may also include photographs. Applicants must demonstrate a clear understanding of:

- connectivity of habitats on site and beyond; and
- opportunities for increasing Biodiversity Net Gain across the site.

Mandatory Requirements:

Design proposals **must**:

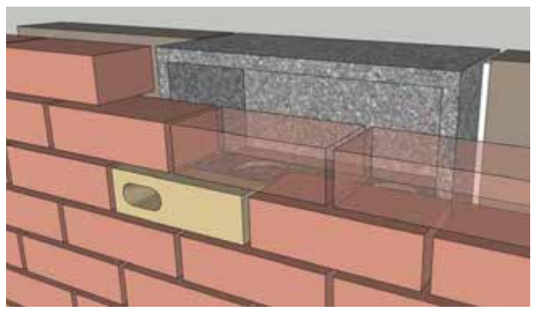
a) provide connections between ecology habitats within and adjoining the site; and
b) avoid the use of artificial grass.

Desirable Requirements:

Design proposals **should**:

a) consider additional features that can support biodiversity and ecology such as rain gardens, green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.

Image © Dick Newell



Options for protecting and enhancing biodiversity and ecology

Connected and Healthy Gedling

Liveable Homes

Well-designed residential developments are essential for the wellbeing of residents. New homes must be able to offer good levels of amenity and comfort both internally and externally and ensure they do not adversely impact on the amenity and comfort enjoyed by neighbouring residents.

Observe and Evaluate:

Applicants must observe:

- the proximity of existing homes to the site and whether / how the site boundary is defined with the front, rear or sides of existing dwellings and avoidance of overshadowing and overlooking;
- plot sizes relative to the size of existing dwellings and the amount of amenity space provided in the form of gardens, communal spaces and balconies; and
- the relationship of existing homes and other buildings with the site, including their scale, height, distance and windows.

Mandatory Requirements:

Design proposals **must**:

a) create plot ratios and retain outdoor amenity areas that reflect the character of the local area; and
b) achieve a distance of not less than 1 metre between side elevations where two-storey development is proposed.

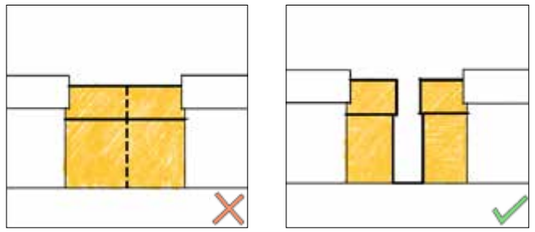


Figure 16: Avoid extending up to boundaries where this is likely to cause a terracing effect

Mandatory Requirements:

Design proposals **must**:

c) ensure that dwellings do not overshadow neighbouring properties through applying the "45 degree" test. The 45-degree line should be drawn from the centre of the ground floor window for a single-storey extension and from the inner edge of the ground floor window for a two-storey extension.

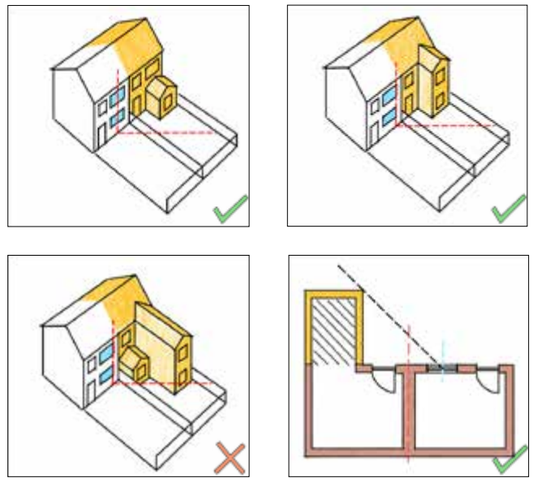


Figure 17: How to apply the "45 degree" test for single and two-storey extensions

Mandatory Requirements:

Design proposals **must**:

d) achieve a minimum back-to-back distance of 21 metres between homes up to two-storeys, avoiding interruptions in existing patterns of dwellings in how they are grouped and spaced. This distance must be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites lead to height differences between dwellings of at least one storey or more.

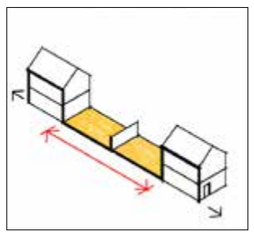


Figure 18: Houses that overlook each other require a minimum back-to-back distance of 21 metres

Mandatory Requirements:

Design proposals **must**:

e) achieve a minimum back-to-side distance of 11 metres between homes up to two storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites leads to height differences between dwellings of at least one storey or more; and
f) ensure that any windows on the gable end walls (except on corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

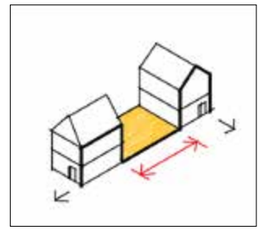


Figure 19: Side gable elevations opposing rear elevations require a minimum back-to-side distance of 11 metres

Desirable Requirements:

Design proposals **should**:

- ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.

Connected and Healthy Gedling

Parking

C+H6

Car parking affects the quality of a place and how it is used, particularly by pedestrians. Careful design and integration of parking is important to ensure that it will contribute positively to the character of new developments, encourage efficient use and avoid inappropriately parked vehicles. Car parking standards are currently set by the Council's Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (February 2022). Cycle and motorcycle parking is addressed by Nottinghamshire County Council's Highway Design Guide, which also provides guidance on the design of parking provision.

Observe and Evaluate:

Applicants must explore the site and its context to:

- identify provision for electric vehicle parking both on and off street;
- understand whether car parking is subject to any Traffic Regulation Orders (TROs) or local restrictions to manage limited supply (e.g. through Residential Permits or similar); and
- identify opportunities for forms of provision that can be well integrated into the proposed development.

Mandatory Requirements:

Design proposals **must**, as permitted by standards:

a) be well-integrated into streets, blocks and plots;
b) not dominate the local environment;
c) provide landscaped boundaries and tree planting to help soften the relationship to the streetscape;
d) be designed to form part of the street's character with similar surface treatments and landscaping; and
e) only include residential parking courts if they are enclosed by homes on at least two sides with ground floor frontages and benefit from suitable landscape surface and boundary treatments.

Appendix A:
Design Code Compliance Checklists

Small Sites (1 to 9 dwellings)

Planning Application Details

Applicant: .....

Description: .....

Site Location (Settlement Type + Local Area Type): .....

Read and referenced the Design Code: YES / NO

Instructions: You MUST comply with the Mandatory Requirements (shown in red) for each design principle set out in the Design Code. The information provided in support of the planning application MUST clearly explain how each design principle has been met. In terms of demonstrating compliance, it is the wording of the Design Code itself that takes precedence over the summary in this checklist.

If the application does not comply with one of the principles, applicants MUST submit sufficient justification and evidence, or your application may be refused. You should cross refer to the precise section of document submitted in support of the planning application which justify any non-compliance. Where any outputs are not applicable to your application site, you must indicate this in the table below, and provide justification if requested by your Case Officer.

Design proposals need to refer to the wording of the mandatory requirements. The checklist provides a summary for ease of reference.

Characterful Gedling

C1 - Development Patterns	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Reflect distinctive development patterns in the local area.				

C2 - Characterful Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Have regard to features that contribute to the character of the local area, as identified through the Observation Stage.				
b) Demonstrate that the development is sympathetic to its neighbours in terms of size, proportion and form.				
c) Avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.				
d) Ensure that architectural features such as canopies, porches, bay windows, gables, brick detailing, eaves, window and door styles, and roof forms and pitches reflect the character of the local area and create variety and interest.				
Design proposals **should**:				
a) Reflect historic forms of storage provision such as accessible outhouse and coal stores, if this is characteristic of the local context.				

C3 - Densities	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Reflect plot ratios of the local area.				
b) Avoid tandem/backland developments.				
c) Avoid interrupting clear patterns in the heights, scale and massing of buildings and the spacing between them.				
d) Use dwelling types that are appropriate to the context and adjoining density.				

Characterful Gedling

C4 - Boundaries and Thresholds	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Use boundary treatment design and materials which reflect local character.				
b) Use boundary treatments to clearly distinguish between public and private areas.				
c) Use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG).				
d) Avoid close boarded fencing on boundaries facing the public realm and car parking courts.				

C5 - Materials	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Identify building materials palettes for walls, roofs, boundaries, architectural details and public and private external areas.				
b) Use locally distinctive materials where relevant and appropriate.				
c) Draw colour, finish and detailing from the surrounding context.				

Greener Gedling

G1 – Topography	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Work positively with the existing landform and use bespoke building designs to avoid or minimise the re-profiling of the landform.				
b) Respond positively to the topography to minimise impacts on accessibility.				
c) Avoid or minimise the need for engineered approaches to landform retention.				
d) Use appropriate materials integrated with landscaping for retaining structures – concrete may be used if overclad.				
Design proposals **should**:				
a) Consider the configuration of rooms between floors, locating living rooms on upper floors for instance, where they can make the most of views offered by changes in topography, including opportunities for balconies and upper terraces.				

G2 - Green and Blue Infrastructure	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Protect and enhance existing distinctive features of Green and Blue Infrastructure.				
b) Create links to adjoining Green and Blue Infrastructure.				
c) Include planting to improve the amenity of new and existing dwellings.				
d) Provide SuDS/soakaways to help soften the relationship to the streetscape.				

Greener Gedling

G3 – Interfaces	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Address ecological sensitivities with appropriate protection.				
b) Create designs that protect future occupants' amenity in locations adjacent to town centres or other retail, commercial and employment uses.				
c) Avoid development with abrupt edges that lacks connectivity and precludes views from the site into the countryside or of designated heritage assets.				

G4 - Micro-climate	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Mitigate negative impacts such as winds and shadows of any existing large buildings.				
b) Avoid the creation of inhospitable environments.				
c) Contribute to climate resilience, passive energy gains and energy efficiency.				
d) Include tree planting.				

G5 - Low Carbon Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Use locally sourced materials.				
b) Include rainwater harvesting.				
c) Integrate permeable surfaces.				
d) Integrate renewable or lower carbon technologies for heat and power.				
e) Integrate electric vehicle charging for off-street car parking.				
Design proposals **should**:				
a) Minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable).				
b) Minimise non-mineral construction waste on site.				

Greener Gedling

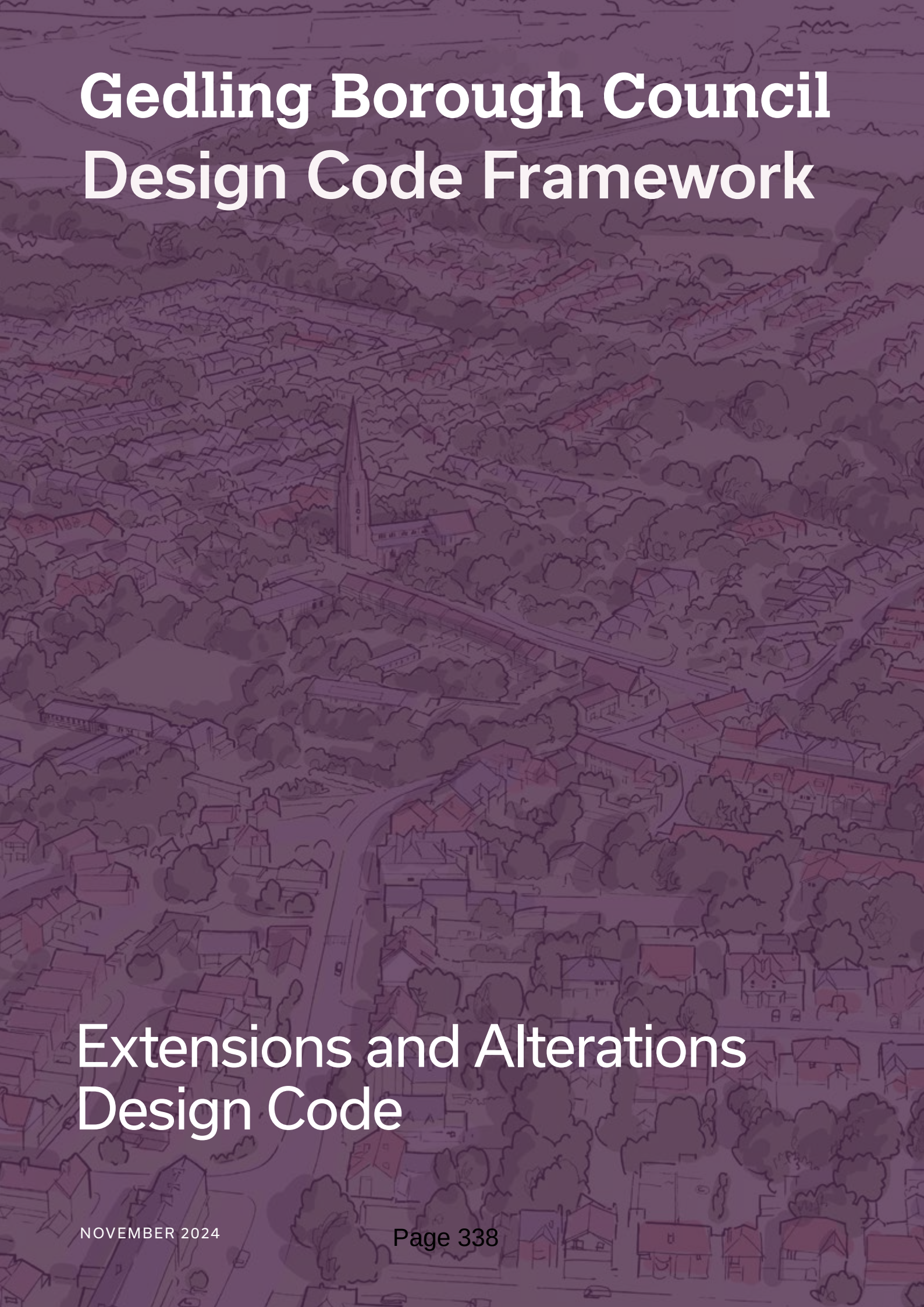
G7 - Biodiversity and Ecology	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Provide connections between ecology habitats within and adjoining the site.				
b) Avoid the use of artificial grass.				
Design proposals **should**:				
a) Consider additional features that can support biodiversity and ecology such as rain gardens, green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.				

Connected and Healthy Gedling

C+H3 - Liveable Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Create plot ratios and retain outdoor amenity areas that reflect the character of the local area.				
b) Achieve a distance of not less than 1 metre between side elevations where two-storey development is proposed.				
c) Ensure that dwellings do not overshadow neighbouring properties through applying the "45 degree" test.				
d) Achieve a minimum back-to-back distance of 21m between homes up to two-storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites lead to height differences between dwellings of at least one storey or more.				
e) Achieve a minimum back-to-side distances of 11m between homes up to two storeys. This distance will need to be greater for homes with additional upper floors overlooking habitable rooms, or where changes in levels between sites leads to height differences between dwellings of at least one storey or more.				
f) Ensure that any windows on the gable end walls (except corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.				
Design proposals **should**:				
a) Ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.				

C+H6 - Parking	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Be well-integrated into streets, blocks and plots.				
b) Not dominate the local environment.				
c) Provide landscaped boundaries with tree planting.				
d) Be designed to form part of the street's character with similar surface treatments and landscaping.				
e) Only include residential parking courts if they are enclosed by homes on at least two sides with ground floor frontages.				

Gedling Borough Council Design Code Framework



Extensions and Alterations Design Code

NOVEMBER 2024

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Introduction

This document forms part of the Gedling Design Code Framework which sets out the Council's expectations for good design in the Borough. It encourages exemplar and innovative designs that align with the Framework Principles. The Framework comprises five documents:

- a Core Design Code Document which applies to all development and provides useful background information;
- a standalone Design Code for alterations and extensions (this document);
- a standalone Design Code for small sites (1-9 dwellings);
- a standalone Design Code for major sites (10 dwellings and greater); and
- an Observation Library which contains valuable background information to support applicants in understanding sites and their contexts.

The Design Code must be taken into account when submitting a planning application for an extension or alteration to your property.

How to use this Document

Step 1
Establish if the site:

- is in a conservation area;
- affects a listed building; or
- affects a non-designated heritage asset.

Step 2
Identify your site on the Coding Plan

Use the **Coding Plan** in the **Core Design Code Document** to identify the relevant Settlement Type and Local Area Type that the property is located in. The Core Design Code Document also provides helpful information on the character of the local area so you can ensure your proposal reflects the local context.

Step 3

Make sure your proposals accord with the Design Code requirements set out in the following pages. You will need to ensure that you have carefully observed the area around the application site.

Step 4

Complete the **checklist** to show that all elements of the design code have been addressed. The case officer who assesses the planning application will use the same checklist to see if it complies with the design code. There may be valid grounds for not fully complying with the code(s) for reasons specific to a particular site or application, in which case any non-compliance should be fully justified.

Step 5

Submit the completed checklist with sufficient information to show how each Design Code requirement has been met, alongside other documents required as part of your planning application.

Design Code Principles

The Design Code addresses three themes, a **Characterful Gedling**, a **Greener Gedling** and a **Connected and Healthy Gedling**. Listed below are Design Principles that are relevant to proposals for developments of 1-9 dwellings. For each principle, applicants must observe the area around the application site to consider the local context and then be able to show that the proposal meets the design requirements for that principle. The reference (e.g. 'C1') for each principle cross refers to the Core Design Code Document which provides more detailed information.

For each principle, **observation** is important in order to consider the local context before demonstrating how each design requirement is met. For each principle there are requirements that **must** be met and requirements that **should** be met.

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Characterful Gedling Principles

C2 - Characterful Homes
C4 - Boundaries and Thresholds
C5 - Materials

Greener Gedling Principles

G1 - Topography
G7 - Biodiversity & Ecology

Connected & Healthy Gedling Principles

C+H3 - Liveable Homes

Characterful Gedling

Characterful Homes

C2

Locally distinctive homes play a key role in creating local character. Applicants must identify how their home and neighbouring properties contribute to the character of the local area and avoid any design features that continue to erode their character.

Observe and Evaluate:

Applicants must observe the local area and demonstrate a clear understanding of:

- patterns of building lines, set backs, building heights and separation distances.

It should be noted that where the existing pattern of development does not accord with the design principles set out below, then this Design Code SPD takes priority over existing examples on the ground in order not to further erode local character.

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

a) demonstrate that extensions are sympathetic to the main property and its neighbours.

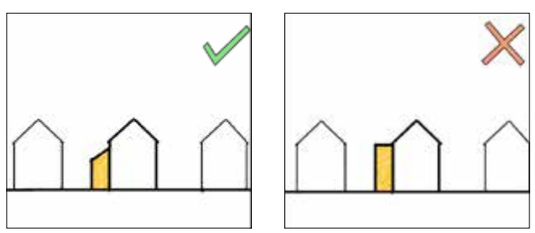


Figure 1: How to create an extension with a form that is sympathetic to the main property

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

b) reflect existing patterns of spacings between dwellings.

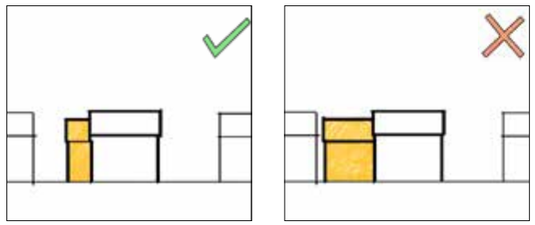


Figure 2: How to ensure that extensions reflect the patterns of spacings between dwellings

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

c) avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.

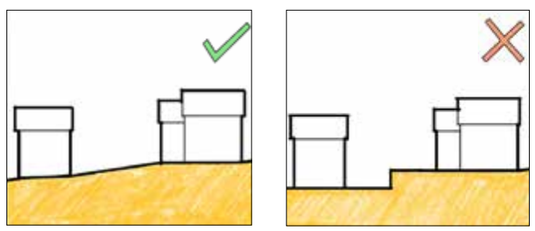


Figure 3: How to avoid sudden changes in height with neighbouring properties

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

d) be subservient to the scale and form of the original dwelling.

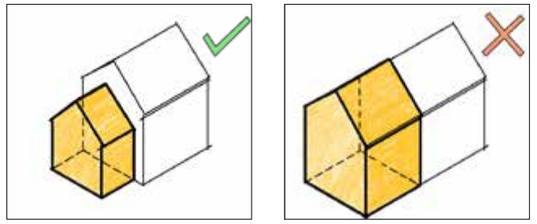


Figure 4: How to ensure that extensions are subservient to the scale and form of the original dwelling

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

e) adopt the same types of roof forms and match existing roof pitches of the main building for a two-storey side extension (other extensions, i.e. single-storey, rear extensions, to be considered on their merits).

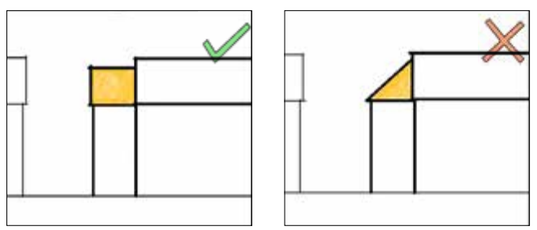


Figure 5: How to ensure that extensions adopt roof forms that match existing roof forms and pitches

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

f) reflect the existing pattern, sizes and proportions of architectural features such as porches, roof forms, window and door openings, eaves and verge detailing for a side extension (other extensions, i.e. rear extensions, to be considered on their merits).

Figure 6: How to ensure that the pattern and detail of architectural features reflect those on the original dwelling

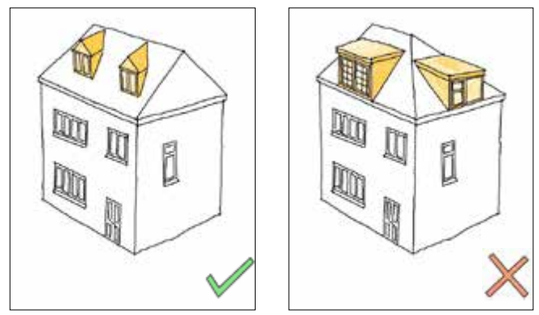


Figure 7: Getting the architectural detail right will be critical for features such as dormer windows

Characterful Gedling

Boundaries and Thresholds

C4

Boundaries and thresholds play an important role in defining the character of streets and spaces, as much as individual dwellings. They also define the distinction between private spaces (front gardens and drives) and public spaces (streets and pavements) and can help to create a high quality environment.

Observe and Evaluate:

Applicants must observe the local area and understand:

- whether boundaries are generally open or closed and the proportion of each;
- the height, width and depth of common boundary treatments; and
- whether boundaries are hard or soft (planted) and the proportion of each.

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

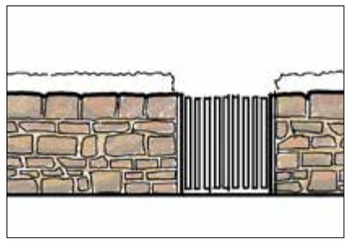
a) use boundary treatment design and materials which reflect local character;
b) use boundary treatments to clearly distinguish between public and private areas;
c) use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG), such as with native hedgerows, timber fencing between gardens and treatments that integrate features such as hedgehog holes; and
d) avoid close boarded fencing on boundaries facing the public realm.

Stone boundary wall enclosing a garden in Woodborough contributes to street character

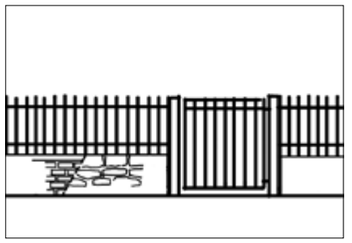
Continuous front boundary wall treatments in Bestwood, with distinctive gate pillars

Soft boundary treatments in Ravenshead

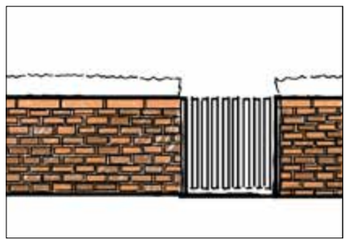
Examples of hard and soft boundary treatments that can be found in the Borough that contribute to the character of residential environments.



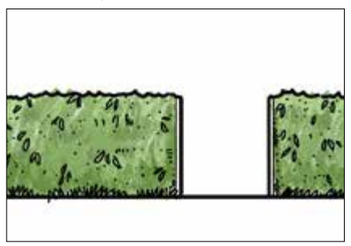
Limestone boundary wall reflecting treatments found in Linby and Papplewick and mature suburb of Woodthorpe



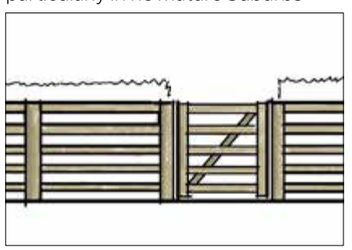
Low walls of brick or stone, sometimes with metal railings found in older parts of the urban area, particularly in he Mature Suburbs



Red brick boundary wall reflecting treatments found in Bestwood and some of the Historic Villages



Hedgerows reflect many boundaries in the Historic Villages and older Suburban areas



Timber rail fencing reflecting treatments found at Ravenshead

Figure 8: Boundary Typologies that can be applied in Local Area Types in the Borough

Characterful Gedling

Materials

Historic development has a clear connection to the surrounding landscape, local building materials and manufacturing expertise, which ensure that local character is distinctive.

C5

Observe and Evaluate:

Applicants must observe the local area and understand:

- the materials used in the locality; and
- identify those that contribute to local distinctive character.

Mandatory Requirements:

Design proposals **must**:

a) identify a building materials palette;
b) use materials that reflect and complement the main dwelling (extensions) or original dwelling (alterations); and
c) use locally distinctive materials where relevant and appropriate.

Red-brown coloured pantile roof

Limestone roof tiles

Keuper marl brick

Limestone wall

Keuper marl brick

Limestone paving

Examples of the varied historic materials used across the Gedling Borough

Other Historic Villages feature red keuper marl brick with the use of render and with some brick walls painted, creating some variety in Calverton. Pantiles remain dominant

Locally distinctive surface materials include Staffordshire blue diamond pavers in Woodborough and granite setts. In Linby Limestone is used more extensively for paving slabs, setts and kerbs

Greener Gedling

Topography

G1

Topography plays a vital role in shaping and defining the landscape, vegetation, and land uses. The Borough is characterised by a varied topography which creates character and distinctive contexts for settlements.

Observe and Evaluate:

Applicants must observe the local area and understand:

- the topography of the site, including direction and steepness of any slopes

Mandatory Requirements:

Design proposals must:

a) work positively with the existing landform and avoid or minimise the reprofiling of (or any need for engineered approaches – e.g. excessive or unsightly retaining walls to) the landform;
b) respond positively to the topography to minimise impacts on accessibility; and
c) where changes in levels need to be managed with retaining structures, use appropriate materials such as timber, gabion walls or brick terracing integrated with landscaping to create attractive retaining structures - concrete structures may be used if over-clad with an appropriate material.

Example of a gabion retaining wall to manage changes in levels.

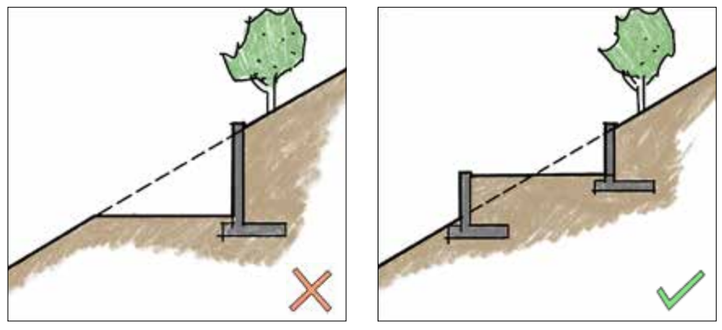


Figure 9: Where retaining structures are needed, avoid or minimise the need for overbearing retaining walls with more modest and¬¬ regular retaining walls

Greener Gedling

Low Carbon Homes

G5

There is an opportunity for the design of extensions and alterations to help achieve a step change in sustainable design and construction. More information is provided in the Council's 'Low Carbon Planning Guidance' (May 2021), which relates to large sites.

Observe and Evaluate:

Applicants must identify opportunities to optimise features that will minimise the carbon intensity of extensions and alterations, including:

- renewable and low carbon forms of energy, such as photovoltaics and heat pumps;
- recycling and reusing construction materials; and
- electric vehicle charging.

Mandatory Requirements:

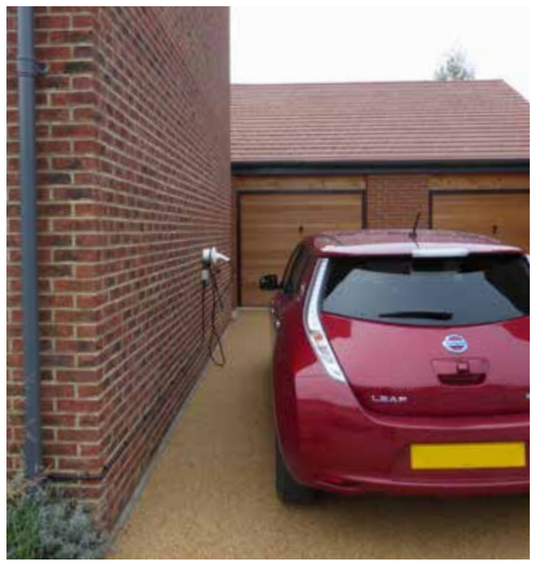
Design proposals **must**:

a) use locally sourced materials;
b) include rainwater harvesting;
c) integrate permeable surfaces;
d) integrate renewable or lower carbon technologies for heat and power such as photovoltaics or heat pumps; and
e) integrate electric vehicle charging for off-street car parking.

Desirable Requirements:

Design proposals **should**:

a) minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable) to minimise material leaving the site; and
b) minimise non-mineral construction waste (e.g. packaging, timber, plastics) on site.



Home electric vehicle charging

Example of a heat pump installation.

Greener Gedling

Biodiversity and Ecology

There is an opportunity to enhance the biodiversity of sites through the provision of features that support bird and bee populations.

Observe and Evaluate:

Applicants must observe the local area and understand:

- the biodiversity of the site and its context, including connectivity of habitats and opportunities for increasing Biodiversity Net Gain across the site.

Mandatory Requirements:

Design proposals **must**:

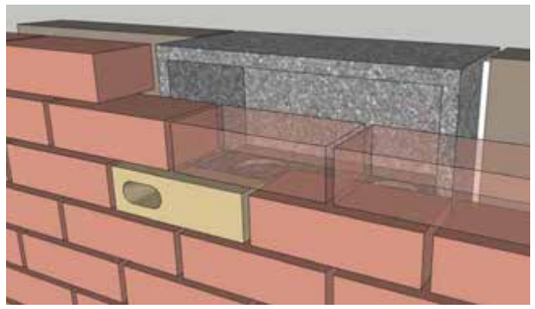
a) avoid the use of artificial grass.

Desirable Requirements:

Design proposals **should**:

a) consider additional features that can support biodiversity and ecology such as green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.

Image © Dick Newell



Options for protecting and enhancing biodiversity and ecology

Connected and Healthy Gedling

Liveable Homes

C+H3

Extensions must be designed to ensure they do not adversely impact on the residential amenity enjoyed by neighbouring residents.

Observe and Evaluate:

Applicants must observe the local area and understand:

- the proximity of neighbouring dwellings and how an extension could impact upon daylight to habitable rooms (bedrooms, kitchens and living rooms); and
- any potential for extensions or alterations to adversely overlook neighbouring dwellings and their curtilage and consider how this can be avoided.

It should be noted that where the existing pattern of development does not accord with the design principles set out below, then this Design Code SPD takes priority over existing examples on the ground in order not to further impact on amenity.

Mandatory Requirements:

When designing alterations and extensions, applications **must**:

a) ensure that plot ratios/outdoor amenity areas retained reflect the character of the local area; and
b) maintain a distance of not less than 1 metre between side elevations where two-storey development is proposed to avoid creating a terracing effect.

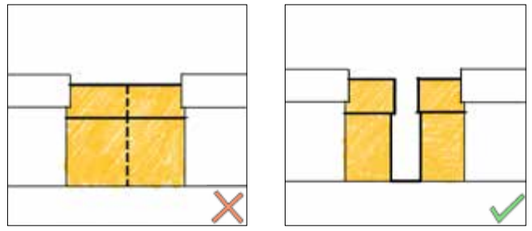


Figure 10: Avoid extending up to boundaries where this is likely to cause a terracing effect

Mandatory Requirements:

Design proposals **must**:

c) ensure that extensions do not overshadow neighbouring properties, through applying the "45 degree" test. The 45-degree line should be drawn from the centre of the ground floor window for a single-storey extension and from the inner edge of the ground floor window for a two-storey extension.

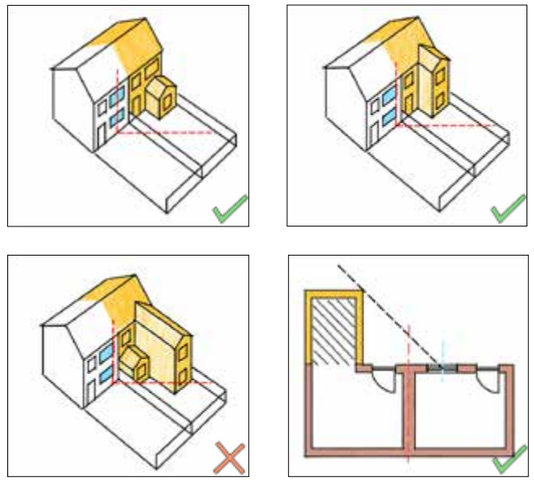


Figure 11: How to apply the "45 degree" test for single and two-storey extensions

Mandatory Requirements:

When designing alterations and extensions, applications **must:**

d) maintain a minimum back to back distance of 21 metres between opposing rear elevations, of homes up to two-storeys, avoiding interruptions in existing patterns of dwellings in how they are grouped and spaced. Where back-to-back distances already conflict with this principle or where an additional storey is proposed over an existing single storey extension, consideration will be given to whether the extension would be overbearing or result in overlooking for neighbouring properties.

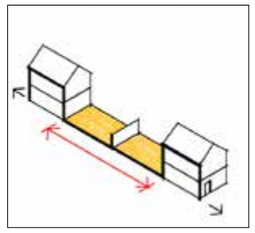


Figure 12: Houses that overlook each other require a minimum back-to-back distance of 21 metres

Mandatory Requirements:

When designing alterations and extensions, applications **must:**

e) maintain a minimum back-to-side distance of 11 metres between any side gable wall and an opposing rear elevation of homes up to two storeys. This distance will need to be greater for homes more than two-storey, overlooking habitable rooms, or where changes in levels between sites leads to height differences between dwellings of at least one storey or more; and
f) ensure that any windows on the gable end walls (except on corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

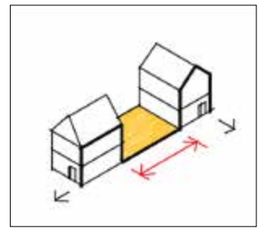


Figure 13: Side gable elevations opposing rear elevations require a minimum back-to-side distance of 11 metres

Desirable Requirements:

Design proposals **should**:

a) ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.

Appendix A:
Design Code Compliance Checklists

Extensions and Alterations

Planning Application Details

Applicant: .....

Description: .....

Site Location (Settlement Type + Local Area Type): .....

Read and referenced the Design Code: YES / NO

Instructions: You MUST comply with the Mandatory Requirements (shown in red) for each design principle set out in the Design Code. The information provided in support of the planning application MUST clearly explain how each design principle has been met. In terms of demonstrating compliance, it is the wording of the Design Code itself that takes precedence over the summary in this checklist.

If the application does not comply with one of the principles, applicants MUST submit sufficient justification and evidence, or your application may be refused. You should cross refer to the precise section of document submitted in support of the planning application which justify any non-compliance. Where any outputs are not applicable to your application site, you must indicate this in the table below, and provide justification if requested by your Case Officer.

Design proposals need to refer to the wording of the mandatory requirements. The checklist provides a summary for ease of reference.

Characterful Gedling

C2 - Characterful Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Demonstrate that extensions are sympathetic to the main property and its neighbours.				
b) Reflect existing patterns of spacings between dwellings.				
c) Avoid sudden changes in height with neighbouring properties, particularly on sites with steep gradients.				
d) Be subservient to the scale and form of the original dwelling.				
e) Adopt the same types of roof forms and match existing roof pitches of the main building.				
f) Reflect the existing pattern, sizes and proportions of architectural features such as porches, roof forms, window and door openings, eaves and verge detailing.				

C4 - Boundaries and Thresholds	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Use boundary treatment design and materials which reflect local character.				
b) Use boundary treatments to clearly distinguish between public and private areas.				
c) Use 'open' boundary treatments or planting to allow for the movement of wildlife and contribute to Biodiversity Net Gain (BNG).				
d) Avoid close boarded fencing on boundaries facing the public realm.				

Characterful Gedling

C5 - Materials	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Identify a building materials palette.				
b) Use materials that reflect and complement the main dwelling (extensions) or original dwelling (alterations).				
c) Use locally distinctive materials where relevant and appropriate.				

Greener Gedling

G1 – Topography	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Work positively with the existing landform and avoid or minimise the reprofiling of the landform.				
b) Respond positively to the topography to minimise impacts on accessibility.				
c) Use appropriate materials integrated with landscaping for retaining structures – concrete may be used if overclad.				

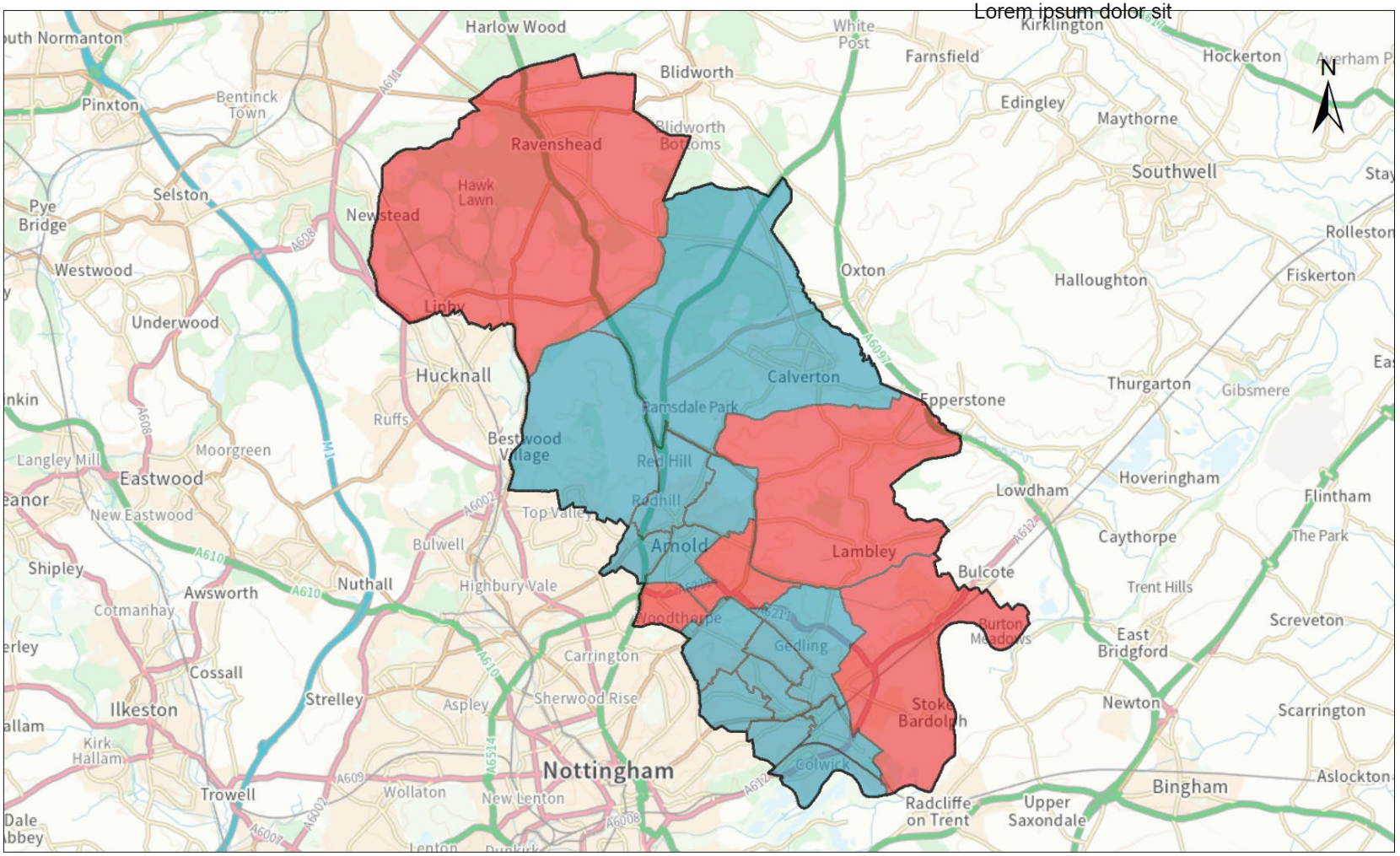
G5 - Low Carbon Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Use locally sourced materials.				
b) Include rainwater harvesting.				
c) Integrate permeable surfaces.				
d) Integrate renewable or lower carbon technologies for heat and power.				
e) Integrate electric vehicle charging for off-street car parking.				
Design proposals **should**:				
a) Minimise the use of primary materials by recycling and re-using demolition and excavation materials from site (where applicable).				
b) Minimise non-mineral construction waste on site.				

G7 – Biodiversity and Ecology	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Avoid the use of artificial grass.				
Design proposals **should**:				
a) Consider additional features that can support biodiversity and ecology such as green roofs/walls, swift bricks, bee bricks, bird boxes, insect hotels and hedgehog shelters.				

Connected and Healthy Gedling

C+H3 - Liveable Homes	Yes	No	N/A	If 'No', justify
Design proposals **must**:				
a) Ensure that plot ratios/outdoor amenity areas retained reflect the character of the local area.				
b) Achieve a distance of not less than 1 metre between side elevations where two-storey development is proposed.				
c) Ensure that extensions/dwellings do not overshadow neighbouring properties, through applying the "45 degree" test.				
d) Maintain a minimum back-to-back distance of 21m between opposing rear elevations of homes up to two-storeys, avoiding interruptions in existing patterns of dwellings in how they are grouped and spaced.				
e) Maintain a minimum back-to-side distance of 11m between any side gable wall and an opposing rear elevation of homes up to two storeys.				
f) Ensure that any windows on the gable end walls (except corner plots) must be to non-habitable rooms only, obscurely glazed to a minimum level of Pilkington 4 and are non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.				
Design proposals **should**:				
a) Ensure that north facing properties are dual aspect, especially apartment units to ensure they benefit from sufficient natural light.				

Appendix E: Affordable Housing Requirement Map



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Affordable Housing Requirement

- 20% outside the Green Belt (35% within)
- 30% outside the Green Belt (40% within)
- Borough Boundary

Appendix F: Parking Standards

Requirement for Residential Parking Provision

This appendix sets out the required residential parking standards for allocated and unallocated/visitor parking in Gedling Borough and summarises the guidance first published in February 2022 'Parking Provision for Residential and Non-Residential Development'. Different parking standards are required dependant on location, proposed size and proposed type of dwelling.

Interpretation of standards

The parking standards set out below in Tables 1 to 3 are minimum standards and should be interpreted alongside the 'general considerations' part of this section in order to ensure comprehensive consideration of parking requirements consistent with the National Planning Policy Framework (2021).

An **allocated** parking space includes any spaces within the curtilage of a residential property and spaces within communal areas that are reserved for one particular residential property. An **unallocated/visitor** parking space should be available to all residents associated with the development to meet the residential parking demand of the development and includes on-street car parking.

Development proposals for houses and bungalows

Houses and bungalows have varied requirements for both allocated and unallocated/visitor parking, dependant on the number of bedrooms per dwelling and the location of the proposal, as shown in **Table 1** and **Table 2**. The requirement for unallocated parking should be rounded up to the nearest whole number. Larger developments are more likely to create additional parking requirement arising from the broader range of car ownership levels, justifying the need for unallocated and visitor elements of parking provision. Each dwelling within a development should meet the parking provision requirement for both allocated and unallocated/visitor spaces. See **Appendix A** for the boundary of urban and rural areas.

Table 1: Parking requirement per dwelling for houses and bungalows – Urban		
No. Bedrooms	**Parking requirement**	
	Allocated spaces	**Unallocated/ Visitor spaces**
1	0	0.7
	1	0.3
	2	0.2
2	0	1.0
	1	0.4
	2	0.2
3	0	1.4
	1	0.7
	2	0.3
4+	0	2.3
	1	1.4*
	2	0.6*
	3	0.0

*Based on average car ownership of 2.2 due to insufficient data for 2.3 in Residential Car Parking Research for Nottinghamshire.

Table 2: Parking requirement per dwelling for houses and bungalows – Rural		
No. Bedrooms	**Parking requirement**	
	Allocated spaces	**Unallocated spaces**
1	0	0.8
	1	0.4
	2	0.2
2	0	1.1

Table 2: Parking requirement per dwelling for houses and bungalows – Rural		
	1	0.5
	2	0.2
3	0	1.5
	1	0.8
	2	0.3
4+	0	2.4
	1	1.4*
	2	0.6*
	3	0.0

*Based on average car ownership of 2.2 due to insufficient data for 2.4 in Residential Car Parking Research for Nottinghamshire.

Development proposals for flats, apartments or maisonettes

Developments for flats, apartments or maisonettes have varied requirements for both allocated and unallocated/visitor parking, dependant on the number of bedrooms per dwelling as shown in **Table 3**. The requirement for unallocated parking should be rounded up to the nearest whole number. Developments for flats, apartments or maisonettes generally have different car ownership patterns compared to houses, reflecting for example higher development densities and occupier demographics. The nature of developments is such that it is appropriate to require both allocated and unallocated spaces. Proposals with more than two bedrooms are less common therefore parking provision in this case will be determined on a case-by-case basis.

Table 3: Parking requirement for developments of flats, apartments or maisonettes – Urban and Rural		
No. Bedrooms	**Parking requirement**	
	Allocated spaces	**Unallocated/ Visitor spaces**
1	0	0.8*
	1	0.4*

Table 3: Parking requirement for developments of flats, apartments or maisonettes – Urban and Rural		
2	0	0.8
	1	0.4
	2	0.2

* Due to insufficient data, the calculated figure has been replaced with a standard multiplier (see Paragraph 3.9)

General Considerations

Garages will only count towards the allocated parking provision where they meet the below minimum internal dimensions.

- Standard single – 6m x 3m with minimum door width of 2.3m
- Double – 6m x 6m with minimum door width of 4.2m

Parking spaces should have a minimum dimension of 2.4m x 5.5m (and add 0.5m if bounded on one side by an obstruction such as a wall, fence, hedge or tree, or add 1m if bounded on both sides). Where driveways are to be counted as a parking space, the minimum distance from the garage door to the highway boundary will depend on the garage door type, as follows:

- No garage: 5.5m
- Roller shutter, sliding or inward opening garage door: 5.5m
- Up and over garage door: 6.1m
- Hinged, outward opening: 6.5m

Tandem spaces are acceptable but no more than three spaces in a line will be acceptable, to include one garage space and no more than two driveway spaces and subject to minimum dimensions of both garages and driveways being met.

Off street residential parking should be sited as close as possible to dwellings to ensure that they are fully utilised to reduce the burden of on-street parking. Separate communal parking areas away from individual properties are discouraged.

Whilst it is expected that the parking requirements are met, it is recognised that in certain circumstances a departure from the requirements may be appropriate. It is not intended that the requirements are definitive when **material considerations** otherwise exist (for example there may be existing parking controls in the area; it may be infill development where the local built form prevents the ability to include allocated parking; or the proposal may be for the change of use of upper floors). Where the parking requirement can be accommodated on-street, this may be acceptable provided it does not cause an adverse impact on the free flow of traffic, cyclists and

pedestrians. Where on-street parking provision is poorly designed, it can impair road safety, obstruct access for vehicles and footways, be a hazard to cyclists and pedestrians, make a development look cluttered and unattractive, and be a source of crime. For the safety of all road users, including pedestrians and cyclists, and to maintain efficient flow of traffic, it is important that developments include well designed on-street and off-street parking layouts that minimise the likelihood of on-street parking problems.

The expectation is that parking standards will be met, however if the development is served by one or more regular public transport service, this may be a material consideration justifying a reduced parking provision requirement, especially if a site is located within; or close to a central area.

The Air Quality and Emissions Mitigation Guidance for Developers (2019) establishes the Council's general support for **electric vehicle charging** infrastructure to be accommodated within new developments. The provision of such infrastructure is part of a suite of actions required in order to mitigate against air pollution in the Borough, as required by Policy GLDP 11. Given that electric/hybrid vehicles are becoming increasingly available, new residential developments should seek to enable more sustainable vehicle choices through the provision of electric vehicle charging points. In applying these parking standards, developers should include at least one electric vehicle charging point per dwelling, as part of the allocated parking.

All driveways and parking areas should be surfaced in a bound material, which is either permeable or includes appropriate drainage in the interests of highway safety and to minimise the risk of flooding.

Requirement for Non-Residential Parking Provision

Adopted Standards

Nottinghamshire County Council is the highway authority responsible for the local highway network in Gedling Borough and has adopted standards that set out the requirement for parking on non-residential developments. Where the below document refers to residential parking standards, it should be read in conjunction with this SPD which is based on the latest information.

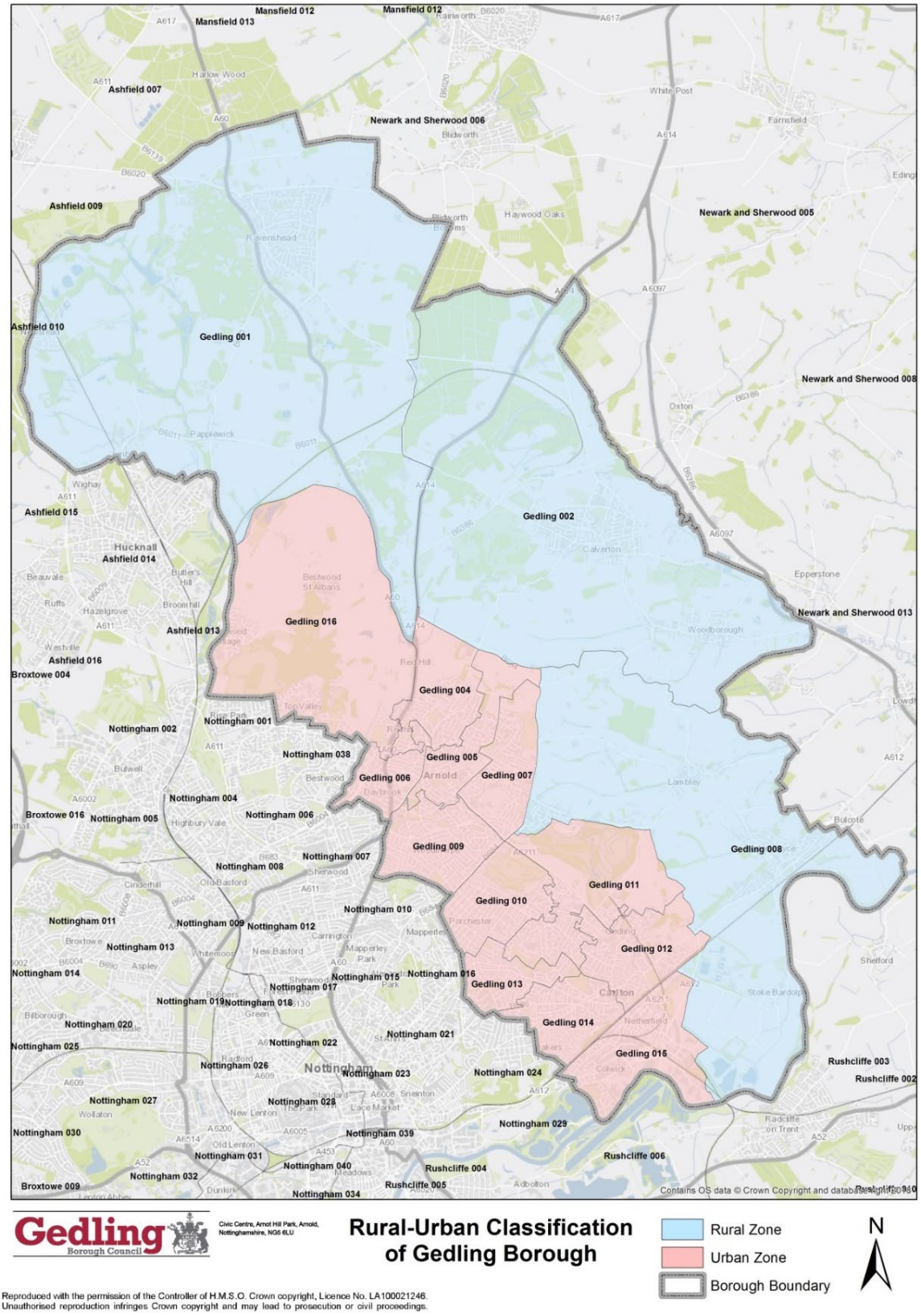
- The **Nottinghamshire County Council Highway Design Guide** (2021) sets out at 4.1 Residential Parking section car parking standards concerning:
  - Driveway lengths (para 4.1.2)
  - Parking space widths (para 4.1.3)
  - Tandem parking (para 4.1.4)
  - Long driveways (para 4.1.5)

- Communal parking areas (para 4.1.6)
- Gates (para 4.1.7)
- Cycle parking (para 4.1.8)
- Mobility scooters and motorcycle parking – and charging facility (para 4.1.9)
- Residential turning heads (para 4.1.10)
- Surfacing and drainage (para 4.1.11)
- Driveway approach (para 4.1.12)
- Electric vehicle (EV) charging (para 4.1.13)

- Section 4.2 Commercial Parking section sets out minimum parking standards for food retail, take-away hot food shops and drive-through restaurants, cafés and similar uses, offices, light and general industry, storage and distribution facilities, residential care homes and nursing homes, cinemas, assembly and leisure, conference facilities, higher education and stadia. The Design Guide gives specific guidance on:
  - Departures from standard (para 4.2.3)
  - Normal minimum disabled parking standard (para 4.2.4)
  - Minimum servicing provision (para 4.2.5)
  - Parking for motorcycles (para 4.2.6)
  - Minimum cycle parking provision (para 4.2.7)
  - Electric vehicle charging (para 4.2.8)
  - Dimensions for car parking spaces within car parks (para 4.2.9)

  The document can be viewed using the web-link below:
  Nottinghamshire County Council, Highway Design Guide (2021)
  https://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide

Figure: Rural-Urban Classification of Gedling Borough

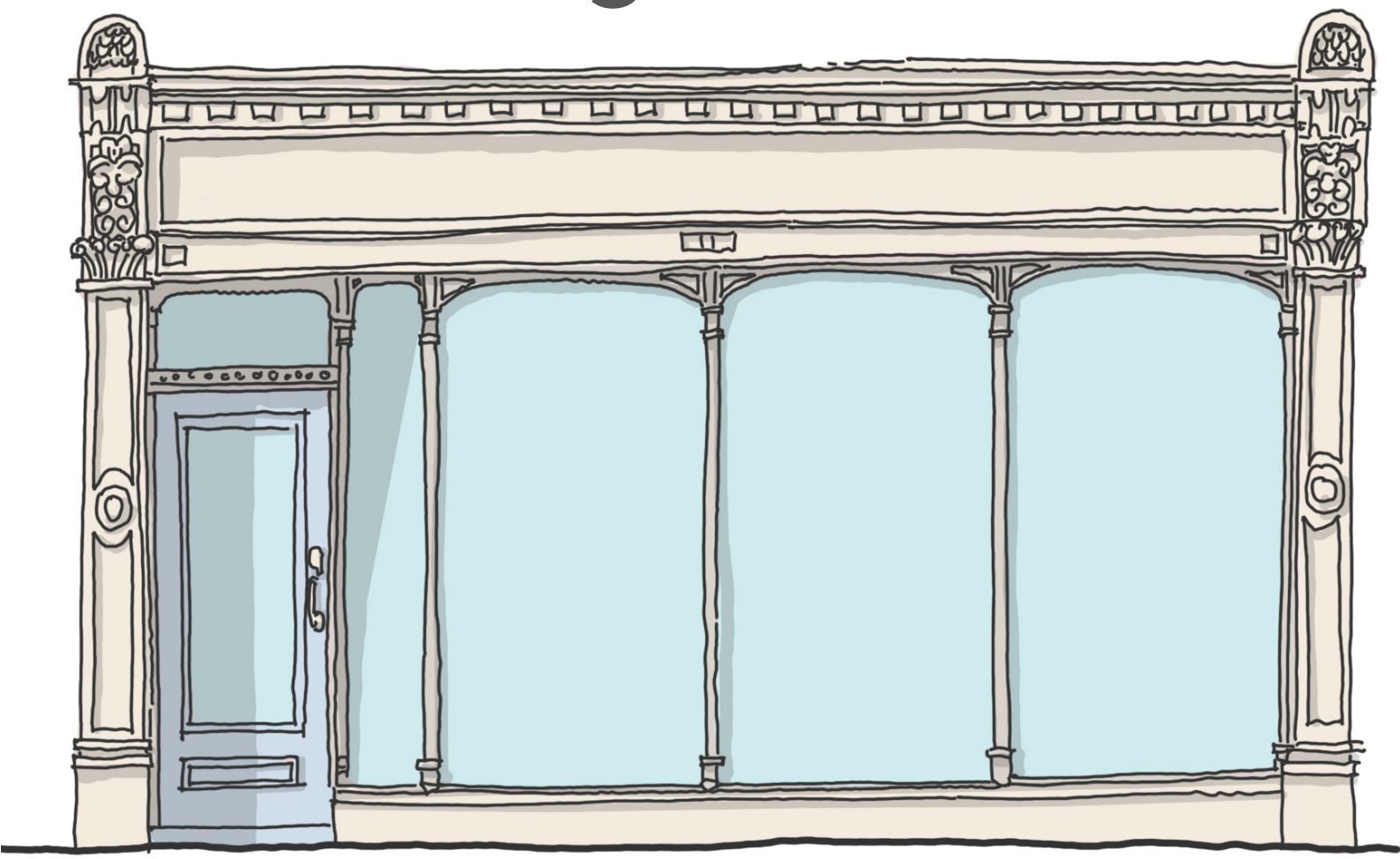


The boundaries are at the geographical level middle layer super output areas (MSOA) as per the Census 2011. Zone 003 is not recorded in the data provided by the Office for National Statistics.

Appendix G: Shopfront Principles

Shopfront

Supplementary Planning Document



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A. Introduction

01

Purpose

1.1. This supplementary planning document (SPD) sets out Gedling Borough Council's policy in relation to the design of shopfronts and their advertisements within the Borough. As an SPD, this document provides further guidance on policies within the Council's adopted Part 1 and Part 2 Local Plan. Once adopted, this document will be a material consideration in the determination of planning applications.

02

Policy Context

2.1. Seeking to secure high quality design is described as a core planning principle by the National Planning Policy Framework (NPPF). The NPPF encourages high quality design, including sensitive and innovative responses to local historic development and urban character. Paragraph 135 states that, among other criteria, planning policies and decisions should "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" as well as being "sympathetic to local character and history… while not preventing or discouraging appropriate innovation or change (such as increased densities)".

2.2. National Planning Practice Guidance revised in February 2024 also emphasises the importance of good design and states that development should promote local character.

2.3. As an SPD, this document provides detail on the interpretation and implementation of existing local plan policies and sets out design standards. It does not introduce new policies. The key policy documents include:

- Aligned Core Strategy (Part 1 Local Plan): Adopted in September 2014, the document sets out the strategic policy direction for future development in Gedling Borough. Key policies for this SPD include:
  - ACS Policy 6: Role of Town and Local Centres
  - ACS Policy 10: Design and Enhancing Local Identity
  - ACS Policy 11: The Historic Environment
- Local Planning Document (Part 2 Local Plan): Adopted in July 2018, the LPD has been prepared to include detailed policies that help deliver specific allocations, site specific policies, allocations of non-strategic sites and designations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses. Key policies for this SPD include:
  - Policy LPD 26: Heritage Assets
  - Policy LPD 27: Listed Buildings
  - Policy LPD 28: Conservation Areas
  - Policy LPD 31: Locally Important Heritage Assets
  - Policy LPD 35: Safe, Accessible and Inclusive Development
  - Policy LPD 49: Retail Hierarchy and Town Centre Boundaries. Indicates Arnold as a "Town Centre" and defines "Local Centres" at Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery site, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.
  - Policy LPD 50: Development within Town and Local Centres
  - Policy LPD 51: Upper Floors
  - Policy LPD 54: Development within Small Parades
  - Policy LPD 55: Security Shutters
  - Gedling Borough Local Planning Document Interactive Policies Map (LPD Part C: Policies Map).

B. Shopfronts

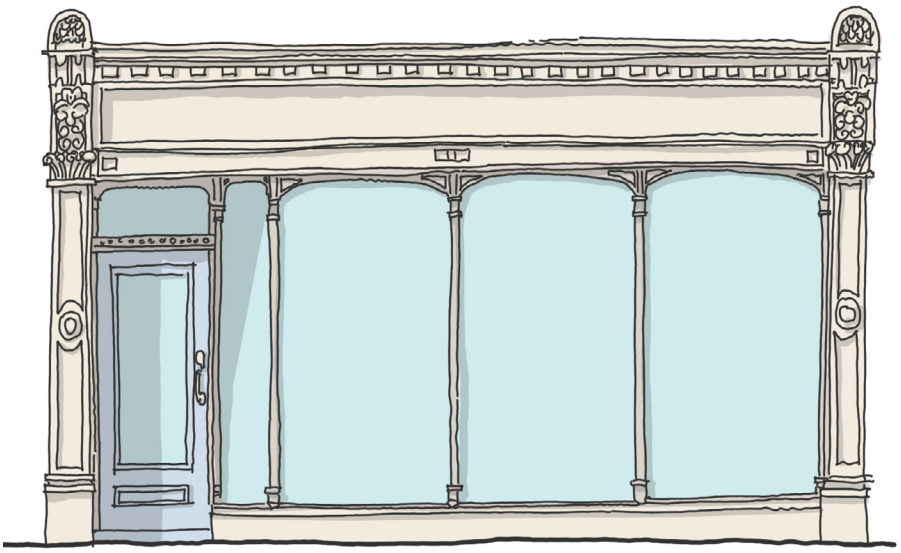
03

History of shopfront design

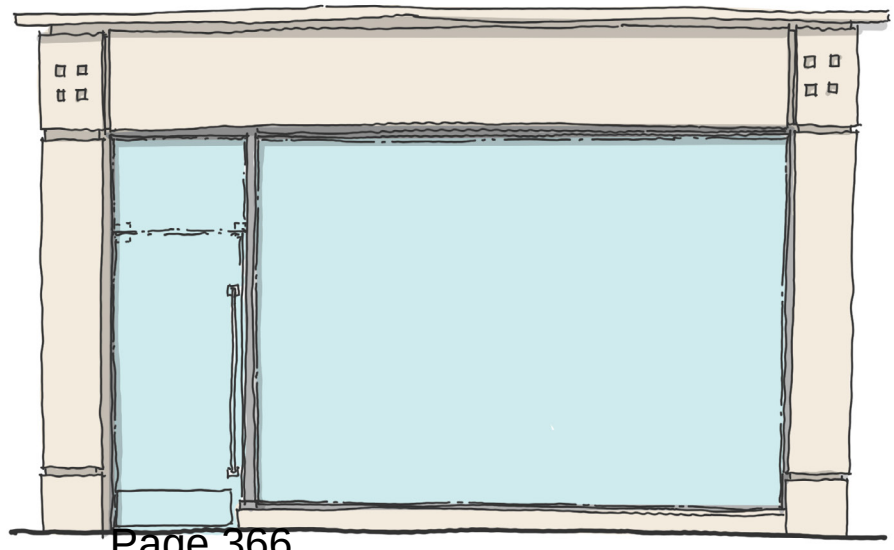
3.1. Retail streets have evolved over centuries, reflecting diverse architectural styles and adapting to changing needs.

3.2. By the 20th century, modernisation prioritised functionality over aesthetics, often covering traditional features. New materials like aluminium, frameless glass and plastics became common, and corporate branding often disregarded local architectural character. This transformation highlights the balance between practicality, commercial needs and preserving street character.

Georgian



Victorian



Contemporary

04

Elements of shopfronts

4.1. Despite the diverse range of architectural styles, most shopfronts incorporate the same basic design elements and are relevant to proposals including new or renovated shopfronts. The architectural terms below denote areas of a shopfront that frame the shop window and signage and create architectural interest and variety. Incorporation of these features, albeit not always highly decorative like the example above, often aids shopfront security as well as making a contextual and characterful design. These features include:

- **Pilasters**
  Pilasters can be structural to support the building and fascia above, or purely decorative. Pilasters generally terminate at a plinth at the base, with a capital at the top which can be plain or decorative.

- **Facias and cornices**
  Traditional shopfront fascias usually include a decorative moulded cornice running along the top, giving protection from the elements and a strong upper edge, providing a break to the rest of the building façade. Shopfronts from the Victorian era were commonly canted forward within console brackets.

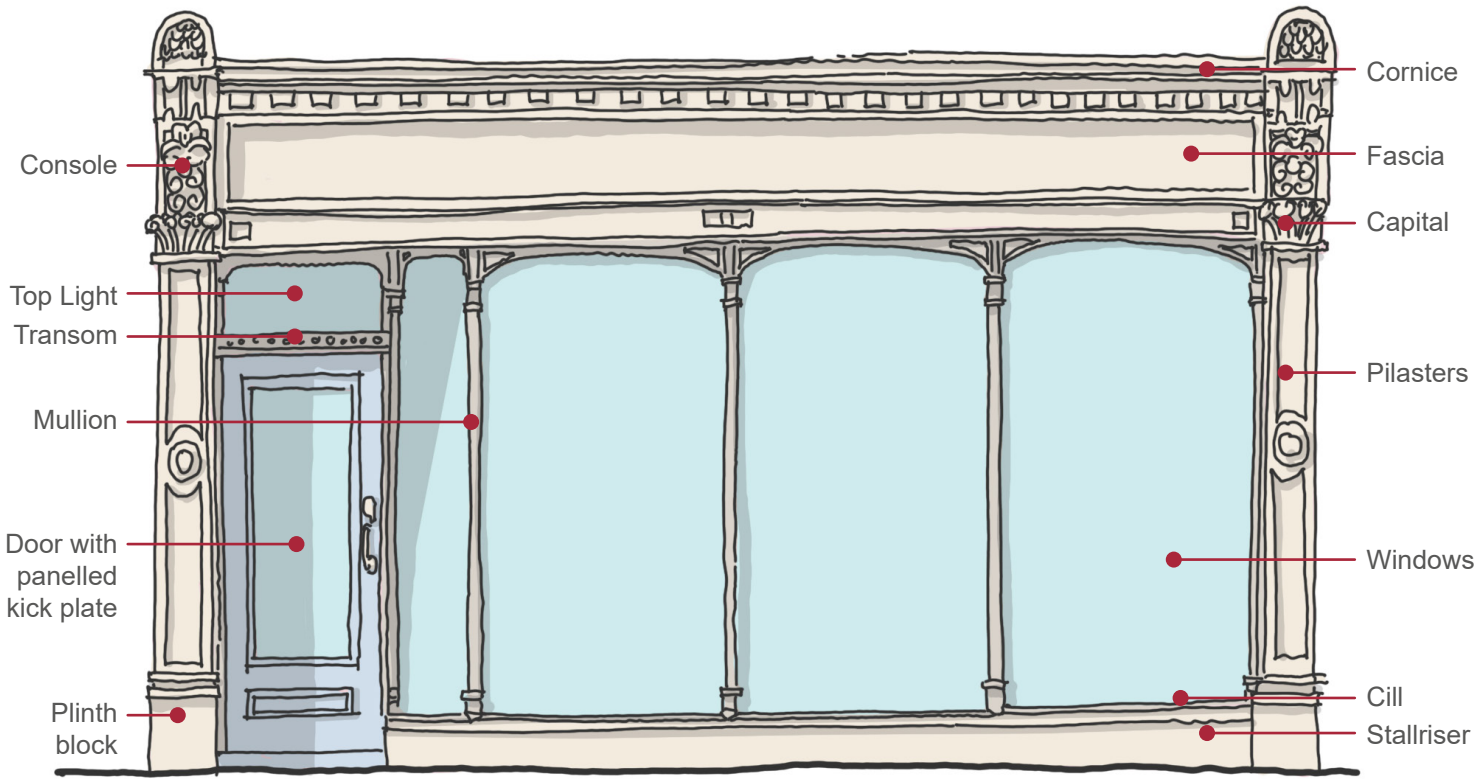
- **Stallrisers**
  The stallriser is the element forming a solid base to the shopfront, helping to define the shopfront proportions. Traditional stallrisers may have decorative moulded cills, ironwork or panelling.

- **Windows and doors**
  Windows are typically divided with mullions and transoms. The way the windows are subdivided usually reflects the style of the building facade. Traditionally, shopfronts had numerous divisions from mullions and transoms due to the limited size of glass available, creating often vertical proportions to the glazing with elegant character. More modern designs generally have larger expanses of horizontally proportioned glass providing wider expanses for displays. Transom lights at the top of the main shop window may feature different types of glass and further break up the window visually.

  Door designs typically follow the age and style of the windows (where they have not been updated unsympathetically). Doors can be flush with the window façade or recessed to form a visual break in the shopfront. Doors can be manual or automatic sliding.

- **Mouldings**
  In traditional shopfronts, mouldings can reflect the period of the building facade. Stallrisers, pilasters, consoles, windows and doors can all incorporate decorative mouldings displaying the character of the building. More modern shopfronts generally have less decorative elements, favouring functional designs.

- **Materials and finish**
  Traditionally, shopfronts were constructed using softwood timber which requires regular maintenance and painting, with ironmongery and brassware, such as iron panels and doorknobs, handles and letter flaps all commonly enhancing their appearance. Newer shopfronts generally include aluminium, ceramic tiles and sheet plastic, with more glazed elements.



Elements of shopfronts

C. Design Principles for Shopfronts

Poorly designed shopfronts do not respect the style, proportions and detailing of the rest of the building.

Elements of the building are reflected in the shopfronts.

05

Retention and repair

5.1. The Council will strongly encourage the retention of original shopfronts of high historic or architectural value. Where the quality of shopfronts is poor, replacement will be favoured. However, where there are original elements that contribute to the character of the street, repair and retention of those specific elements will be encouraged within the design of the new shopfront.

5.2. When alterations are made to traditional shopfronts of a high quality, original details should not be covered up or altered. Likewise, where traditional shopfronts have had their appearance altered by more recent additions, it will usually be desirable to expose and repair these features.

Retention and repair principles:

1. Shopfronts that contribute significantly to the character of the area should be retained, repaired and restored.

2. Traditional shopfront detailing should be retained. Proposals that remove or conceal historic or architecturally important features will be resisted.

3. Where traditional shopfront detailing has been concealed by later additions, it should be exposed, repaired and retained to enhance the character and appearance of the shopfront.

06

Replacement shopfronts to traditional buildings

6.1. Where shopfronts have no architectural merit or historic interest, are unattractive, are inappropriate to the building or are beyond feasible repair then replacement will be encouraged. When considering replacement, the Council will consider the most appropriate design for the style of building façade and character of the area. Replacement should provide an opportunity for high quality design to enhance the building and wider area.

Replacement shopfronts to traditional buildings principles:

1. Replacement shopfronts will be encouraged when existing shopfronts have no architectural merit, are unattractive, are inappropriate to the building or are beyond feasible repair.

2. Replacement shopfronts should be high quality and appropriate for the building façade and character of the area and street scene.

07

Building character, architecture and setting

7.1. Shopfronts should not be designed in isolation from the architectural composition and style of the building. The design of shopfronts should respect the period and style of the building to which it is fitted, and the retailer should adapt to suit the property. The composition of the building comprises of its age, appearance, materials, colours, fenestration, proportion and rhythm. Modern interpretations that respect these design elements in an innovative way are encouraged.

7.2. Where a shopfront is fitted in a traditional style, it should be historically correct in its style and detailing and locality. Research from old records, photographs and pattern books should be sought to support the design proposal.

7.3. The SPD takes priority over existing examples on the ground where they do not accord with the principles set out in this document.

Building character, architecture and setting principles:

1. Any new or replacement shopfronts should consider the architecture of the existing building, including its proportions, style, colour, materials and details.

2. Modern interpretations that respect the original building façade in an innovative way are encouraged.

3. Shopfronts should also consider the character of the street scene generally, in particular the neighbouring properties. However, the SPD takes priority over existing examples on the ground where they do not accord with the principles set out in this document.

4. On traditional shopfronts the original character of the building façade should be expressed. Traditional character can be incorporated using the features of a traditional shopfront within figure above (see Section 4. Elements of Shopfronts).

5. Where a business operates across more than one building of differing styles, the shopfront should be subdivided to reflect the individual characteristics and architecture of each building.

Architectural details

7.4. Shopfronts have an important role in the experience of shopping streets across the Borough. Design details are important in conveying the character, style and heritage of the building and wider area. The following principles should be considered for any new or replacement shopfronts:

Fascia principles:

1. Fascias should be contained within and respect the proportion of the original shopfront. Consent will not be granted for fascias that obscure original console brackets, pilasters, any existing traditional fascia or architectural details, or encroach above first floor windowsills.
2. Fascias should not run continuously over more than one building frontage.
3. Fascias should not be excessively deep and negatively detract from the building above.
4. Materials such as reflective acrylic and other glossy or fluorescent materials must be avoided.

Stallriser principles:

1. Stallrisers form an important part of the proportions of a shopfront. The height of stallrisers should reflect the original design of the shopfront or general height of risers in the street.
2. Stallrisers should have a projecting cill providing a solid junction with the window glass.
3. Materials used in stallrisers should reflect those used on the building facade in general.

Pilasters and console principles:

1. All new shopfronts should use columns, piers or pilasters to define and frame the shopfront.
2. On traditional buildings, any pilasters, piers or columns should be retained or reinstated, and any original detail restored.
3. Materials used in pilasters should be in keeping with those used in the rest of the building.

Doors principles:

1. Shop doors should form an integral part of the shopfront.
2. Traditional door elements should be retained. Generally, these would include glazed panelling with a kickplate or lower panel of a style appropriate to the shopfront.
3. Recessed doorways that contribute to the character of the street scene should be retained. On new shopfronts recessed doors can assist with disabled access.
4. Any independent access to upper floors must be retained.

Windows principles:

1. Traditionally detailed window frames, mullions and transoms should be retained and restored.
2. Window subdivisions should respect the character and vertical proportions of the building façade.
3. Large horizontal expanses of glazing should be avoided, unless as a core principle of the overall design of the building façade.

08

Materials, surface treatments and colour

8.1. A range of different materials have been used in shopfront construction and decoration over the years. These materials, finishes and colours have a significant impact on the overall design of shopfronts.

8.2. Most traditional shopfronts were built in softwood timber and painted. There are a few examples of stained hardwood shopfronts, generally used in exposed parts of shopfronts. Edwardian examples also made use of glazed tiles for stallrisers and within the threshold of recessed doorways, which can be attractive materials to retain. More recently, materials such as aluminium have been introduced. UPVC has been increasingly used, however will rarely be acceptable in historic centres, conservation areas or listed buildings and should be used sparingly.

Materials, surface treatments and colour principles:

1. Only materials which are appropriate to the period and character of the shopfront and building should be used. Where materials deviate from these, clear reasoning should be used to support the use of said materials.

2. The choice of colours should be guided by either the original building or, if new, the overall colour strategy for the building façade. All colour schemes should enhance the visual quality of the shopfront and complement adjacent properties.

3. Period ironmongery should be retained. On new shop units the materials should reflect the style and design of the overall building façade.

09

Canopies and blinds

9.1. Traditionally, canopies were used to protect goods on display from damage by sunlight and could be retracted to avoid obscuring the shopfront. Blinds were traditionally a canvas-like material, designed as an integral part to the shopfront and generally recessed back into the shopfront above or below the fascia when not in use.

9.2. In more modern shopfronts, businesses have sometimes installed oversized canopies and blinds, primarily to carry additional advertisements or signage. The function of these blinds is generally unnecessary and can be out of character with street scenes.

Canopies and blinds principles:

1. Canopies should form a complementary part of the overall appearance and character of the shopfront.

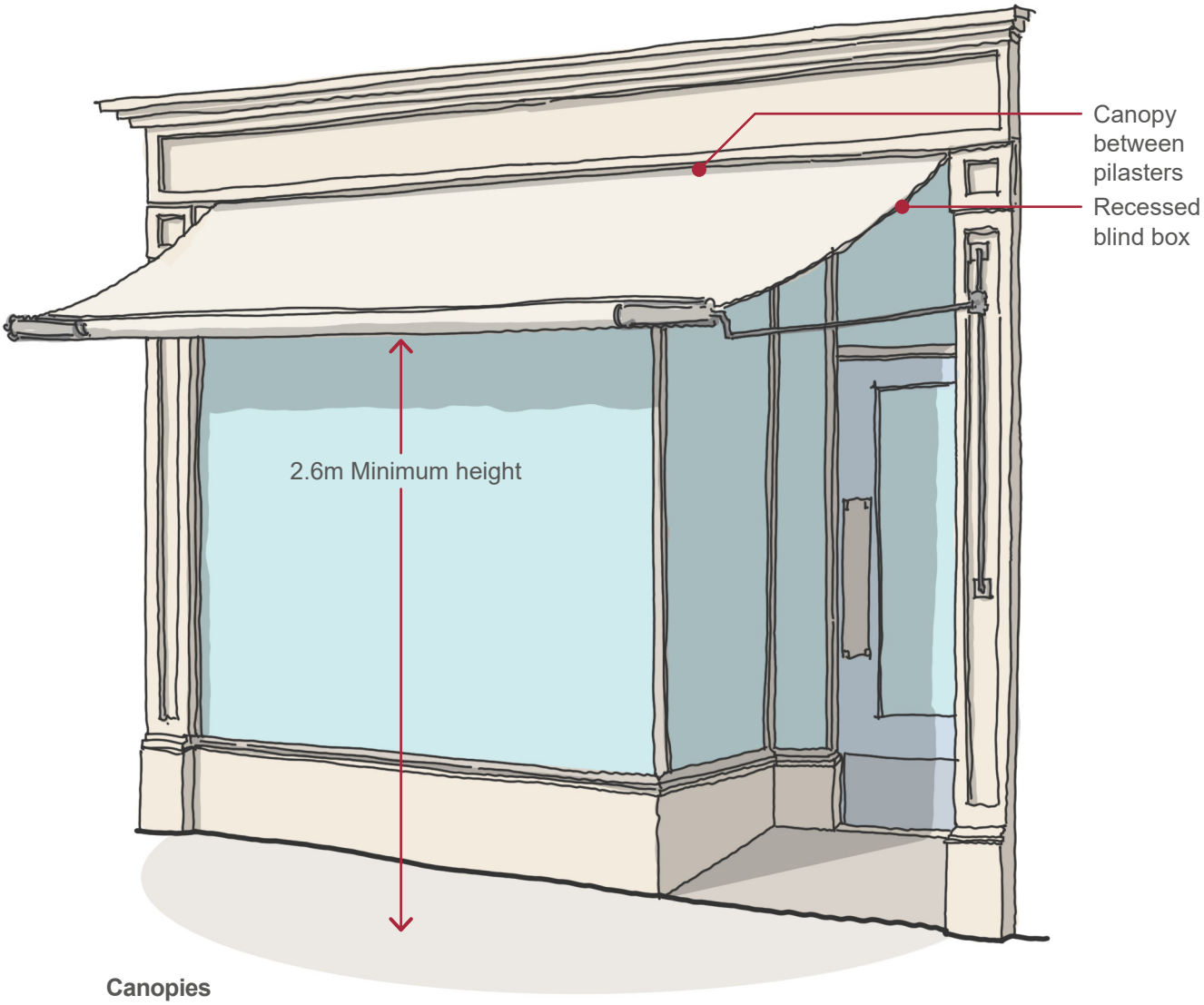
2. Any proposal to remove existing traditional blinds and blind boxes will be resisted.

3. Blinds should be positioned between shopfront pilasters and be in proportion to the building and street scene. Continuous lengths of canopies across multiple shopfronts will be resisted, unless as a part of a wider strategy for the streetscape.

4. Blind boxes should be recessed, should not obscure or damage the shopfront or architectural features and should be designed as an integral part of the whole shopfront.

5. There should be a minimum of 0.5m from the outer edge of the blind to the kerb line, and the height from pavement level must be no less than 2.6m to the underside of the blind.

6. Plastic blinds or canopies in fluorescent and glossy materials will be resisted.


Canopy between pilasters
Recessed blind box
2.6m Minimum height

Canopies

10

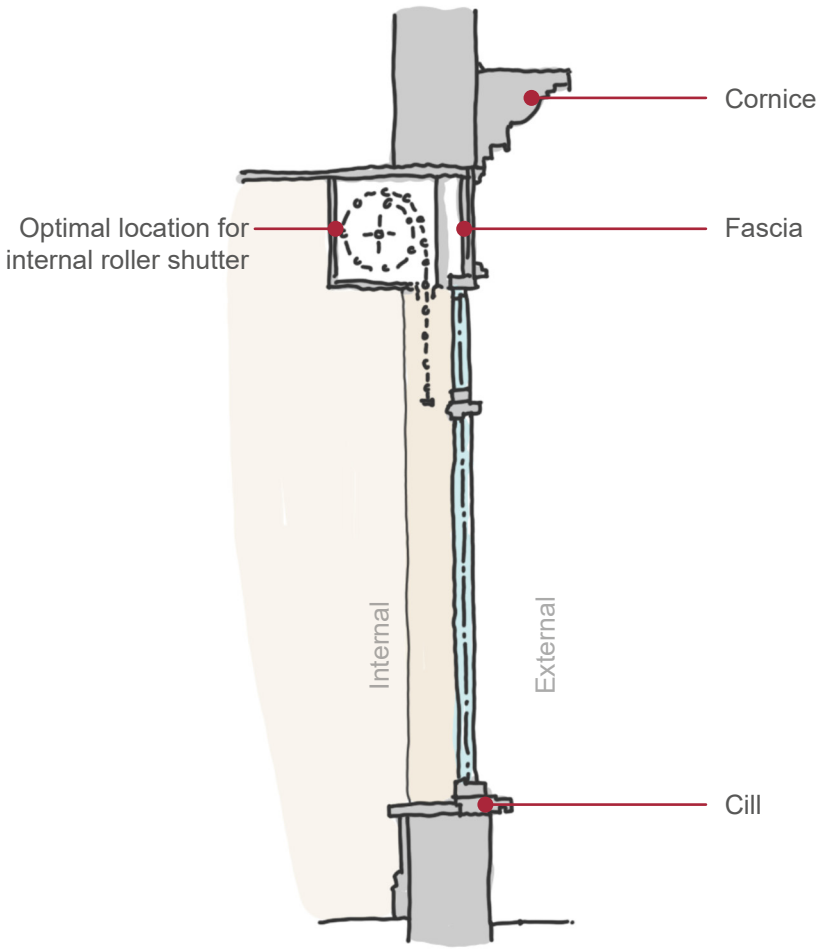
Security

10.1. Security measures form an integral part of shopfront design and can be provided in many forms, including internal roller shutters, security grills, railings as well as alarms and security cameras.

10.2. Local Planning Document Policy LPD 55 – Security Shutters sets out specific guidance for externally mounted roller shutters.

Security principles:

1. Security measures should form an integral part of the design process and not as an add on.
2. Alarm boxes should not be placed on fascias.
3. Sensitively designed internal grilles may be permitted.
4. Shutters must be appropriate to the building they are installed on, wherever possible be internal and, when closed, they should allow visibility into the shop.
5. External roller shutters are not acceptable within a Conservation Area, on a Listed Building or a non-designated heritage asset.
6. If external shutters are required for specific security reasons, the box above the roller shutter should be sited internally. Where this is not possible it should be tied in with the design of the fascia.



Roller shutter incorporated into shopfront design

11

Advertisements and Signage

11.1. For planning purposes, Advertisements is defined in section 336(1) of the Town and Country Planning Act 1990.

11.2. The overall effect of signage has an impact on the appearance and character of the streetscape. Visual clutter, detrimental to the quality of the streetscape, can be caused by the number, scale and colour of signage, as well as how it is illuminated.

11.3. Signage should be included as an integral part of shopfront design from the outset. Signage and branding should be appropriate to the period and styling of the shopfront.

11.4. All advertisements are subject to the standard conditions in Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

11.5. The following principles give guidance on various aspects of advertisements and signage:

Freestanding principles:

1. Advertising boards should not impair access for people with restricted mobility and ensure that no hazard exists for blind and partially sighted people.
2. Consent is required from the owner of the land on which the advertising board is to be displayed. Nottinghamshire County Council has provided conditions and guidance on the placement of advertising boards on their land which can be found on the County Council's Advertising Boards and Displays of Goods on the Highway document.

Fascia sign principles:

1. Generally, lettering on fascia signage should not exceed more than two-thirds of the depth of the fascia.
2. Hand painted traditional sign-writing will be preferred on historic and listed buildings.
3. The sign should only state the name and trade of the business.
4. Modern box fascias and pre-cast signage boards fixed to an existing fascia are inappropriate within conservation areas, on listed buildings and on-designated heritage assets.
5. Reflective plastic, Perspex or overly bright materials are generally inappropriate. A strong contrast between the fascia colour and lettering is encouraged to increase visibility.

Number and size principles:

1. To avoid unnecessary clutter, one fascia sign and one projecting or hanging sign are considered adequate to identify a shop unit in most cases.
2. Signage should be restricted to the shopfront.
3. Historic signs and traces of historic signage should be retained where practical.
4. New signage should not obscure or damage existing important architectural features.
5. Advertisements applied above fascia level are generally unacceptable.
6. Signage should be in proportion with the shopfront and building in general.

Hanging and box sign principles:

1. One hanging sign should be used to identify each shop unit.
2. The design of the hanging sign should complement the design of the shopfront, building and streetscape.
3. Hanging signs can be used effectively with an overall street strategy, visually tying together the character of the street.
4. Signs should relate only to the name and trade of the shop.
5. The sign should not be attached to the fascia or obscure architectural details.
6. Blade signs should generally be avoided in favour of a hanging sign.

Clutter caused by too many signs.

Contextually appropriate signage on traditional buildings.

12

Illumination

12.1. Illumination of shopfronts has an impact on the atmosphere of the streetscape. Lighting the streetscape is essential for a safe and attractive night-time environment. In most cases, existing street-lamps and light from shopfront windows is sufficient to illuminate shopfronts.

Illumination principles:

1. The use of external lighting to illuminate shopfronts or signage needs a careful and co-ordinated approach with consideration of any cumulative impact on the street scene. External illumination is not considered essential for many businesses and the Council may request justification for its use especially if the building is listed or within a conservation area.

2. If illuminated signage is proposed to be used it must be designed in at an early stage. It must be discreet and its intensity must not be excessive or impact on the upper levels of the building or its neighbouring properties.

3. Internally illuminated signs and illuminated box signs will need to be sensitively designed.

4. Halo lighting will not generally be acceptable on historic and listed buildings. It can be acceptable on less sensitive buildings as long as it has no detrimental effect on the character of the building and appearance of the shopfront.

5. Where illumination is appropriate, excessively bulky trough lighting, flood lighting and swan neck lights should generally be avoided in favour of more discrete and less bulky forms of illumination.

13

Inclusive access to buildings

13.1 New shopfronts should provide convenient access for all people. All development proposals must be in line with the guidance in Approved Document M and BS 8300-1:2018 and BS 8300-2:2018 'Design of an Accessible and Inclusive Built Environment', or any guidance produced subsequently that supersedes these documents.

Access principles:

1. A stepped entry into the shop should be avoided, doors should be unobstructed and of sufficient clear width to permit wheelchair manoeuvring.

2. Flush thresholds, vision panels, glazing manifestation, accessible door furniture and power-assisted or automatic doors should be incorporated into designs wherever possible.

3. Access into shop units should be considered at an early design stage. When renovating historic shopfronts, a balance must be achieved between providing easy access and preserving the character and heritage of the building.

4. Impacts to heritage buildings on access grounds will be assessed on a case-by-case basis.

14

Automatic Teller Machines (ATMs)

ATM principles:

1. ATMs should be positioned to allow for wheelchair access, ie. not too close to the inside of a corner. The access route should be flat without barriers to people with impaired mobility or vision.

2. The area in front of an ATM should be at a minimum 1.5m by 1.5m, with a gradient of no more than 1:50.

3. ATMs should be well signposted without negatively impacting on the street scene. The surrounding of the ATM should suit the style and character of the shopfront and not be excessive.

4. Proposals to install ATMs on listed buildings, non-designated heritage assets and in Conservation Areas must demonstrate a clear need for an ATM and be designed so as to minimise impact on appearance and building fabric.

Fascias must not encroach above first floor windowsills or obscure architectural details.

Oversized box sign installed on existing architectural features.

Disproportionate signage is out of character and detrimental to the quality of the street-scape. Materials such as reflective acrylic and other glossy or fluorescent materials must be avoided.

No stallriser: Stallrisers form an important part of the proportions of a shopfront.

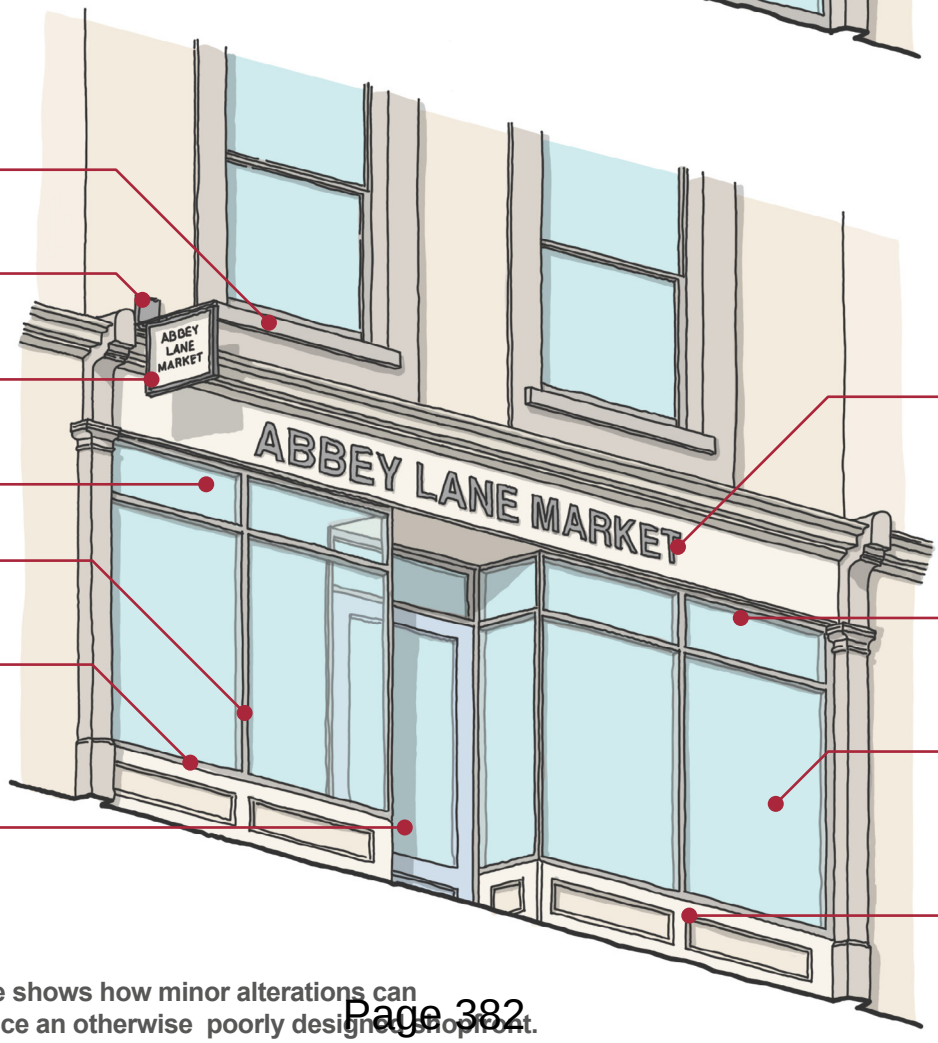
Oversized fascias dominating the street-scene and other shopfronts.

The shutters that are not of an open nature conceal architectural features behind and are not acceptable within Town or Local centres and parades of shops.

Alarm boxes should not be fixed to the main frontage or any architectural features of the building.

Step-up access does not meet the needs of disabled people.

A poorly designed shopfront.



Upper floor windows and/ or architectural details are visible.

Careful consideration given to the siting of the alarm box.

Proportionally sized box sign moved away from the architectural features.

No solid shutters or disproportional signage.

Traditional shopfront detailing is being retained.

The height of stallrisers reflecting the original design of the shopfront or general height of risers in the street.

Recessed doorways contribute to the character of the street scene.

Proportionally sized text and fascia not concealing any architectural features or dominating the street scene and other shopfronts.

Shutters must be internal when practicable, and allow visibility into the shop when closed.

Shopfronts consider the character of the street scene generally, in particular the neighbouring properties.

Materials used in the stallriser reflect those used on the building facade in general.

The example above shows how minor alterations can significantly enhance an otherwise poorly designed shopfront.

D. Permissions & Consents

15

Planning permission

15.1. Altering or replacing shopfronts is likely to require planning permission and might additionally require Listed Building Consent. This can include the installation of additional features such as blinds, canopies, shutters or grilles and many other changes to the external appearance to the building, including changing glazing. If there is uncertainty as to whether consent is required, advice from the Council should be sought through the pre-application advice service.

15.2. Changing the use of a building to a retail unit may require planning permission. Up to date guidance can be found on the Planning Portal.

15.3. Changing a building to another use class, such as a change of use from non-retail to retail, will require planning permission and the guidance provided by this SPD will apply to the new shopfront.

Advertisement consent

15.4. The display of advertisements is subject to a separate consent process within the planning system. This is principally set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

16

Listed building consent

16.1. To alter a listed building in a way that affects its character or appearance as a building of special architectural or historic interest, listed building consent must be sought from the Council.

16.2. Consent may also be required for minor works such as changing a painting scheme, altering the shop interior, advertisements, shopfront security, removing architectural features or installing an alarm box.

16.3. If there is uncertainty as to whether listed building consent is required, advice should be sought from the Council prior to installation.

17

Building regulations consent

17.1. The purpose of building regulations is to ensure the building satisfies its functional requirements and provides sufficient health and safety for shoppers and staff. Building regulations approval will be required for alterations and improvements to an existing building as well as new buildings. For example, electrical or plumbing work or replacing doors and windows. Building regulations consent must be applied for in a similar way to planning permission. More information can be found on the Planning Portal and on the Council's Building Regulations Applications page.

18

Pre-application advice

18.1. Pre-application advice can be sought before applying for full planning permission, listed building consent or advertisement consent. Pre-application advice allows the applicant to understand how the development plan policies will apply, gain advice from a planning officer, identify any potential problems and rectify them before an application is submitted. More information can be found on the Council's Do I need planning permission? page. Pre-application advice can be requested by completing the pre-application advice form on the Council's Request for Pre-application Advice page.

19

Enforcement

19.1 Where expedient, the Council has the authority to take enforcement action against works carried out without the necessary planning permission or consent. Unauthorised works to a listed building and unauthorised display of advertisements are both criminal offences. If served with an enforcement notice, a building owner may be required to restore the building to its condition before the unauthorised work was carried out. If this is not complied with or appealed against successfully the offence will be prosecuted in the courts. Breaches of planning control include, but are not limited to:

- Building work and/or a change of use of land/ building, undertaken without planning permission being granted;
- Developments not being carried out in accordance with a planning permission;
- Non-compliance with conditions imposed upon a planning permission;
- Works being carried out to a Listed Building which affect its character without listed building consent being granted;
- Non-compliance with conditions attached to a listed building consent;
- The display of an advertisement for which express consent is required but has not been granted;
- Untidy land or buildings which affect local amenity;
- Unauthorised works to protected trees.

20

Information required for applications

20.1. To ensure applications are dealt with efficiently they need to contain all the necessary information listed below, in addition to the requirements set out by the Council's Local Requirements List:

- Existing and, if relevant, historical photographs and information to support the proposal when adapting or replacing an existing shopfront.
- Existing and proposed elevations of the shopfront and signage, 1:50 scale.
- Existing and proposed full height sections of the shopfront, 1:50 scale.
- Existing and proposed elevation drawings depicting the relationship between the shopfront and the rest of the building façade and at least part of any adjacent buildings and shopfronts.
- Details of any architectural elements such as glazing bars, sills, pilasters at a scale of at least 1:10.
- Detailed design and dimensions of signage, including fixing details and information on luminance levels of lights and whether static or intermittent.
- Details of all materials and colours is required to be annotated on the plans, elevations and sections.

21

Other useful information

21.1. For information about application advice, whether planning is required, for submitting a planning application or information on building regulations please visit the Council's Planning Applications page.
Aligned Core Strategy (Part 1 Local Plan).
Local Planning Document (Part 2 Local Plan).
Supplementary Planning Documents and guidance.
Emerging Local Plan.

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Gedling Borough Local Development Plan: Equalities Impact Assessment

May 2026

Serving people, **Improving lives**

Gedling Borough Council

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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". Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

1.2 In Gedling Borough, the Local Plan comprises the Aligned Core Strategy for Gedling Borough, Part 1 Local Plan and the Gedling Borough Local Planning Document, Part 2 Local Plan. The Gedling Borough Local Development Plan is being prepared which will replace the Aligned Core Strategy and the Local Planning Document. The Publication Version Gedling Borough Local Development Plan includes proposed policies and allocations in a wide range of areas across Gedling Borough. 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 Impact Assessment for the Publication Version of the Gedling Borough Local Development Plan

2.1 Under the Equality Act 2010, the Gedling Borough Local Development Plan is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. The Publication Draft Local Development Plan has been assessed for potential impacts of the proposals and policies on all sections of the population including those with protected characteristics as defined by the Equality Act 2010, as well as other vulnerable groups such as low-income households, those experiencing rural isolation or living in deprived areas, and the homeless. These groups are:

- **Age** - Where this is referred to, it refers to a person belonging to a particular age (e.g. 32 year olds) or range of ages (e.g. 18 - 30 year olds).
- **Disability** - A person has a disability if s/he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
- **Gender** - A man or a woman.
- **Gender Reassignment** - The process of transitioning from one gender to another.
- **Other Group** - any other vulnerable groups, rural isolation, deprived areas, low income staff etc.
- **Marriage and Civil Partnership** - In England and Wales marriage is no longer restricted to a union between a man and a woman but now includes a marriage between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
- **Pregnancy and Maternity** - Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth and is linked to maternity leave in the employment context. In the non-work context, protection against maternity discrimination is for 26 weeks after giving birth, and this includes treating a woman unfavourably because she is breastfeeding.
- **Race and Ethnicity** - It refers to a group of people defined by their race, colour, nationality (including citizenship), ethnic or national origins.
- **Religion or Belief** - Religion has the meaning usually given to it but belief includes religious and philosophical beliefs including lack of belief (e.g. Atheism). Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
- **Sexual Orientation** - Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

2.2 The following table sets out the Equalities Impact Assessment which follows the same order of the chapters in the Gedling Borough Local Development Plan. The impact assessment considers the policy options and approaches against the protected groups set out in paragraph 2.1 above. It is noted that Gedling Borough as an employer should consider the impact on both Gedling residents external to the Council and also employees identified in the table as internals. However, it is considered that in the case of planning policies their implementation would result in the same impact on both internal and external members of the protected groups as shown in the assessment.

Table: Gedling Borough Local Development Plan Publication Version Equalities Assessment

Chapter 1: Vision and Objectives

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
Vision and Objectives	Sets out an aspirational but realistic vision for the future of the plan area together with specific objectives establishing how the plan area will deal with identified key issues.	The Publication Version GBLDP is inclusive of all ethnic groups. Equality of opportunity for all is an overall aim within the Vision statement set out in the Local Development Plan which states: "People from all sections of society will be provided with better access to homes, jobs, services and nature and open space to support health and wellbeing outcomes". The objectives set out in the Publication Draft GNSP 2024 include amongst others: • providing high quality new housing to ensure the targets of the Plan are met; and • economic prosperity for all: to ensure economic growth is as equitable as possible. The vision and objectives set out in the Publication Draft GBLDP should have a positive impact on existing and future residents including those with protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Chapter 2 Climate Change, Flood Risk and Water Management

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 1:Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk	The policy seeks to address climate change issues including carbon reduction and to mitigate and adapt development to climate change.	GLDP Climate Change Policy ensures that all future development in Gedling Borough 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Renewable Energy

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP2: Renewable Energy Schemes	The Policy covers development proposals for renewable energy	The Policy sets out the factors that decisions about renewable energy schemes for example wind turbines or solar that will need to take into account such as green belt, landscape and visual effects and amenity of nearby properties. The policy is written positively and is expected to affect all groups and communities in a positive manner, as it will ensure the full

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
	generation projects.	consideration of factors relating to potential impacts from renewable energy schemes will be taken into account.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Managing Flood Risk

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 3 – Managing Flood Risk and Watercourses	The policy addresses flood risk for new developments.	The Policy seeks to manage flood risk in locations where it is essential for a particular development and there are no reasonable alternative locations in a lower risk flood area and lists which types of development may be acceptable in such locations subject to a flood risk assessment demonstrating the development is appropriate. The policy is written positively and is expected to affect all groups and communities in a positive manner, by taking a risk based approach to development in locations affected by flood risk.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Surface Water

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 4: Surface Water Management	The policy addresses the need to manage surface water drainage.	The Policy seeks to ensure that all developments include measures to manage surface water such as sustainable drainage systems. The policy is written positively and is expected to affect all groups and communities in a positive manner, by requiring development to manage surface water flood risk.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Water Quality

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 5 Managing Water Quality	The policy seeks to protect ground water from potentially polluting development.	The Policy seeks to prevent pollution of surface water bodies. The policy is written positively and is expected to affect all groups and communities in a positive manner, by only permitting development where it would not have an adverse effect on water quality through surface pollutions of surface water bodies such as rivers and ponds.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Aquifers

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 6: Aquifer Protection	The policy seeks to protect aquifers from potential pollution from development.	The Policy seeks to protect ground water from contamination. The policy is written positively and is expected to affect all groups and communities in a positive manner, by only permitting development where it would not be liable to cause contamination of ground water.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Chapter 3: Environmental Protection

Contaminated land

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 7: Contaminated Land	The policy addresses development on potentially contaminated land.	The policy seeks to ensure that land potentially affected by land contamination is effectively treated prior to development to prevent risk to future occupiers. The policy is written positively and is expected to affect all groups and communities in a positive manner, by only permitting development on land potentially affected by land contamination subject to effective measures to treat, contain and control the contamination.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Unstable land

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 8 – Unstable Land	Policy seeks to deal with unstable land prior to development.	The policy seeks to prevent development on or adjacent to unstable or potentially unstable land unless satisfactory remedial, mitigation or treatment measures are implemented. The policy is written positively and is expected to affect all groups and communities in a positive manner, by preventing development on unstable or potentially unstable land unless measures are taken to rectify this prior to development in the interests of public safety.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Hazardous substances

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 9: Hazardous Substances	Deals with hazardous substances.	Policy seeks to prevent development involving the use of hazardous substances and to stop development in the vicinity of a site known to use hazardous substances. The policy is written positively and is expected to affect all groups and communities in a positive manner, by preventing development involving the use of hazardous substances or development being located in the vicinity of sites known to use hazardous substances in the interests of public safety.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Pollution

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 10 Pollution	Policy seeks to address pollution.	The policy seeks to prevent development which would result in an unacceptable level of pollution. The policy is written positively and is expected to affect all groups and communities in a positive manner, by preventing potentially polluting development in the interests of public safety.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Air Quality

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 11 Air Quality	The policy addresses air quality	Policy seeks to prevent development proposals that have the potential to adversely affect air quality unless measures to mitigate emissions are included. The policy is written positively and is expected to affect all groups and communities in a positive manner, by preventing adverse effects on air quality in the interests of public safety.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Chapter 4 Spatial Strategy and Housing Target

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 12: Spatial Strategy	Broad overarching approach to locate development in sustainable locations.	GLDP 12 sets out the key principles of sustainable development in Gedling Borough for the next 18 years. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Housing Target

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 13 Housing Target and Distribution	Sets out the housing target and its distribution to sites across Gedling Borough.	Policy GLDP sets out the housing target and the housing allocation sites across the Borough for the period 2025 – 2043. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 5 Green Belt

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 14 The Green Belt	Seeks to maintain the principle of the Nottinghamshire Green Belt	GLDP 14 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Reuse of Buildings in Green Belt

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 15 Reuse of Buildings within the Green Belt.	Covers the reuse of buildings in the Green Belt.	GLDP 15 set out principles guiding the reuse of buildings in the Green Belt. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Extensions to buildings in Green Belt

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 16 Extensions to Buildings within the Green Belt	Covers the extension of buildings in the Green Belt	GLDP 16 set out principles guiding the extension of buildings in the Green Belt. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Replacement of Buildings in Green Belt

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 17 Replacement of Buildings within the Green Belt	Covers the replacement of buildings in the Green Belt.	GLDP 17 set out principles guiding the replacement of buildings in the Green Belt. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Infill development in Green Belt

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 18 Infill Development within Green Belt.	Covers infill development in the Green Belt	GLDP 18 set out principles guiding infill development in the Green Belt. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Rural Workers

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 19 Homes for Rural Workers	Covers homes for rural workers	GLDP 19 sets out criteria for the consideration of homes for rural workers linked to an existing rural enterprise. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive

Chapter 6: Natural Environment

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 20 Blue Green Infrastructure, Parks and Open Space	Cover blue and green infrastructure	GLDP 20 sets out the principle that green and blue infrastructure should be protected, and where appropriate, improved and extended. Policy 20 is expected to provide a quality and accessible network of better connected green 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Biodiversity

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 21 Protecting and Enhancing Biodiversity	Covers the protection and enhancement of biodiversity sites.	GLDP sets out the principle that biodiversity within the plan 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Landscape

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 22 Landscape Character and Visual Impact	Covers the potential impact of development on landscape character.	GLDP 22 seeks to prevent significant adverse impact on the character of the landscape and where practical to enhance the qualities of the landscape character in line with the Greater Nottingham Landscape Character Assessment. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 7: Open Space and Recreational Facilities

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 23 Culture, Tourism and Sport	Seeks to enhance and protect cultural, tourism and sporting facilities.	GLDP 23 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 Borough.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Open Space

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 24 Protection of Open Space	Seeks to protect open space.	GLDP 24 seeks to protect all relevant open space in the Borough from development unless certain exceptions are met. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will protect open space across the Borough.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Provision of New Open Space

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 25 Provision of New Open Space	To provide new open space as part of development.	GLDP 25 seeks to ensure new open space is provided as part of new developments. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will ensure new open space is provided within new developments.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Local Green Space

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 26 Local Green Space	Identifies and protects Local Green Space	GLDP 26 identifies and protects Local Green Space. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will protect Local Green Space across the Borough.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Greenwood and Sherwood Forests

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 27 Greenwood Community Forest and Sherwood Forest Regional Park	Policy supports the principle of the Greenwood Community Forest and Sherwood Forest Regional Park	GLDP 27 supports the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will support sustainable development of the two Forests.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Tourism

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 28 Tourist Accommodation	Covers tourist accommodation	GLDP 28 provides guidance for the development of tourist accommodation. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Equestrian Development

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 29 Equestrian Development	Covers equestrian development	GLDP 29 provides guidance for the development for the keeping of horses for recreational purposes and the need for associated small stables. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 8: Historic Environment

Historic Environment

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 30 Historic Environment	Covers the historic environment	GLDP 29 seeks to protect heritage assets in line with their significance. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Heritage Assets

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 31 Heritage Assets	Covers heritage assets	GLDP 31 sets out guidance on the preparation of heritage assessments for planning applications affecting heritage assets and sets out the principles for their protection. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Listed Buildings

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 32 Listed Buildings	Covers listed buildings	GLDP 32 seeks to protect the significance of listed buildings and seeks to conserve and enhance their architectural character, historic fabric and detailing of the building. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Conservation Areas

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 33 Conservation Areas	Covers Conservation Areas	GLDP 33 seeks to ensure development preserves and enhance the Borough's Conservation Areas and set out detailed considerations that should be addressed such as design, scale and materials. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Historic Landscapes, Parks and Gardens

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 34 Historic Parks and Gardens	Covers Historic Parks and Gardens.	GLDP 34 seeks to conserve and enhance the historic Landscape, Parks and Gardens. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Archaeology

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 35 Archaeology	Covers the archaeological resource including Scheduled Monuments	GLDP 35 seeks to conserve and enhance Scheduled Monuments and sets out principles that in areas of high archaeological potential the presumption is that remains should be protected in situ or where this not possible then applicants shall provide for excavation and recording. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Locally Important heritage Assets

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 36 Locally Important Heritage Assets	Covers Local Listed buildings structures and non-designated heritage assets.	GLDP 36 seeks to ensure locally important heritage assets are retained as part of development proposals and permission granted where its significance is preserved and/or enhanced. The policy is written positively and there is no discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 9: Design

Design and Enhancing Local Identity

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 37 - Design and Enhancing Local Identity	To achieve high quality design	GLDP 37 sets out principles that require development to achieve high quality design in 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.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Amenity

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 38 - Amenity	To cover amenity issues	GLDP 38 sets out the considerations that will need to be taken into account when judging the impacts of development on amenity. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Residential Density

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 39 – Residential Density	Sets out density requirements for new housing	GLDP 39 sets out the density of dwellings per hectare for residential development of 30 dph with exceptions for certain settlements where density is specified. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Residential Gardens

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 40 – Residential Gardens	Covers development in residential gardens	GLDP 40 sets out a presumption against development involving the loss of residential garden land unless certain exceptions are met. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 10: Housing Mix

Housing Size, Mix and Choice

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 41 – Housing Size, Choice and Mix	Covers the need for a mix of housing tenures and types to ensure sustainable communities.	GLDP 41 sets out principles for achieving a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. The Policy supports the provision of a mix of housing, to consider the needs and demands of the elderly and people with disabilities. 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.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral

Affordable Housing

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 42 – Affordable Housing	Sets out affordable housing target by sub market area	GLDP 41 sets out principles for delivering affordable housing on site and for it to be integrated with market housing. It includes thresholds requiring the provision of affordable housing and sets affordable housing targets by location. It also sets out that the tenure mix should be 75% affordable housing for rent and 25% affordable home ownership.

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
		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 affordable housing and including for older people and disabled persons.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Positive	Neutral	Positive	Neutral	Neutral	Neutral	Neutral	Neutral

Gypsies, Travellers and Travelling Showpeople

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 43 – Gypsies, Travellers and Travelling Showpeople	Supports provision of sites for Gypsies, Travellers and Showpeople.	GLDP 43 allocates a site for Showpeople and provides the principles to support the additional accommodation needs of Gypsies, Travellers and Travelling Showpeople. 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 race and ethnicity characteristic as the policy addresses the needs of a specific race/group of individuals.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Positive	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	neutral	Positive	Neutral	Neutral	Neutral	Neutral

Specialist Accommodation

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 44 – Specialist Accommodation	Supports provision of specialist accommodation such as sheltered housing	GLDP 44 provides the principles to support the special accommodation needs of looked after children, older people and people with disabilities. 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, disability and race and ethnicity characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Positive	Neutral	Positive	Positive	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Positive	Neutral	Positive	Positive	Neutral	Neutral	Neutral	Neutral

Housing Development on Unallocated Sites

Housing on unallocated sites

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 45 – Housing Development on Unallocated sites.	Covers residential development on unallocated sites	GLDP 45 sets out principles for the consideration of housing development on unallocated sites. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Live Work Units

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 46 – Live Work Units	Covers development of Live Work housing units	GLDP 46 sets out principles for the development of Live Work housing units. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Self-Build and Custom Build homes

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 47 – Self Build and Custom Homes	Covers development of Self Build and Custom homes.	GLDP 46 sets out principles for the development of Self Build and Custom homes and indicates the Borough will seek an appropriate percentage of dwellings on large sites to be self-build and custom build housing. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Extensions to dwellings not in Green Belt

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 48 – Extensions to Dwellings Not in the Green Belt	Covers house extensions not in Green Belt.	GLDP 48 sets out principles for the consideration of house extensions on sites outside of the Green Belt such as in urban areas. The policy is written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 11 Employment and Economic Development

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 49 Employment provision and Economic Development	The principle of ensuring sufficient employment provision and economic development opportunities with new floorspace being provided across all sectors.	GLDP provides a target for office floorspace and industrial and warehousing land as well as support for other employment sectors, rural diversification schemes and to protect existing employment sites where they provide an important source of local jobs and sites that support less skilled jobs in and near deprived areas. This approach is considered to be inclusive of all ethnic groups. The policy is written positively and there is no negative discrimination towards any of the protected characteristics. The policy which seeks to meet jobs needs and the principal of protecting local jobs close to deprived areas may well affect the other groups characteristic such as low income people, people in deprived areas and people in isolated rural locations in a positive manner.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive

Protection of existing employment sites

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 50 Retention of Employment and Employment Uses	Covers the types of employment uses likely to be acceptable on employment sites and the principle of safeguarding existing employment sites	GLDP 50 sets out the types of employment uses that are acceptable on designated employment sites and provides flexibility for other uses that create jobs to be located on such sites where they are compatible. The policy also includes a presumption that existing employment sites should be safeguarded for employment purposes unless certain conditions are met. This approach is considered to be inclusive of all ethnic groups. The policy is written positively and there is no negative discrimination towards any of the protected characteristics. The policy which seeks to meet jobs needs and the principal of protecting local jobs close to deprived areas may well affect the other groups characteristic such as low income people, people in deprived areas in a positive manner

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive

Employment development on unallocated sites

GLDP 51 Employment on Unallocated Sites	Covers the development of sites which are not in allocated employment areas	GLDP 51 provides support for and consideration of employment development on sites which are not allocated for employment purposes on non-allocated sites subject to criteria. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

On site expansion of existing employment premises and uses

GLDP 52 Expansion of Existing Employments Uses Not in the Green Belt	Covers the development and expansion of existing employment premises and uses.	GLDP 52 supports in principle the in situ expansion of existing employment premises and uses outside of the Green Belt subject to criteria. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Agricultural and Rural Diversification

GLDP 53 Agricultural and Rural Diversification	Covers rural enterprise diversification schemes. premises and uses.	GLDP 53 supports in principle rural diversification schemes for rural enterprises for example to support a farm business such as a farm shop or recreation use. The policy is written positively and there is no negative discrimination towards any of the protected characteristics. The policy which seeks to assist rural enterprise to diversify their businesses to increase profitability and resilience and may boost local employment or help retain rural employment may well affect the other groups characteristic such as people in isolated rural locations in a positive manner.

Assessment

Protected Group	**Gender**	**Gender Reassignment**	**Age**	**Marriage and Civil Partnership**	**Disability**	**Race and Ethnicity**	**Sexual Orientation**	**Religion or Belief**	**Pregnancy or Maternity**	**Other groups**
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive

Local labour Agreements

GLDP 54 – Local Labour Agreements	Requires developers to enter into Local labour Agreements for qualifying development to increase training and development of local people.	GLDP 54 requires developers of sites of 10 or more dwellings or development that would create more than 15 jobs to enter into Local Labour Agreements and to submit a Employment and Training Plan designed to provide training and development opportunities for local people. The policy is written positively and there is no negative discrimination towards any of the protected characteristics. The policy which seeks to assist local people with training and development opportunities as a stepping stone towards new or better employment may well affect the other groups characteristic such as people in low income groups including unemployed people and people in deprived areas in a positive manner.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Positive

Chapter 12: Retail and Community Facilities

Retail Hierarchy and Town Centre Boundaries

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 55 Retail Hierarchy and Shopping Centres	Seeks to protect and enhance shopping centres	GLDP 55 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 approach is 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Development within Town and Local Centres

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 56 – Development within Town and Local Centres		GLDP 56 - the policy seeks 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Local Services and Healthy Lifestyles

Name of Policy	Purpose	Relevance to Equalities and Impact
GLDP 57 - Local Services and Healthy Lifestyles	To support provision of accessible and high quality local services, sustainable lifestyles.	GLDP 57 sets out principles that will support proposals 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Upper floors in shopping centres

Name of Policy		Objective Purpose	Relevance to Equalities and Impact
GLDP 58 – Use of Upper Floors		Covers development of upper floors in shopping centres	GLDP 58 is supportive of using upper floors above shops in centres for purposes other than retailing such as residential subject to criteria. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Retail Impact Assessments

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 59 – Impact Assessment Threshold	Requires retail impact assessments to be submitted for retail proposals outside of centres.	GLDP 59 requires retail impact assessments to be provided for out of centre retail development and specifies the threshold for the size of development triggering this requirement. Retail impact assessments are used to help assess adverse impacts on town centre trade and may warrant refusal if the impact is deemed unacceptable. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Development within Small Parades of Shops

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 60 – Development in Small parades	Covers development of small parades of shops	GLDP 60 is supportive of small scale retail development within small parades of three or more shops in order to help sustain local shopping facilities. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Shopfronts

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 61 – Shopfront Development	Covers development of shopfronts.	GLDP 61 provides guidance on shop front development. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Chapter 13: Transport

Travel Demand

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 62 - Managing Travel demand	To promote sustainable patterns of movement.	GLDP policy 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 Gedling Borough 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Transport Priorities

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 63 – Transport priorities	Sets out the measures for transport infrastructure	GLDP policy seeks to ensure all development in the Gedling Borough 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Parking

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 64 – Parking Standards	Sets out parking standards for new development.	GLDP 64 sets out parking standards for residential and non-residential development. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Cycle Routes, Recreational Routes and Public Rights of Way.

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 65 - Cycle Routes, Recreational	Safeguards and protects Public Rights of Way.	GLDP 64 safeguards proposed cycle routes, recreational routes and proposed public rights of way and seeks to prevent development prejudicing existing cycle routes, recreational

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
Routes and Public Rights of Way		routes and existing public rights of way. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Park and Ride

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 66 – Park and Ride	Provides for Park and Ride Facilities	GLDP 66 permits park and ride facilities in appropriate locations subject to need and feasibility. 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.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Highway Safety

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 67 – Highway Safety	Covers Highway Safety	GLDP 67 permits development provided they would not have a detrimental effect on highway safety; patterns of movement and the access needs of all people. The policy is written positively and is expected to affect all equalities groups in a positive manner, as it will ensure that the access needs of all people are taken into account.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Part B: Site Allocations

Comprehensive Development

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 68 – Comprehensive Development	Seeks to ensure development does not compromise the development of allocated sites and requires masterplans.	GLDP 68 The policy seeks to prevent development prejudicing the comprehensive development of allocated sites for the purpose it was allocated and to ensure sites are delivered with appropriate infrastructure in a timely manner. The Policy requires masterplans to be submitted for sites of 100 dwellings or more. The policy is written positively and there is no negative discrimination towards any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Infrastructure

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLDP 69 – Developer Contributions for Infrastructure	Seeks to ensure development is supported by appropriate	GLDP 69 seeks to ensure that Gedling Borough, working alongside neighbouring Local Authorities and infrastructure partners, deliver the necessary infrastructure in proportion to the proposed growth in the Gedling Borough 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

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
	infrastructure at the right time.	a positive manner, as it will ensure the appropriate provision of infrastructure across Gedling Borough.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive
Internal	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive	Positive

Site Allocations

Housing

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLPD 70 Housing allocations	Proposed site allocations to accommodate housing growth in sustainable locations.	Policy 20 sets out key principles that will support the delivery of housing sites across Gedling Borough. The policies written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Retention of Housing

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLPD 71 Retention of Housing	Covers sites previously allocated and following review is carrying them forward as allocations.	Policy 71 identifies sites previously allocated and following review are to be carried forward in the new local plan as housing allocations where the principle of development is supported. The policies are written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Employment

Name of Policy	Objective Purpose	Relevance to Equalities and Impact
GLPD 71 Employment allocations	Proposed site allocations to accommodate employment growth in sustainable locations.	GLDP policy 71 sets out key principles that will support the delivery of employment sites across Gedling Borough. The policies written positively and there is no positive or negative discrimination of any of the protected characteristics.

Assessment

Protected Group	Gender	Gender Reassignment	Age	Marriage and Civil Partnership	Disability	Race and Ethnicity	Sexual Orientation	Religion or Belief	Pregnancy or Maternity	Other groups
External	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Internal	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Summary of assessment

Is there is any evidence of a high disproportionate adverse or positive impact on any groups?	Yes		**Comment** No negative impacts on protected groups have been identified. There are considered to be positive impacts for all protected groups in relation to a number of policy areas. These include pursuing the agreed vision and objectives that seek opportunities for all. Addressing climate change is also assessed as benefitting all protected groups as it will ensure mitigation and adaption to climate change, providing a sustainable and greener living environment for all. Policies aimed at providing local services in accessible locations, promoting the provision of culture, tourism and sport is also seen as beneficial to all protected groups. Adopting a transport strategy that seeks to reduce the need to travel, promote public transport, cycling and walking is also assessed as beneficial for all protected groups. Housing policy that seeks to provide a mix of market and affordable housing and specialist housing is seen as a high positive for older people, younger people and disabled persons.
Is there an opportunity to mitigate or alleviate any such impacts?	Yes	No	**Comment** No negative impacts on protected groups have been identified. However, it may be possible to improve policy outcomes through evidence gathered during the consultation on the Publication Draft Local Plan.

Are there any gaps in information available (e.g. evidence) so that a complete assessment of different impacts is not possible?	Yes		**Comment** Monitoring and targets will be identified as part of policy formulation to ensure policy outcomes can be measured.

In response to the information provided above please provide a set of proposed actions including any consultation that is going to be carried out:

Planned Actions	Timeframe	Success Measure	Responsible Officer
Consultation on Regulation 19 Publication Draft Gedling Borough Local Development Plan	July 2026	Quantity and quality of responses including from protected groups and/or organisations/communities representing them.	Planning Policy Manager
Publication of Submission Document	December 2026	Publication according to timetable.	Planning Policy Manager
Independent Hearings (if required)	March 2027	Plan is found sound by Inspector.	Planning Inspectorate
Adoption	Spring 2028	Adoption on time.	
Monitoring of the Gedling Borough Local Development Plan	From adoption onwards	Monitoring indicators and targets achieved.	Planning Policy

Conclusion and Next Steps

3.1 The emerging Gedling Borough Local Development Plan is intended to be inclusive of all ethnic groups. Overall, the assessment shows that the Gedling Borough Local Development Plan is likely to result in positive outcomes including for

people with protected characteristics. The Publication Draft Local Plan is subject to consultation with a wide range of stakeholders and the Council will consult with groups representing people with protected characteristics. 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 and non-strategic planning policy.

Authorisation and Review

Completing Officer	
Authorising Head of Service/Director	
Date	
Review date (if applicable)	

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Gedling Borough Local Development Plan
Climate Impact Assessment

July 2026

Serving people, **Improving lives**

Gedling Borough Council

Name of project, policy, function, service or proposal being assessed:	Gedling Local Development Plan
The main objective of (please insert the name of accessed document stated above):	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 Plan (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). The Gedling Local Planning Document is the second stage of preparing a new local plan and is a consultation document that is seeking views on the likely content of the local plan. The local plan will be a key planning policy document guiding development towards carbon neutrality. The views of consultees will be considered and help inform the content of the final adopted local plan. The new local plan will contain both strategic and non-strategic planning proposals and planning policies. Whilst Gedling Borough Council has withdrawn from the preparation of the Greater Nottingham Strategic Plan it is the intention for the strategic planning elements of the new local plan to align with the strategic content of the Greater Nottingham Strategic Plan.

Category	Negative	Positive	No impact/ Negligible change	Mitigation/ Comments
Behaviour & Culture Change		Positive		The Local Plan identifies the causes of climate change and the mitigation of its effects as a key issue. 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 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. 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. 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.
Built Environment		Positive		The Plan includes policies on climate change which have a direct effect on how buildings are to be constructed. Climate Change Policy GLDP 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. All major developments will also be required to complete whole life carbon assessments

				to limit embodied carbon use. Policy GLDP 1 and Policy GLDP 37 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 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.
Transport		Positive		The transport strategy as set out in GLDP 62 and 63 is based on a hierarchy comprising of three pillars –to avoid

				(reducing the need to travel), to shift (towards more sustainable modes of transport) and finally to manage and mitigate the impacts of development through targeted investment in the highway network. The locational strategy (Policy GLDP 12) is to secure new development in the most accessible locations in order to reduce the need to travel. Policy GLDP 62 (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 travel including cycling facilities such as cycle lanes. Policy GLDP 62 sets out Transport Infrastructure Priorities and includes a number of Active Travel Schemes and Public Transport Improvements.

Energy, Natural Resources & Climate Change		Positive		The Policy GLDP 1 - Climate Change will require residential and non-residential to achieve net zero regulated operational carbon status including through the use of onsite renewables. Climate Change Policy GLDP 1 will also require development to meet technical standards to prevent overheating. Development should not increase the risk of flooding and Sustainable Drainage Systems will be incorporated into all new development.
Waste Reduction & Recycling		Positive		Climate Change Policy GLDP 1 encourages the reduction in energy demand through waste minimisation

				and use of recycled materials.
Blue-Green Infrastructure/Biodiversity		Positive		Policy GLDP 20 takes a strategic approach to the delivery, conservation and enhancement of Blue and Green Infrastructure. Policy 20 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 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 Regulation 19 Publication Draft Gedling Borough Local Development Plan	June/July 2026	Possible pre-examination changes to improve policy prior to submission	Planning Policy Manager
Publication of Submission Document	December 2026		Planning Policy Manager
Independent hearings (if required)	January 2027		Planning Inspectorate
Adoption	Spring 2028		Planning Policy Manager
Monitoring of the Gedling Borough Local Development 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	Alkin Korkmaz
Authorising Head of Service/Director	Alison Gibson / Joanna Gray
Date	24/03/2026
Review date (if applicable)	25/03/2026

Gedling Local Development Plan

Health Impact Assessment

May 2026

Serving people, **Improving lives**

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1.0 Introduction

1.1 Gedling Borough Council is preparing a new Local Plan which will set out future development needs up to 2043. The Local Plan will guide the overall pattern and scale of development including locations for homes, workplaces, retail, leisure, green spaces and community facilities. It will also set out planning policies on issues such as health, climate, and the natural and historic environment.

1.2 The National Planning Policy Framework (NPPF, December 2024) 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 Local Plan is to consider the implications of the planning policies contained within the Plan upon matters relating to health. A Health Impact Assessment (HIA) 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 (EIA) and carbon impact assessment.

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 outcomes (2019, Advancing our health: prevention in the 2020s). Focusing on these determinants of health is essential for improving population health and wellbeing and reducing inequalities.

1.5 A Health Impact Assessment has been undertaken to understand how the Gedling Local Development Plan could potentially impact on health. Whilst not exclusively a health document, the Local 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 Policy team has been used to assess the Gedling Local

Development Plan. Whilst some of the questions within that checklist may not be directly applicable to the Local Plan, how it indirectly impacts these determinants can still be considered.

1.8 A HIA at this stage will enable the Local 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 Tool 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 Gedling Borough Local Plan area, and the priorities for health will be discussed as this will inform the HIA in understanding if the Local Plan could help address any key local health concerns.

1.11 The report will conclude with suggested recommendations to the Local Plan that will, alongside the Sustainability Appraisal and Equality Impact Assessment, consider the potential impact of policies and shape the Local 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 equality impacts of a proposal or policies on a given population and the wider determinants of health and inequality (Public Health England, 2020, Health Impact Assessment in spatial planning: A guide for local authority public health and planning teams).

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.

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 Local Plan on health and wellbeing, covering stages two to four in the HIA process identified by the Department for Health and Social Care.

2.7 The Rapid HIA Checklist has been used within this HIA to help identify potential impacts and make potential recommendations to the Local Plan in preparation for the emerging document.

3.0 Gedling Borough Health Check

Health Profile of Gedling Borough and comparison with England, East Midlands and adjoining authorities

3.1 A profile of demographic factors for Gedling Borough 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 Gedling Borough can be viewed at Appendix 2. The assessment identifies that:

- Life expectancy and under 75 mortality rates in Gedling Borough are slightly better than the England and East Midlands average. In Nottingham City, they are significantly worse. For comparison with the neighbouring local authorities, Gedling Borough's life expectancy and under 75 mortality rates are similar to Broxtowe but below those of Rushcliffe.

- Gedling Borough has lower levels of hospital admissions for self-harm than the England and East Midlands Averages. In comparison with the England and East Midlands averages, Gedling Borough fares better for underage alcohol admissions and Year 6 obesity, and worse for smoking status at delivery and admission for alcohol related conditions (n.b. admission episodes for alcohol-related conditions is similar to the East Midlands average).

- Gedling Borough is relatively in the middle of the English Index of Multiple Deprivation ranking 209 out of 317 districts in England. Gedling contains areas of deprivation alongside less deprived neighbourhoods. According to the 2019 Index of Multiple Deprivation, the most notable area of deprivation is within Killisick. Other areas of deprivation include Netherfield, Colwick, Bestwood and Newstead Village. In comparison Nottingham City is the most deprived of the neighbouring local authorities, ranking 11th most disadvantaged out of 317 areas in England in 2019. For Nottingham City, 54 of the 182 super output areas (SOAs) in the area are in the 10% most deprived nationally.

4.0 Health Impact Assessment

4.1 Screening questions were applied to the Local Plan as recommended by the Department for 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).

Table 1. Screening questions for the Local Plan

Screening Question	Answer with brief explanation of health impact
Will the document have a direct impact on health, mental health and wellbeing?	Yes. The Local Plan promotes improvements to the public realm and sense of place, creating an attractive, safe, inclusive and healthy environment. The Local 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 alternative modes to cars, moving towards cleaner and better health outcomes.
Will the document have an impact on social, economic and environmental living conditions that would indirectly affect health?	Yes. The Local Plan seeks to enhance and create new facilities which should promote increasing social connections in communities.

Screening Question	Answer with brief explanation of health impact
	The promotion of housing within the Local Plan area and the recognised correlation between increased housing provision and a positive impact on health will have a positive effect on health.
Will the document affect an individual's ability to improve their own health and wellbeing?	Yes. The Local 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.
Will there be a change in demand for or access to health and social care services?	Yes. The Local Plan is likely to result in an increase in demand for or access to health and social care services in the immediate vicinity.
Will the document have an impact on global health?	No. The document will have local impact.

4.2 After undertaking the screening, four of the questions answered as 'yes'. This identified that the Local 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 scoping[1]. 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 Local Plan can have significant positive impacts broadly across the determinants of health and is unlikely to result in negative impacts.

[1] NHS: Health Development Agency. Introducing health impact assessment (HIA): Informing the decision-making process.

5.0 Conclusion

5.1 This Health Impact Assessment has considered how the Gedling Local Development Plan potentially impacts health. Using the Rapid Health Impact Assessment Tool has allowed for the impacts to be identified.

5.2 In view of the anticipated positive health outcomes of the Local Plan, it is considered that health risks of the Local Plan will be minimised, and the potential positive impacts maximised.

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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 proposer and flourish as well as 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 Foundation (2024, What Builds Good Health) identified eight 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 policies. Planning and health are therefore 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 Local 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: Gedling Health Profile

This profile has been produced to support the HIA of the Gedling Local Development Plan Issues and Options stage Consultation Draft 2025. It aims to provide an overview of the statistical information referring to health indicators in the authority 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, Disparities and the Local Government's English Indices of Deprivation 2019 and Department of Health and Social Care.

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. In Gedling, health outcomes are broadly similar to national averages, with some strengths and challenges:

- Life expectancy is slightly higher than average, at around 79.5 years for men (England average: 78.6) and 83.5 years for women (England average: 82.4).
- Stronger performance in child health: Year 6 obesity and under-age alcohol hospital admissions are lower than the England average.
- Food insecurity is relatively low, with 2.9% of households at high risk.
- Environmental health concern: 6.4% of adult deaths (aged 25+) are attributable to long-term exposure to air pollution (approximately 99 deaths and 807 life-years lost annually).
- Areas of concern include higher-than-average smoking rates at delivery, and elevated admissions for alcohol-related conditions.

Appendix 3 shows the latest data for all the indicators assessed by the OHID.

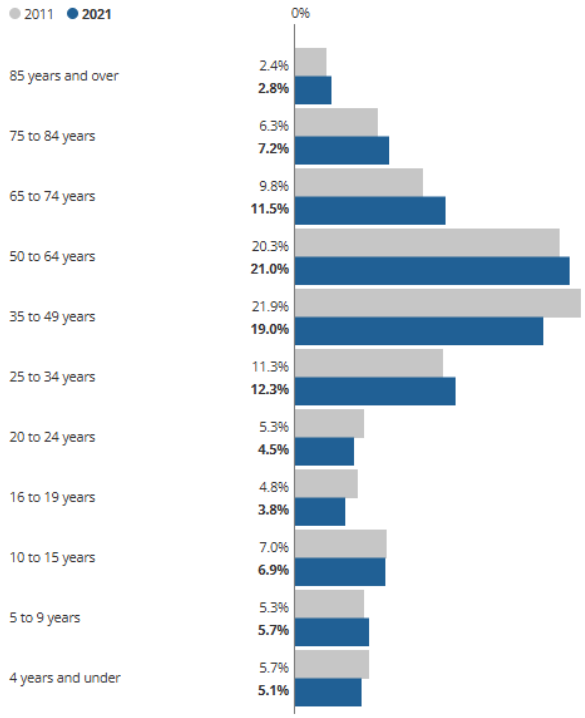
Population

Since the census in 2011, the total population of the Greater Nottingham Housing Market Area has grown from 750,543 to 820,200 in 2021 equating to an increase of 9.3% population growth (69,657 people) during that period (ONS, 2021). Gedling has a population of 117,300 people in 2021 with a relatively small increase of 3.2% (3,600 people) since 2011. Nottingham City has the largest population of all neighbouring local authorities with its population of 323,600 people in 2021 with an increase of 6.5% (19,700 people) since 2011.

The population in Gedling is ageing and the proportion of the total population being 65 or over has increased by approximately 3% in 2021 since 2011. This trend is not replicated in Nottingham City, where the proportion of the population aged 65 or over remained stable at 11.7% in both 2011 and 2021. The population in Nottingham City

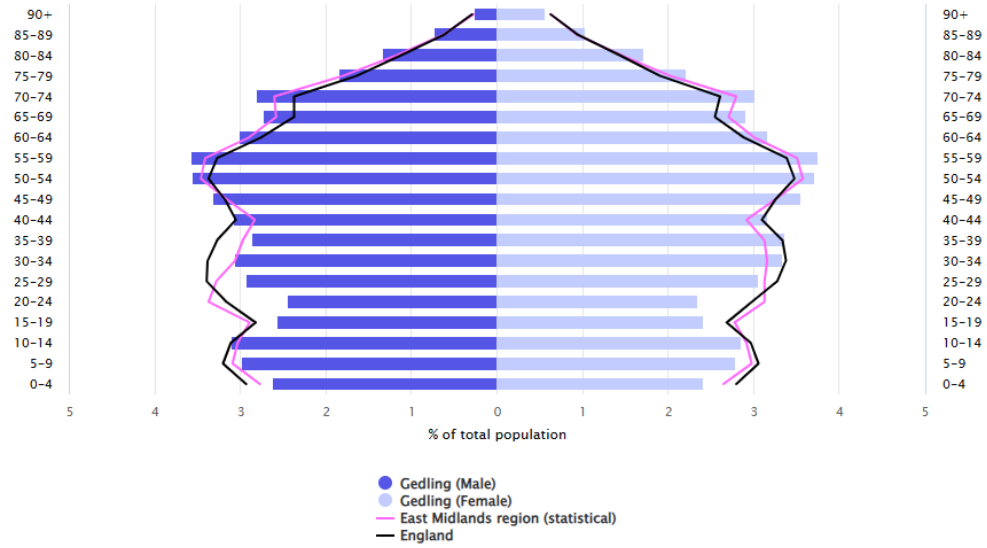
has a larger proportion of residents in the 18-24 age range (20.2% of the City's population in 2021) compared to Gedling (6.2% in 2021) primarily due to the number of students attending the two universities.

Chart 1: Change in the Population of Gedling by Age Band



Source: ONS – Census 2011 and 2021

Chart 2: Population of Gedling by age band and sex



Source: Department of Health and Social Care, Fingertips, Public Health Profiles

Life expectancy

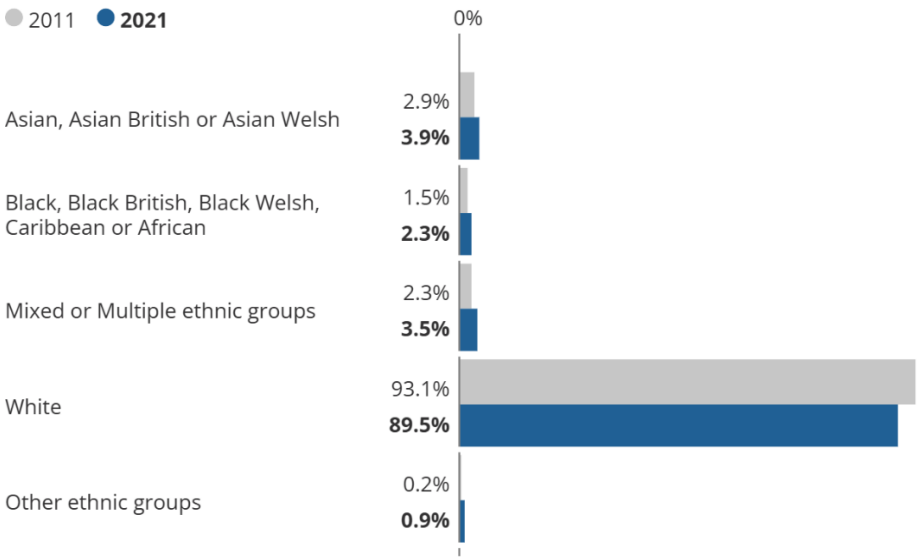
The Census data indicates that life expectancy at birth has increased for both males (by an average of 0.1 years) and females (by an average of 0.6 years) in Gedling since 2008. Life expectancy for females remains higher than for males. Life expectancy in Nottingham City is lower than the surrounding council areas with life expectancy in Rushcliffe being higher than surrounding council areas.

Ethnicity

In 2021, Nottingham City is considered relatively ethnically diverse with 43% of the total population coming from Black and Minority ethnic groups (i.e. all categories except White British). This has increased from 34.6% in 2011. The total population coming from Black and Minority ethnic groups in 2021 in Gedling is 14.4%.

The largest ethnic group Gedling is the "White" category in Gedling. In 2021, 89.5% of people in Gedling identified their ethnic group within the "White" category (compared with 93.1% in 2011), while 3.9% identified their ethnic group within the "Asian, Asian British or Asian Welsh" category (compared with 2.9% the previous decade).

Chart 3: Broad Ethnic Groups in Gedling



Source: ONS – Census 2011 and 2021

Deprivation

The Indices of Deprivation 2019, produced by the Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and 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.

Nottingham City is the most deprived of the neighbouring local authorities, ranking 11th most disadvantaged out of 317 areas in England in 2019. For Nottingham City, 54 of the 182 super output areas (SOAs) in the area are in the 10% most deprived nationally. Gedling is relatively stable in the middle of the English Index of Multiple Deprivation table ranking 209 out of 317 in 2019. Gedling has pockets of deprivation that sit alongside areas that are less deprived. In terms of the 2019 Index of Multiple Deprivation, Gedling has one significant pocket of deprivation within Killisick. Other areas of deprivation include Netherfield, Colwick, Bestwood and Newstead Village. The table below provides a comparative overview of Gedling's health profile relative to the East Midlands and England.

Gedling Health Profile

Indicator	Period	Gedling		East Midlands	England	England		
		Count	Value	Value	Value	Worst	Range	Best
Life expectancy and causes of death								
Life expectancy at birth (Male, 3 year range)	2021 - 23	-	79.5	78.8	79.1	73.1		83.4
Life expectancy at birth (Male, 1 year range)	2023	-	80.0	78.9	79.3	73.4		83.2
Life expectancy at birth (Female, 3 year range)	2021 - 23	-	83.5	82.6	83.1	78.9		5.5
Life expectancy at birth (Female, 1 year range)	2023	-	83.7	82.7	83.2	78.2		86.8
Under 75 mortality rate from all causes	2023	342	304.4	357.3	341.6	622.1		207.1
Under 75 mortality rate from cardiovascular disease	2023	85	75.0	80.3	77.4	136.2		39.2
Under 75 mortality rate from cancer	2023	124	109.2	126.4	120.8	186.1		71.5
Suicide rate	2021 - 23	24	7.3	11.3	10.7	20.5		4.2
Injuries and ill health								
Killed and seriously injured casualties on England's roads	2023	-	-	89.6*	91.9*	-	*Insufficient number of values for a spine chart*	
Emergency Hospital Admissions for Intentional Self-Harm	2023/24	105	91.5	128.1	117.0	342.5		36.1
Hip fractures in people aged 65 and over	2023/24	155	578	556	547	849		
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%		%
Estimated dementia diagnosis rate (aged 65 and older) > 66.7% (significantly) similar to 66.7% < 66.7% (significantly)	2024	976	63.2	67.1	64.8	45.5		
Behavioural risk factors								
Admission episodes for alcohol-specific conditions (under 18 years)	2021/22 - 23/24	8	11.4	16.3	22.6	75.2		3.8
Admission episodes for alcohol-related conditions (Narrow)	2023/24	683	552	554	504	890		240
Smoking Prevalence in adults (aged 18 and over) - current smokers (APS)	2023	-	12.8%	12.5%	11.6%	26.3%		1.3%
Percentage of physically active adults	2023/24	-	71.2%	66.7%	67.4%	48.9%		1.1%
Overweight (including obesity) prevalence in adults, (using adjusted self-reported height and weight) (18+ yrs)	2023/24	-	68.7%	67.1%	64.5%	77.2%		
Child health								
Under 18s conception rate / 1,000	2021	25	13.5	13.2	13.1	31.5		1.1
Smoking status at time of delivery	2023/24	131	12.1%	9.9%	7.4%	17.5%		2.8%
Baby's first feed breastmilk (previous method)	2018/19	-	-	64.7%	67.4%	-	*Insufficient number of values for a spine chart*	
Infant mortality rate	2021 - 23	18	5.6*	4.4	4.1	8.4		0.9
Year 6 prevalence of obesity (including severe obesity) (10-11 yrs)	2023/24	265	20.5%	22.1%	22.1%	31.0%		
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 (aged 18 to 64) - current smokers (APS)	2023	-	29.2%*	20.4%	19.5%	54.8%		2.4%
Inequality in life expectancy at birth (Male)	2021 - 23	-	7.0*	10.1*	10.5*	17.2		
Inequality in life expectancy at birth (Female)	2021 - 23	-	4.9*	7.9*	8.3*	14.9		
Wider determinants of health								
Children in relative low income families (under 16s)	2022/23	4,101	19.7%	24.6%	19.8%	43.2%		5.2%
Children in absolute low income families (under 16s)	2022/23	3,414	16.4%	21.1%	15.6%	35.8%		4.2%
Average Attainment 8 score	2022/23	-	47.5	45.0	46.2	36.1		
Percentage of people in employment	2023/24	57,200	76.3%	75.4%	75.7%	47.9%		.1%
Homelessness: households owed a duty under the Homelessness Reduction Act	2023/24	336	6.2	11.2	13.4	30.6		2.9
Violent crime - hospital admissions for violence (including sexual violence)	2021/22 - 23/24	115	35.2	28.8	34.2	170.5		6.3
Health protection								
Winter mortality index	Aug 2021 - Jul 2022	20	6.1%	6.5%	8.1%	30.1%		%
New STI diagnoses (excluding chlamydia aged 24 and under) per 100,000	2024	349	294	313	482	2,903		126
TB incidence (three year average)	2021 - 23	9	2.6	7.7	8.0	40.7		0.7

Source: Department of Health and Social Care, Fingertips, Public Health Profiles, www.fingertips.phe.org.uk

Appendix 3: Rapid Health Impact Assessment Matrix - Gedling Local Development Plan Consultation Draft 2025

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 Gedling Local Development Plan (GLDP) seek to address the housing needs of the wider community by requiring provision of variation of house type that will meet multigenerational needs i.e. older or disabled people? [For example, does it meet all Lifetime Homes Standards and /or Building for a Healthy Life etc?]	☒Yes ☐Partial ☐No	The Gedling Local Development Plan (GLDP) sets a housing requirement based on the Government's standard method for assessing housing need. Overall, this approach will have a positive impact on meeting housing needs across the Borough including for older or disabled people. The Local Development Plan adopts the approach towards setting thresholds and targets for affordable housing set out in the Publication Draft GNSP 2024 and also includes Policy GLDP 41 Housing Size, Mix and Choice which reflects the approach taken by the Publication Draft GNSP 2024 which addresses the housing needs of the wider community, including older and disabled people, through its comprehensive approach to housing provision and mix. Policy GLDP 41 Housing Size, Mix and Choice specifically sets out that residential developments should	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		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.		
2. Does the GLDP promote development that will reduce energy requirements and living costs and ensure that homes are warm and dry in winter and cool in summer?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on climate change. The 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 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	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		comprehensive sustainable practices to enhance energy efficiency and living conditions.		
2. Access to healthcare services and other social infrastructure				
3. Does the GLDP seek to retain, replace, or provide health and social care related infrastructure?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on local services and health to retain, replace, and provide health and social care related infrastructure within a structured network of centres. Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries and Policy GLDP 56 - Development within Town and Local Centres emphasise the promotion of a hierarchical network of centres, from the town 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 GLDP 57 - Local Services and Healthy Lifestyles 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 alternatives are provided, ensuring continued access to essential	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		services. The Gedling Local Development Plan provides an opportunity to enhance and improve locally specific issues relating to health and social care infrastructure.		
4. Does the GLDP address the proposed growth / assess the impact on healthcare services?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan adopts the approach towards addressing the proposed growth and assessing the impact on healthcare services as set out in the Publication Draft GNSP 2024 and also proposes to include Policy GLDP 57 - Local Services and Healthy Lifestyles which addresses the provision and improvement of community facilities, including healthcare services. The Plan addresses proposed growth and assesses its impact on healthcare services primarily through Policies GLDP 12 - Spatial Strategy and GLDP 57 - Local Services and Healthy Lifestyles. Policy GLDP 12 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 GLDP 13 - Housing Target and Distribution outlines a significant housing target, indicating substantial residential growth, which	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		necessitates corresponding community infrastructure to support this increase, including healthcare services. Policy GLDP 57 - Local Services and Healthy Lifestyles 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 GLDP 69 – Developer Contributions for Infrastructure 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. The Gedling Local Development Plan provides an opportunity to identify and articulate any further or locally specific issues relating to healthcare services.		
5. Does the GLDP explore/allow for opportunities for shared community	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on shared community services. Policy GLDP 57 - Local Services and Healthy Lifestyles addresses the opportunities for shared community use and colocation of	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

use and colocation of services?		services, emphasising the support for new, extended, or improved community facilities. The Plan seeks to promote opportunities for shared community use and colocation of services through Policy GLDP 57. 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 town and local 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.		
3. Access to open space and nature				
6. Does the GLDP seek to retain and enhance existing and provide new open and natural spaces to	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on blue-green infrastructure, parks and open space. The Local Plan seeks to retain and enhance existing open and natural spaces while providing new ones to support healthy living and physical activity, as outlined	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

support healthy living and physical activity?		in Policy GLDP 20 Blue-Green Infrastructure, Parks and Open Space. This policy adopts a strategic, landscape-scale approach to Blue and Green Infrastructure (BGI), 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, 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. This strategic approach was refined through local criteria and further details set out in the subsequent policies, including GLDP 21 and 22, in the Gedling Local Development Plan to provide clarity on open space provision, parks and local green spaces.		
7. Does the GLDP promote links	☒Yes ☐Partial	The Gedling Local Development Plan includes policies on blue-green infrastructure, parks	☒Positive ☐Negative	N/A

between open and natural spaces and areas of residence, employment and commerce?	☐No	and open space. The Local Plan seeks to promote links between open and natural spaces and areas of residence, employment, and commerce through GLDP Policy 20 Blue-Green Infrastructure, Parks and Open Space. 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 spaces is integral to residents' daily lives and well-being.	☐Neutral ☐Uncertain	
8. Does the GLDP seek to ensure that open and natural	☒Yes ☐Partial ☐No	The Gedling Local Development Plan identifies a number of criteria to ensure that provision is welcoming, safe, and accessible to	☒Positive ☐Negative ☐Neutral	N/A

spaces are welcoming, safe and accessible to all?		people of all abilities, and invites views on policies relating to blue-green infrastructure, parks, and open space. By advocating for a strategic approach to Blue and Green Infrastructure, Policy GLDP 20 Blue-Green Infrastructure, Parks and Open Space aims to establish a connected network that spans urban, fringe, and countryside areas within the plan area. 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.	☐Uncertain	
9. Does the GLDP Plan seek to provide a range of play spaces for children	☒Yes ☐Partial ☐No	The Gedling Local Development Plan proposes to continue the existing approach taken by the Aligned Core Strategy regarding sporting facilities and playing pitches. The	☒Positive ☐Negative ☐Neutral	N/A

and young people (e.g. play pitches, play areas etc.) including provision for those that are disabled?		Local Plan includes Policies GLDP 23 Culture, Tourism and Sport and GLDP 20 Blue-Green Infrastructure, Parks and Open Space which address the provision of sporting facilities and open space. Policy GLDP 23 Culture, Tourism and Sport states further provision of sporting facilities will be supported with details set out in subsequent Local Plans as appropriate. Policy GLDP 20 Blue-Green Infrastructure, Parks and Open Space seeks to conserve and enhance the network of Blue/Green Infrastructure (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.	☐Uncertain	
4. Air quality, noise and neighbourhood amenity				
10. Does the GLDP seek to minimise construction impacts such as dust, noise, vibration and odours?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan adopts the approach taken by the GNSP regarding policies on Climate Change, Sustainable Design and Construction, Housing Mix, and Design and Enhancing Local Identity which refer to amenity, noise and vibration, odour and indirectly contribute to reducing environmental impacts through sustainable construction practices.	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A
11. Does the GLDP seek to minimise air pollution caused by	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on Climate Change, Sustainable Design, Construction, Energy, Design and	☒Positive ☐Negative ☐Neutral	N/A

traffic and employment/ commercial facilities?		Enhancing Local Identity, and Managing Travel Demand. Policy GLDP 11 Air Quality 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 GLDP 37 Design and Enhancing Local Identity also promotes active travel and the reduction of motor vehicle dominance, which could mitigate traffic-related air pollution. Policy GLDP 62 Managing Travel Demand seeks to reduce the need to travel, particularly by private car, by promoting new development in the most accessible locations, which will help reduce traffic-related pollution.	☐Uncertain	
12. Does the proposal seek to minimise noise pollution caused by traffic and employment/ commercial facilities?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on Climate Change, Sustainable Design, Construction, Energy, Design and Enhancing Local Identity, and Managing Travel Demand. Policy GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk seeks to address air quality improvement through promoting sustainable design and	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		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 GLDP 37 Design and Enhancing Local Identity also promotes active travel and the reduction of motor vehicle dominance, which could mitigate traffic-related noise pollution. Policy GLDP 62 Managing Travel Demand seeks to reduce the need to travel, particularly by private car, by promoting new development in the most accessible locations, which will help reduce traffic-related noise.		
5. Accessibility and active transport				
13. Does the GLDP prioritise and encourage walking (such as through shared spaces) connecting to local walking networks?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan adopts the approach taken by the GNSP towards healthy lifestyles, active travel and sustainable transport solutions. Policy GLDP 37 Design and Enhancing Local Identity 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 GLDP 62 Managing Travel Demand prioritises the selection of sites for new developments	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		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 broader objective of creating sustainable and accessible communities.		
14. Does the proposal prioritise and promote cycling by providing secure bicycle parking, workplace shower facilities, and dedicated cycle lanes that connect to local and strategic bicycle networks?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on Design and Enhancing Local Identity and Managing Travel Demand. The Plan prioritises and encourages cycling through multiple policies, notably Policies GLDP 12 Spatial Strategy, GLDP 37 Design and Enhancing Local Identity, GLDP 62 Managing Travel Demand and GLDP 63 Transport Infrastructure Priorities Policy GLDP 37 Design and Enhancing Local Identity. In section 1(e) of Policy GLDP 12, there is a focus on ensuring that new development is connected to local community services, retail, and employment through such infrastructure. Part 1(a) of Policy GLDP 49 Employment Provision and Economic Development highlights the importance of making employment sites accessible by non-car modes of transport, which promotes support for cycling infrastructure. Policies GLDP 62 Managing Travel Demand and GLDP 63 Transport Infrastructure	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		Priorities, highlight improving cycling facilities as part of sustainable transport strategies, with a focus on managing travel demand and reducing car dependency. The policies promote accessible transport networks and infrastructure enhancements for cycling, with the aim to integrate cycling within broader sustainable and transport-oriented development. Policy GLDP 37 Design and Enhancing Local Identity 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 GLDP 62 Managing Travel Demand 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 GLDP 63 Transport Infrastructure Priorities and GLDP 65 Cycle Routes, Recreational Routes and Public Rights of Way specify that new development must ensure non-car journeys are encouraged, mentioning the existing and proposed cycle routes, recreational routes and public rights of ways and additional cycle or recreational routes and facilities as key active travel infrastructure projects. These policies collectively indicate a clear intention to support walking through infrastructural development		

		and integration into broader transport strategies.		
15. Does the GLDP support traffic management and calming measures to help reduce and minimise road injuries?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on Managing Travel Demand Policy GLDP 62 Managing Travel Demand, and Policy GLDP 63 Transport Infrastructure Priorities support these goals by promoting sustainable transport networks, reducing car use, and encouraging walking and cycling. These policies aim to reduce the need for travel by private vehicles, to mitigate severe impacts on the highway network, and improve public transport and active travel options, contributing to safer road environments and reducing road injuries. The focus is on managing travel demand and enhancing sustainable transport options.	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A
16 Does the GLDP promote accessible buildings and places to enable access to people with mobility problems or a disability?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on accessibility and mobility. Policy GLDP 37 Design and Enhancing Local Identity promotes accessible buildings and places by encouraging the creation of inclusive environments that cater to a wide range of needs, including those of people with mobility problems or disabilities. It emphasises the importance of designing public spaces that are easy to move through, both within and beyond development areas, enhancing permeability and legibility for all users. The policy also highlights the need for adaptable buildings that can meet the changing needs of occupants.	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		Policy GLDP 41 Housing Size, Mix and Choice seeks to promote accessible buildings and places for people with mobility problems or disabilities. It highlights the need to consider the housing needs of the elderly and people with disabilities, emphasising the provision of suitable accommodation such as bungalows and accessible flats.		
6. Crime reduction and community safety				
17. Does the GLDP create environments and buildings that make people feel safe, secure and free from crime?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on safety and fear of crime. The Plan seeks to create environments and buildings that make people feel safe, secure, and free from crime. Policy GLDP 37 Design and Enhancing Local Identity 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 to a sense of security and safety, enhancing the overall well-being of the community.	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A
7. Access to healthy food				
18. Does the GLDP support the retention and creation of food	☐Yes ☒Partial ☐No	The Gedling Local Development Plan includes policies indirectly contributing to food safety and a healthy diet through the blue-green	☐Positive ☐Negative ☒Neutral	N/A

growing areas, allotments and community gardens in order to support a healthy diet and physical activity?		infrastructure network. Policy GLDP 20 Blue-Green Infrastructure, Parks and Open Space emphasises the importance of multi-functional Blue and Green Infrastructure resources which may include allotments for example. 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. Employment Policy GLDP 49 Employment Provision and Economic Development and supporting text supports diversification of rural enterprises including agriculture and can assist in sustaining farming.	☐Uncertain	
19. Does the GLDP seek to restrict the development of hot food takeaways in specific areas?	☐Yes ☐Partial ☒No	The 2024 NPPF includes a new Paragraph 97 which states that local planning authorities should refuse applications for hot food takeaways and fast food outlets in locations where they could harm public health, especially children's health, which is a material consideration in determining applications for hot food takeaways and fast-food outlets in specified locations.	☐Positive ☐Negative ☒Neutral ☐Uncertain	N/A
8. Access to work and training				
20. Does the GLDP seek to provide new	☒Yes ☐Partial	The Gedling Local Development Plan adopts the approach taken in the Publication Draft	☒Positive ☐Negative	N/A

employment opportunities and encourage local employment and training?	☐No	GNSP 2024 and includes Policy GLDP 49 Employment Provision and Economic Development which addresses the Employment Provision and Economic Development within the Borough. Policy GLDP 49 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. Furthermore, the policy supports the expansion of universities and higher education establishments, recognising their role in fostering economic 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.	☐Neutral ☐Uncertain	
9. Social cohesion and lifetime neighbourhoods				
21. Does the GLDP connect with existing communities where the layout and movement avoid physical barriers and	☒Yes ☐Partial ☐No	The Gedling Local Development Plan sets out a settlement hierarchy which places priority on locations for growth within and adjoining the main built-up area of Nottingham followed by	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

severance and encourages social interaction? [For example, does it address the components of Lifetime Neighbourhoods?]		locations adjoining Hucknall and lastly at Key Settlements. Extensions to settlements are required to be in accessible locations. Policy GLDP 37 Design and Enhancing Local Identity sets out design principles which include being well connected to existing services off-site. Permeability and legibility are required to ensure clear and easy movement within the site.		
22. Digital and technology Issues for consideration: Does the proposal adequately provide internet and broadband access delivered and upgraded overtime from multiple providers?	☐Yes ☐Partial ☒No	The Gedling Local Development Plan identifies telecommunications as a planning issue to be addressed. Further consideration has been given to this matter, and the provision of internet and broadband access has been addressed within the Infrastructure Delivery Plan and the Sustainability Appraisal site selection work.	☐Positive ☐Negative ☒Neutral ☐Uncertain	Consider inclusion of policy on the provision of internet and broadband access in the Publication Draft version of the Local Plan.
10. Minimising the use of resources				
23. Does the GLDP seek to incorporate sustainable design and construction techniques?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan includes policies on sustainable design and construction Policy GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk 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	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		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 GLDP 37 Design and Enhancing Local Identity complements this by requiring all new developments to make positive contributions to the public realm, enhance local identity, and support 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				
24. Does the proposal incorporate climate change mitigation measure such as renewable energy infrastructure and energy efficiency features?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan sets out policies relating to climate change to assist Gedling Borough to become 'carbon neutral' within the Plan period. The GLDP seeks to incorporate renewable energy. Policy GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk 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,	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		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 GLDP 37 Design and Enhancing Local Identity 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 climate change, and conducive to sustainable lifestyles.		
25. Does the proposal incorporate climate change adaption features such as buildings and public spaces that are designed to respond to adverse winter and summer temperatures i.e. ventilation, shading and landscaping?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan sets out policies relating to climate change to assist Gedling Borough to become 'carbon neutral' within the Plan period. The GLDP 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 GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk outlines a commitment to carbon-neutral development and aims for net-zero	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		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 GLDP 37 Design and Enhancing Local Identity 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, enhancing overall environmental sustainability. Together, they ensure that future buildings and public spaces in the area are designed to be energy-efficient and conducive to sustainable lifestyles.		
26. Does the GLDP maintain or enhance biodiversity and net gain?	☒Yes ☐Partial ☐No	The Gedling Local Development Plan adopts the approach taken by the GNSP regarding biodiversity. Policy GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk 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,	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		and the incorporation of sustainable lifestyles that promote active travel, thereby reducing ecological footprints. Additionally, Policy GLDP 37 Design and Enhancing Local Identity highlights the importance of integrating blue-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 Borough.		
12. Health Inequalities				
27. Does the GLDP consider health inequalities and encourage engagement by priority communities and consider Protected Characteristics?	☐Yes ☒Partial ☐No	The Gedling Local Development 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. The Gedling Local Development Plan adopts the approach taken by the GNSP to consider health inequalities through engagement with communities, and embeds consideration of	☒Positive ☐Negative ☐Neutral ☐Uncertain	N/A

		health and diverse needs within policies GLDP 37 Design and Enhancing Local Identity, GLDP 41 Housing Size, Mix and Choice and GLDP 57 Local Services and Healthy Lifestyles.		

Name of assessor and organisation:

Gedling Borough Council - Planning Policy Team.

Date: May 2026

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Main Report

May 2026

Serving people, **Improving lives**

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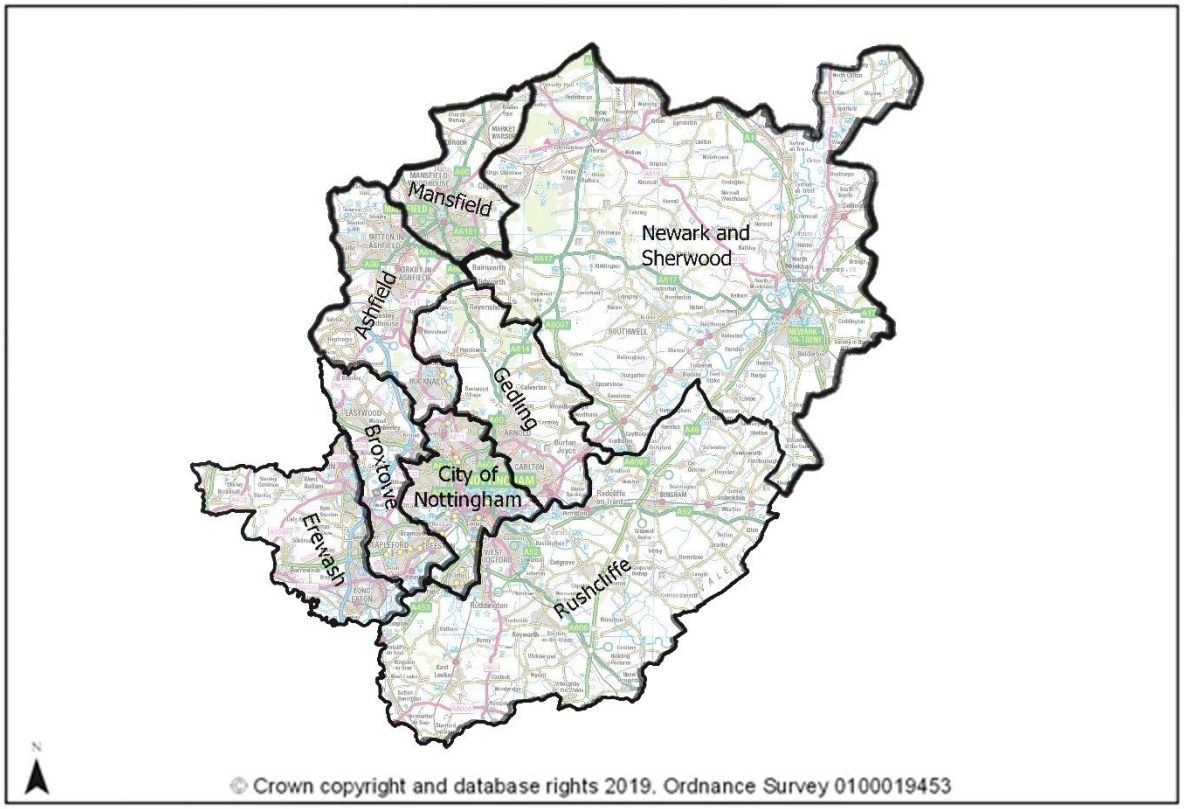
Section 1: Introduction

1.1 This report follows on from the Scoping Report published in July 2025, and summarises the work undertaken for the Sustainability Appraisal process for the consultation on the publication draft of the Gedling Local Development Plan. The Publication Draft consultation seeks views on the proposed strategy and vision and the proposed policies and development sites for Gedling Borough.

1.2 The map below shows the administrative areas of Gedling Borough Council along with those of the neighbouring local authorities.



Council administrative areas

Purpose of this Report

1.3 The Borough Council is legally required to carry out a Sustainability Appraisal of the Local Plan to help guide the selection and development of policies and site allocations.

1.4 The purpose of 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. This report and Appendices have been completed to support the consultation on the publication draft of the Gedling Local Development Plan. It covers the assessment of reasonable alternatives, including the preferred alternative,

and the appraisals of the policies and allocation of development sites for housing and employment in Gedling Local Development Plan.

1.5 Following the Publication draft consultation the report will be revised, if appropriate. The final Sustainability Appraisal report, which will be submitted for examination alongside the Gedling Local Development Plan, will detail the final assessment of all reasonable alternative options put forward and will confirm the updated preferred policy alternative and site allocations.

Sustainable development

1.6 The UK Government launched the UK Government Sustainable Development Strategy, 'Securing the Future', in 2005. The strategy defines sustainable development as to "enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations". The strategy contains a set of five guiding principles for sustainable development:

- Living within Environmental Limits;
- Ensuring a Strong, Healthy and Just Society;
- Achieving a Sustainable Economy;
- Using Sound Science Responsibly; and
- Promoting Good Governance.

1.7 Since 2005, the framework for sustainable development has evolved to reflect new global and national priorities. The 2030 Agenda for Sustainable Development, adopted by all United Nations members in 2015, sets out 17 interconnected Sustainable Development Goals (SDGs) aiming at addressing global challenges such as climate change and environmental degradation.

1.8 The Levelling Up and Regeneration Act 2023 (LURA) introduced a wide range of reforms to the planning system, including simplified and streamlined new-style local plans, National Development Management Policies, Infrastructure Levy (to replace Section 106 and Community Infrastructure Levy), and changes to plan-making procedures and environmental assessment. The Act seeks to simplify and speed-up the planning process, strengthen community engagement and local decision-making, and support the Government's broader levelling-up agenda by addressing regional inequalities and enhancing the role of local plans in delivering sustainable development. One further noteworthy change was the introduction of the new Combined County Authorities (CCAs) which is being implemented by various local authorities across the UK.

1.9 At the national level, the Environment Act 2021 introduced legally binding targets focusing on four key priority areas: air quality, water, biodiversity, and resource efficiency and waste reduction. The Act introduced a mandatory requirement for a minimum 10% Biodiversity Net Gain (BNG) on new development with far-reaching implications for plan making and development

practices alongside broader targets to halt species decline by 2030 and improve the condition of protected habitats.

1.10 Following recent updates to the National Planning Policy Framework (NPPF), the framework maintains its strong emphasis on the presumption in favour of sustainable development, ensuring that economic, social, and environmental objectives are pursued in an integrated and mutually supportive way.

1.11 The Environment Act and the NPPF provide a critical legislative and policy foundation for local action. Accordingly, the preparation of local plans must reflect the principles set out in these frameworks and seek to contribute to sustainable outcomes at the local level.

The Local Plan

1.12 The existing Local Plan for Gedling Borough Council has been prepared in two parts:-

- Part 1 Local Plan, the Aligned Core Strategy, identifies strategic allocations and sets strategic planning policies to guide development; and

- Part 2 Local Plan, the Local Planning Document, sets out non-strategic allocations and detailed policies for new development in each council area.

1.13 **Figure 1** shows how the existing Local Plan relates to other planning policy documents, including the four Neighbourhood Plans (Burton Joyce, Calverton, Linby and Papplewick).

1.14 The Council is now working towards preparing a single Gedling Local Development Plan which will cover both strategic and non-strategic matters. Once adopted, this will replace the Aligned Core Strategy and the Local Planning Document.

Figure 1: Local Plan

Section 2: Sustainability Appraisal, Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment

2.1 This section explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.

2.2 This section updates and supersedes relevant parts of Section 2 of the Scoping Report (July 2025) and outlines other assessments carried out on the Local Plan in addition to the Sustainability Appraisal.

2.3 In addition to the Sustainability Appraisal process, the council is 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.

Sustainability Appraisal

2.4 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal (SA) as an integral part of the preparation of new or revised Local Plan.

2.5 Paragraph 33 of the National Planning Policy Framework 2024 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)*".

2.6 The SA is an ongoing process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of plans or strategies so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

Strategic Environmental Assessment

2.7 European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) which was translated into legislation (see The Environmental Assessment of Plans and Programmes Regulations 2004) in the UK in July 2004, requires that local planning authorities undertake an 'environmental assessment' of any plans and programmes they prepare that are likely to have a significant effect upon the environment.

2.8 Regarding the planning (environmental) requirements when the UK left the European Union, the government published statutory instruments in relation to environmental assessments and the planning regime in October 2018 (Continuity of planning (environmental) requirements when the UK leaves the European Union). These instruments made no substantive changes of policy but intended to ensure continued smooth operation. The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 relate to Strategic Environmental Assessment (SEA).

2.9 The objective of SEA is stated in Article 1 of the Directive: '[to] provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans … with a view to promoting sustainable development'.

2.10 The SEA should consider the key likely significant effects on the environment including on issues such as:- biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Relationship between SEA and SA

2.11 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.

2.12 For clarification, throughout this report the term Sustainability Appraisal and SA are used to encompass the requirement of UK planning guidance and European law.

2.13 **Table 1** shows how the requirements of SEA are met in the Sustainability Appraisal.

Table 1: How the requirements of SEA Directive are met in the SA

Requirements of the SEA Directive (As referred to in Article 5 (1))	**Where requirement is met in the Sustainability Appraisal**
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	The main objectives of the Gedling Local Development Plan are described in the Sustainability Appraisal report.

Requirements of the SEA Directive (As referred to in Article 5 (1))	**Where requirement is met in the Sustainability Appraisal**
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4 of the Sustainability Appraisal Report summarises the characteristics of the council area. Appendix B contains the baseline data for the Borough.
(c) The environmental characteristics of areas likely to be significantly affected	Section 4 of the Sustainability Appraisal Report summarises the characteristics of the council area. Appendix B contains the baseline data for the Borough.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 2 of the Sustainability Appraisal Report refers to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC. European Directive 79/409/EEC refers to Special Protection Areas.
(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 contains the key messages from the reviews of plans, policies and programmes. Section 5 of the Sustainability Appraisal Report describes the sustainability issues facing the council areas.
(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.	Table 10 summarises the likely significant effects which have been assessed and reported in greater detail in the Appendix D of the Sustainability Appraisal report.

Requirements of the SEA Directive (As referred to in Article 5 (1))	**Where requirement is met in the Sustainability Appraisal**
(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 reported in the key messages from the reviews of plans, policies and programmes listed under Section 3. Section 5 of the Sustainability Appraisal Report describes the sustainability issues facing the council area.
(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	The reasons for selecting the alternatives and a description of how the assessment was undertaken have been reported in the conclusions following each topic area in the Appendix D, and the preferred options are identified in Table 9 of the Sustainability Appraisal report.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10	The monitoring framework has been reported in Table 8: Sustainability Appraisal Framework 2.
(j) A non-technical summary of the information provided under the above headings	The Sustainability Appraisal report has been streamlined through the use of structured summary tables, ensuring the document remains sufficiently brief and accessible, and is easily understood by non-specialists. Consequently, it is considered that the requirement for a non-technical summary is fulfilled by the main Sustainability Appraisal report.

Stages of Sustainability Appraisal

2.14 The Council's approach to undertaking Sustainability Appraisal is based on the government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the SEA Directive.

2.15 The Government guidance identifies 5 stages of carrying out an SA. **Table 2** shows the main stages of a Sustainability Appraisal.

2.16 The scoping report covers Stage A of the SA process. The Sustainability Appraisal report covers Stages B and C of the SA process. Stage D represents the consultation stage where the Sustainability Appraisal report will be published alongside the consultation of the publication draft of the Gedling Local Development Plan. The remaining Stage E will be completed on adoption.

Table 2: Stages in Sustainability Appraisal

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope	A1	Identify other relevant policies, plans and programmes, and sustainability objectives
		A2	Collect baseline information
		A3	Identify sustainability issues and problems
		A4	Develop the sustainability appraisal framework
		A5	Consult the consultation bodies on the scope of the sustainability appraisal report
Stage B	Developing and refining alternatives and assessing effects	B1	Test the Local Plan objectives against the sustainability appraisal framework
		B2	Develop the Local Plan options including reasonable alternatives
		B3	Evaluate the likely effects of the Local Plan and alternatives
		B4	Consider ways of mitigating adverse effects and maximising beneficial effects
		B5	Propose measures to monitor the significant effects of implementing the Local Plan
Stage C	Preparing the sustainability appraisal report		
Stage D	Seek representations on the sustainability appraisal report from consultation bodies and the public		
Stage E	Post adoption reporting and monitoring	E1	Prepare and publish post-adoption statement
		E2	Monitor significant effects of implementing the Local Plan
		E3	Response to adverse effects

Habitats Regulations Assessment (Appropriate Assessment)

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

2.18 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as

Special Protection Area (SPAs) designated under the EC Directive on the Conservation of Wild Birds 79/409/EEC (Birds Directive).

2.19 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the previous Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the 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). A further Appropriate Assessment has been undertaken for the Gedling Local Development Plan which has reviewed the proposed policies and site allocations independent of this Sustainability Appraisal.

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

2.21 The HRA screening exercise to accompany the Regulation 19 Local Plan considered the in-combination effects of sites within and adjoining the Borough, 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

2.22 Under the Equality Act 2010, the Gedling Local Development Plan is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. This includes the protected characteristics as defined by the Equality Act 2010, as well as other vulnerable groups such as low-income households, those experiencing rural isolation or living in deprived areas, and the homeless. These groups are:

- Age;
- Disability;
- Gender;
- Gender reassignment;
- Other Group (any other vulnerable group such as rural isolation);
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race and Ethnicity;
- Religion or belief; and

- Sexual orientation.

2.23 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.

2.24 During the Gedling Local Development Plan process, an Equality Impact Assessment of the draft policies has been undertaken using a similar methodology to that used for the Equality Impact Assessment carried out on the Aligned Core Strategies and Greater Nottingham Strategic Plan. The assessment undertaken shows that the emerging local plan is likely to result in positive outcomes including for people with protected characteristics. The Gedling Local Development Plan has been subject to consultation with a wide range of stakeholders and the participating councils. Responses have been and 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 planning policy.

Health Impact Assessment

2.25 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 Rapid Health Impact Assessments (RHIA) to assess development proposals. The Council agreed the use of the RHIA in relation to local plan policy preparation.

2.26 During the preparation of the Gedling Local Development Plan, the draft policies have been assessed against the Health and Wellbeing checklist.

Section 3: Reviewing other relevant plans, policies and programmes (Stage A1)

3.1 This section looks at reviewing the relevant international, national and local plans, policies and programmes to identify their key requirements and assess their relationship to the Gedling Local Development Plan.

3.2 **Appendix A** sets out the review of all plans, policies and programmes considered relevant to the Gedling Local Development Plan. It contains issues and objectives, targets, the implications for the Gedling Local Development Plan and the implications for the Sustainability Appraisal.

3.3 There is no definitive list of plans that must be reviewed. Reviews of the plans, policies and programmes that are deemed relevant to the Gedling Local Development Plan have been included in **Appendix A**.

3.4 The list of relevant documents will be kept under review during the SA process.

Issues identified from review

3.5 The following list contains the key messages from the review of plans, policies and programmes included in **Appendix A**. The key messages are split into different themes as set out in the National Planning Policy Framework (2024), Planning Policy for Traveller Sites (2024) 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 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; and
- Achieving sustainable and efficient approach to resource use and waste management.

3.6 **Table 3** summarises the key messages from the reviews of plans, policies and programmes.

Table 3: Key messages

Key messages	Source of message	Implications for the SA Framework
Delivering a sufficient supply of homes • 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	• Self-build and Custom Housebuilding Act (2015) • National Planning Policy Framework (2024) • Technical Housing Standards – Nationally Described Space Standard (2015) • Nationally Described Space Standard (2015) Greater Nottingham Growth Options Study (2020) • Nottingham Core Affordable Housing Viability Study (2009) • Greater Nottingham and Ashfield Housing Needs Assessment (2020) & Housing Needs Update (2024) • Nottinghamshire Older Persons' Housing with Care Strategy (2025) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Affordable Housing Supplementary Planning Document (2009) • Gedling Borough Council, Local Planning Document (2018) • Gedling Borough Council Housing Strategies • Gedling Borough Council Strategic Housing Land Availability Assessment • Gedling Brough Council Five Year Housing Land Supply Assessment	Requires objectives to ensure that the housing stock is of a high quality and meets the requirements of all sectors of the community.

Key messages	Source of message	Implications for the SA Framework
Building a strong, competitive economy • 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 • 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	• Equality Act 2010 • National Planning Policy Framework (2024) • Industrial Strategy: building a Britain fit for the future (2017) • Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (2021) and update (2026) • Towards a one nation economy: A 10-point plan for boosting rural productivity (2015) • Greenwood Community Forest Strategic Plan (2000) • Gedling Local Development Plan - Strategic Transport Impact Assessment Report (2026) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018)	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. Requires objectives to ensure sustainable communities in

Key messages	Source of message	Implications for the SA Framework
• Connect to fast broadband services and communications		the countryside.
Ensuring the vitality of town centres • Support efficient, competitive and innovative retail, leisure and other sectors • Promote the vitality of town centres by promoting and enhancing existing centres	• National Planning Policy Framework (2024) • Greater Nottingham Centres Study (2024) • Gedling Borough Council, Leisure Strategy (2025) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018)	Requires objectives to support the growth and diversity of town and local centres.
Promoting healthy and safe communities • Promote social cohesion and inclusion in both urban and rural communities • Support vulnerable groups • Reduce deprivation, focusing on most deprived areas • Tackle poverty in urban and rural areas • Increase social interaction • Improve social development of children • Improve quality of life • Create clean, attractive, quality, safe urban spaces • Access to quality health, education, housing, transport, shopping and leisure services • Ensure equality of opportunity in housing, employment and access to services • Recognise that different people have different needs • Improve the quality of educational facilities • Improve health and access to quality health facilities • More opportunities for walking and cycling	• Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008) • Equality Act 2010 • National Planning Policy Framework (2024) • Gedling Local Development Plan - Strategic Transport Impact Assessment Report (2026) • Gedling Borough Council, Aligned Core Strategies (2014) • Gedling Borough Council's Green Space Strategy 2021-2026 (2021) • Gedling Borough Council Playing Pitch and Outdoor Sport Strategy (2023) • Food Growing Framework 2012-2015 (2012) • Gedling Borough Council, Local Planning Document (2018)	Requires objectives to improve health by providing opportunities for walking, cycling, sport and leisure activities and local food growing opportunities. Requires objectives to create attractive, safe, sustainable communities. Requires objectives to reduce crime and the fear of crime and change behaviour that is often linked with crime.

Key messages	Source of message	Implications for the SA Framework
• 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	• Gedling Air Quality Annual Status Report (2023) • Gedling Sustainable Community Strategies	
Promoting sustainable transport • 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	• National Planning Policy Framework (2024) • Gedling Local Development Plan - Strategic Transport Impact Assessment Report (2026) • Nottinghamshire Third Local Transport Plan 2011-2026 (2011) • Gedling Borough Council, City Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018)	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.
Supporting high quality communications		

Key messages	Source of message	Implications for the SA Framework
• Support expansion of electronic communications networks, including next generation mobile technology, and full fibre broadband connections to existing and new developments	• National Planning Policy Framework (2024) • Towards a one nation economy: A 10-point plan for boosting rural productivity (2015)	Requires objectives to ensure electronic communications networks.
Making effective use of land • Maximise the use of brownfield land for housing, business and commercial development • Prioritise the re-use of existing buildings	• National Planning Policy Framework (2024) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018)	Requires objectives to ensure that best use of land is made prioritising the re-use of land and buildings.
Achieving well-designed places • 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	• National Planning Policy Framework (2024) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018) • Gedling Borough Council Design Code Framework (2024)	Requires objectives to ensure good design for new development to maintain a sense of place and to reflect local character.
Protecting Green Belt land • 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	• National Planning Policy Framework (2024) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018) • Gedling Green Belt Assessment 2026	Requires objectives to ensure that the Nottingham Green Belt maintain the openness and prevent coalescence between Nottingham, Derby and other settlements.

Key messages	Source of message	Implications for the SA Framework
Meeting the challenge of climate change and flooding • 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 • 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	• Water Framework Directive (2017) • Directive 2007/60/EC on the assessment and management of flood risks (2007) • Flood and Water Management Act 2010 • Climate Change Act 2008 • Planning Act 2008 • Energy Act 2011 • National Planning Policy Framework (2024) • Net Zero Strategy: Build Back Greener (2021) • Energy Security Strategy (2022) • Powering Up Britain (2023) • Clean Air Strategy 2019 (2019) • Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands (2011) • Towards a Sustainable Energy Policy for Nottinghamshire (2009) • Water for Life and Livelihoods – Humber River Basin District river basin management plan (2015) • River Leen and Daybrook Strategic Flood Risk Assessment (2008) • Greater Nottingham Strategic Plan Flood Risk Assessment (2024) • Greater Nottingham Strategic Plan Water Cycle Study (2024)	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. Requires objectives to improve energy efficiency of new development and to encourage alternative ways of generating energy. Requires objectives to minimise flood risk by considering where development should take place and by protecting floodplains.

Key messages	Source of message	Implications for the SA Framework
	• Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018)	
Conserving and enhancing the natural environment • Protect and promote biodiversity net gains • Conserve threatened species • Ensure that land uses (including agriculture) do 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 • 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	• EC Directive on the Conservation of Wild Birds 79/409/EEC (1979) • Directive 91/676/EEC concerning the protection of waters against pollution caused by nitrates from agricultural sources (1991) • EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (1992) • Directive 98/83/EC on the quality of water intended for human consumption (1999) • Water Framework Directive (2027) • Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008) • Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control) (2010) • EU Biodiversity Strategy for 2030 (2020) • European Landscape Convention (2000) • Wildlife and Countryside Act (as amended) (1981) • Natural Environment and Rural Communities Act (2006)	Requires objectives to protect, enhance and improve biodiversity, habitats and green infrastructure. Requires objectives to protect and enhance the natural environment; and to encourage people to enjoy the countryside. Requires objectives to prevent pollution and protect air quality. Requires objectives to improve water efficiency, protect water systems and to lessen the

Key messages	Source of message	Implications for the SA Framework
• 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	• Water for Life and Livelihoods – Humber River Basin District river basin management plan (2015) • Flood and Water Management Act 2010 • Biodiversity 2020 – A strategy for England's wildlife and ecosystem services (2011) • The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019) • National Planning Policy Framework (2024) • Net Zero Strategy: Build Back Greener (2021) • Energy Security Strategy (2022) • Powering Up Britain (2023) • A Green Future: Our 25 Year Plan to Improve the Environment (2019) • Clean Air Strategy 2019 (2019) • Schedule 7A of T&CPA (provision of BNG) • Planning for a healthy environment – good practice for green infrastructure and biodiversity (2012) • Benefits of Green Infrastructure (2010) • The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007) • A Breath of Fresh Air for Nottinghamshire (2008) • Nottinghamshire Air Quality Strategy 2019-2028 (2019)	effects of flood and drought.

Key messages	Source of message	Implications for the SA Framework
	• Nottinghamshire Local Biodiversity Action Plan (1998) • Greater Nottingham Landscape Character Assessment (2009) • Greenwood Community Forest Strategic Plan (2000) • 6Cs Green Infrastructure Study (2010) • National Character Area profiles (2014) • Natural England's Strategic Direction (2025-2030) • Natural England's Green Infrastructure Framework • Nottinghamshire Historic Landscape Characterisation Project 1998-2000 • Greater Nottingham Strategic Plan Water Cycle Study (2024) • Greater Nottingham Strategic Plan Flood Risk Assessment (2024) • River Leen and Daybrook Strategic Flood Risk Assessment (2008) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018) • Gedling Air Quality Annual Status Report (2023)	
Conserving and enhancing the historic environment • Conserve and enhance the townscape • Provide opportunities to value local heritage	• European Convention on the Protection of the Archaeological Heritage (Revised) (1992)	Requires objectives to protect and enhance the

Key messages	Source of message	Implications for the SA Framework
• Bring improvements to the physical environment through quality design • Conserve designated and non-designated heritage assets and their setting, including Listed Buildings, Registered Parks and Gardens, Conservation Areas and Scheduled Monuments	• Ancient Monuments and Archaeological Areas Act (1979) • Planning (Listed Buildings & Conservation Areas) Act 1990 • National Planning Policy Framework (2024) • Gedling Borough Council, Aligned Core Strategy (2014) • Gedling Borough Council, Local Planning Document (2018) • Gedling Borough Council Conservation Area Character Appraisals and Management Plans • Gedling Borough Heritage Strategy (2018)	built environment and to encourage people to enjoy their local heritage.
Facilitating the sustainable use of minerals • Promote development that minimises the use of resources • Prevent soil loss • Prevent contaminated land • Safeguarding mineral resources	• Waste Framework Directive 2008/98/EC (2008) • National Planning Policy Framework (2024) • Contaminated Land Strategy for Gedling Borough Council (2024) • Nottinghamshire Minerals Local Plan (2021)	Requires objectives to promote development that minimises the use of resources and safeguarding minerals resources to meet future needs.
Planning and delivering traveller sites • Provide adequate amount of land for gypsies and travellers	• Planning Policy for Traveller Sites (2024) • Gedling Borough Council Gypsy and Traveller Accommodation Assessment 2025 • Gedling Borough Council, Aligned Core Strategy (2014)	Requires objectives to ensure adequate amount of land for gypsies, travellers and travelling showpeople.

Key messages	Source of message	Implications for the SA Framework
	• Gedling Borough Council, Local Planning Document (2018)	
Achieving sustainable and efficient approach to resource use and waste management • 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	• Directive 1999/31/EC on the landfill of waste (1999) • Waste Framework Directive 2008/98/EC (2008) • Waste Management Plan for England (2021) • National Planning Policy for Waste (2014) • Nottinghamshire and Nottingham Waste Core Strategy (2013) • A Municipal Resources and Waste Strategy for Nottingham 2023-2050 (2023)	Requires objectives to reduce or re-use waste, and to prevent harm to human health and the environment from waste.

Section 4: Baseline Data and Characteristics (Stage A2)

4.1 This section looks at the baseline data and characteristics for the council area.

4.2 The collection of baseline information on the social, economic and environmental characteristics of the area provides the basis for predicting and monitoring effects of the policies in the Gedling Local Development Plan. The baseline information will also help to identify sustainability issues and potential ways of dealing with them.

4.3 The baseline data collected is set out in **Appendix B**.

Characteristics of the council administrative area

4.4 The Greater Nottingham Housing Market Area (referred to as the "HMA" throughout this section) includes the administrative areas of five councils. This consists of the city of Nottingham in the centre, surrounded by Broxtowe, Erewash (in Derbyshire), Gedling and Rushcliffe councils.

4.5 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.

4.6 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 northwest 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.

Population and demographics

4.7 The total population of the HMA has grown from 750,543 in 2011 to 820,200 in 2021 equating to an increase of 9.3% population growth (69,657 people) during that period.

4.8 Gedling has a population of 117,300 people in 2021 with a relatively small increase of 3.2% (3,600 people) since 2011. Nottingham City has the largest population of all neighbouring local authorities with its population of 323,600 people in 2021 with an increase of 6.5% (19,700 people) since 2011.

4.9 In 2021, Nottingham City was relatively ethnically diverse with 43% of the total population coming from Black and Minority ethnic groups (i.e. all categories except White British). This has increased from 34.6% in 2011. The

total population coming from Black and Minority ethnic groups in 2021 in Gedling is 14.4%.

4.10 The population in Gedling is ageing and the proportion of the total population being 65 or over has increased by approximately 3% in 2021 since 2011. This trend is not replicated in Nottingham City, where the proportion of the population aged 65 or over remained stable at 11.7% in both 2011 and 2021. 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 Gedling (6.2% in 2021) primarily due to the number of students attending the two universities[1].

4.11 Gedling is relatively stable in the middle of the English Index of Multiple Deprivation table ranking 209 out of 317 in 2019 Nottingham City is the most deprived of the neighbouring local authorities, ranking 11th most disadvantaged out of 317 areas in England in 2019.

4.12 Gedling has pockets of deprivation that sit alongside areas that are less deprived. In terms of the 2019 Index of Multiple Deprivation, Gedling has one significant pocket of deprivation within Killisick. Other areas of deprivation include 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.

Homes

4.13 A total of 4,815 (net) new homes were delivered in Gedling Borough between 1 April 2011 and 31 March 2025.

4.14 The 2021 Census shows that Nottingham City has a large proportion of terraced dwellings and flats, maisonettes and apartments (51.1%) and a small proportion of detached dwellings (15.6%) compared to Gedling (26.2% and 39.2%).

4.15 Average house prices have shown a tendency to increase nationally over the past 15 years. Reflecting the deprivation trends, Nevertheless, Gedling ranks moderately compared to neighbouring local authorities (excluding the City) with average prices around £268,548 in January 2025.

4.16 Between 1 April 2011 and 31 March 2025 there were 740 new affordable dwellings delivered in Gedling. The proportion of affordable dwellings (compared to the total delivered) is 15%. Gedling has seen an increase in the number of homelessness acceptance from 63 in 2011 to 322 in 2024.

4.17 The total number of vacant dwellings fell by 253 dwellings between 2011 and 2024. The number of private registered provider vacant dwellings also fell by 20% from 35 dwellings in 2011 to 28 dwellings in 2024.

[1] University of Nottingham and Nottingham Trent University

Economy

4.18 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 1.2% increase in employment in Nottingham City from 54.2% in 2011 to 55.4% in 2021. In Gedling, there was a 1.5% increase from 74.1% in 2011 to 75.6% in 2021.

4.19 The top 20 employers (ranked by turnover) in Nottinghamshire by the list of Nottinghamshire's Top 200 Companies for 2022 is shown in Appendix B. This shows a strong local focus for pharmaceuticals and optical goods, retailing of motor vehicles and sports equipment, manufacturing, ICT technology and finance and banking. Boots UK Limited (which spans the Broxtowe and Nottingham City boundary) is the largest employer in the HMA employing in excess of 43,000 people.

4.20 The number of economically active residents (the working age population) has increased from 70,100 (63%) in 2011 to 71,170 (60.7%) in 2021 although this represents a decrease as a proportion of the total population.

4.21 The unemployment rate fell by 2.8% for the same period.

4.22 The weekly pay of full time employees working in Gedling has increased by an average of £89 between 2018 and 2024. For full time employees living in Gedling, weekly pay earnings have increased by an average of £147.40 between 2018 and 2024.

4.23 More than half (54.1%) of all persons in employment in Gedling are employed in management, professional, technical and skilled trades.

4.24 The majority (59.8%) of the working age population in Gedling are qualified to NVQ2 or above[2]. Rushcliffe has a high proportion of the working age population qualified to NVQ2 or above (88.4%) compared to other councils. As of 2021, 14.5% of the working age population in Gedling does not have any qualifications as of 2021.

4.25 Since 2011, 8.9 hectares of employment land in Gedling was lost to housing or other uses. Nottingham City has the highest proportion of employment land lost to housing or other uses among the neighbouring local authorities.

Town centres

4.26 Nottingham City is the primary centre in the Housing Market Area. It is a leading City in the East Midlands with its shopping facilities ranked as amongst the best in England.

[2] NVQ2 equivalent e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent.

4.27 Within Gedling Borough, there is currently one town centre, Arnold, and ten local centres (Burton Joyce, Calverton, Carlton Hill, Carlton Square, Chase Farm, Gedling Village, Mapperley Plains, Netherfield, Ravenshead and Rivendale). Arnold town centre is the largest centre in the Borough. The local centres include village centres, i.e. Burton Joyce, Calverton and Ravenshead.

4.28 Gedling's shopping centre surveys revealed that in March 2025 there were 26 (12%) vacant units out of 215 units in Arnold.

Healthy and safe communities

4.29 Life expectancy at birth has increased for both males (by an average of 0.1 years) and females (by an average of 0.6 years) in Gedling since 2008. Life expectancy for females remains higher than for males.

4.30 Crime statistics for Gedling are provided in Appendix B. The highest proportion of crimes reported to Nottinghamshire Police for Gedling was violence again the person[3].

4.31 The Sport England Active Lives Survey shows that the respondents in Gedling are being active, with 62.7% playing sport for 150+ minutes at moderate intensity at least once a week. The survey also reveals that at least 64.6% of the respondents in Gedling had taken part in sport and physical activity in the last 28 days prior to the survey being undertaken in 2023.

Transport

4.32 The Greater Nottingham Core HMA 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. Recently, new emergency areas have been constructed on the M1 between junctions 24 and 25 as part of a broader effort to improve safety on smart motorways. 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 Way (formerly known as the Gedling Access Road), completed in 2022, provides a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road to improve journey times and reduce congestion. This new route extends, though does not complete, the ring road around Gedling.

4.33 There are a number of other major transport routes that run through the Housing Market Area, such as the A60 which runs from Loughborough to

[3] Includes a range of offences from minor offences such as harassment and common assault to serious offences such as murder, actual bodily harm and grievous bodily harm.

Mansfield via Nottingham, the A612 from Nottingham towards Southwell, the A614 which is the main northern route from Nottingham towards the A1 and the A38 which runs from Derby to Sutton-in-Ashfield and junction 28 of the M1.

4.34 There are 4 railway stations in Gedling. The primary station in Nottingham City, which hosted in excess of 6,700,000 journeys in 2022/23, is on the national London St Pancras to Sheffield/Leeds rail line. The national rail line also stops at East Midlands Parkway in Rushcliffe. The Nottingham-Leeds rail line runs through Nottingham City and Erewash stopping at Ilkeston. The Matlock-Newark rail line runs through Erewash, Broxtowe, Nottingham City and Gedling stopping at Long Eaton, 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. The new train station in Ilkeston, situated on the south eastern border of Derbyshire, in Erewash was opened in 2017 and has provided additional rail network access to neighbouring cities and further afield. 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 until COVID-19 measures to limit the impact and transmission of the pandemic in March 2020. As a result of the measures, all stations saw marginal decreases in usage, and in 2024 they remain well below their pre-Covid capacity.

4.35 In January 2013, the Secretary of State for Transport announced the preferred route for the second stage of High Speed Two (HS2) rail network (extending north of the first stage of the High Speed (HS1) railway line between Birmingham and London) with a hub station at Toton, a former huge freight yard between Nottingham and Derby, to serve the East Midlands significantly reducing journey times from the HMA to other regions and improving connections to European destinations via HS1. However, the plans have been substantially revised. The proposed eastern leg to the East Midlands and Leeds, including the Toton station, was cancelled in 2021. In October 2023, the government also cancelled the extension from Birmingham to Manchester. HS2 is now expected to operate only between London and the West Midlands, with revised plans focusing on regional rail improvements instead.

4.36 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.

4.37 Transport modelling undertaken to support the Local Plan includes the following schemes for Gedling Borough which may be implemented in the Plan period:

- **NET Extension Gedling:** The Nottingham Express Transit (NET) has previously identified Gedling as a potential area for tram network expansion;
- **NET Extension Hucknall to Top Wighay Farm:** An extension of the NET from Hucknall to serve the Top Wighay Farm development has been suggested;
- **Bus Priority A60 Leapool to Sherwood Expressway (including new Park and Ride at Leapool):** Plans to enhance bus priority along the A60 corridor from Leapool to the Sherwood Expressway, including the development of a new Park and Ride facility at Leapool, are part of Nottinghamshire's broader transport strategy aiming to improve public transport efficiency and reduce congestion; and
- **Bus Priority NCT Service 50 to Teal Close:** Enhancements to Nottingham City Transport's (NCT) Service 50, particularly extending service to Teal Close with improved bus priority measures, have been proposed to better serve emerging residential areas.

Additional transport modelling was undertaken to reflect the fact that Gedling Borough withdrew from the Greater Nottingham Strategic Plan and is now preparing a Local Development Plan which incorporates both strategic and non strategic matters.

4.38 There are seven Park and Ride sites within the HMA where people park and take public transport into Nottingham and Derby. These are Moor Bridge, Phoenix, Wilkinson Street, Tram, Queens Drive, Clifton South Tram and Racecourse Park and Ride. There are no Park and Ride facilities currently located in Gedling.

4.39 In 2024/25 the number of bus boardings in Gedling Borough was 5,339,544 Before the Covid-19 pandemic, this figure was 6,232,863 in 2018/19.

4.40 Traffic growth in 2024 has increased by an average of 3.0% in Gedling since the 2010 base.

4.41 The number of cycling trips in Gedling in 2024 had decreased by 1.8% since the 2010 base.

High quality communications

4.42 There is no baseline data relating to high quality communications.

Effective use of land

4.43 In total, 1,461 homes delivered between 2011 and 2024 were built on previously developed land, which equated to 32% of the total dwellings built.

4.44 In order to increase the number of houses built 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 25 sites on the Council's brownfield register which consists of 24.38 hectares of brownfield land (excluding sites with an end date) in Gedling. It should be noted that most sites on the brownfield register have planning permission for residential development.

Well-designed places

4.45 There is no baseline data relating to well-designed places.

Green Belt

4.46 Green Belt designation covers approximately 8,794 hectares (73%) of the Council's administrative area.

Climate change and flooding

4.47 Air Quality Management Areas are designated when levels of pollutants in local area are above the UK limits. The whole of Nottingham City is covered by an Air Quality Management Area. Gedling previously had one Air Quality Management Area (AQMA) located on the A60 in Daybrook (on Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road) which was revoked in November 2024 following sustained improvements in air quality.

4.48 The latest estimates of end-user carbon dioxide (CO_2) emissions for the Council area shows that between 2011 and 2022 the CO_2 emissions decreased as shown in a table in Appendix B (see Climate Change and Flooding). Nottingham City has a larger decrease compared to Gedling from 22.1 in 2011 to 15.0 in 2024.

4.49 The River Derwent, River Erewash, River Leen and River Trent run through the HMA. The River Trent borders the southern parts of the Borough and forms the boundary between Gedling and Rushcliffe. There are 6,451 properties in Gedling that are affected by flooding, 2,646 in Flood Zone 2 and 3,805 in Flood Zone 3.

Natural environment

4.50 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 2024 there were four open spaces managed to Green Flag Award standard in Gedling.

4.51 There is one designated Site of Special Scientific Interest (Linby Quarries) covering 38.69 hectares within the Borough. The site was designated as it is the best remaining area of mixed calcareous scrub in Nottinghamshire and is of regional importance. Many of the SSSI's in the Housing Market 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.

4.52 There are no National Nature Reserves within the Borough. There are five Local Nature Reserves in Gedling Borough covering 178.29 hectares.

4.53 The Housing Market Area has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. Within Gedling Borough there are 78 Local Wildlife Sites covering 1,386.8 hectares and there are five Local Geological Sites covering 21.5 hectares.

4.54 There are 1,795.8 hectares of woodland area within the Borough, which includes large amounts of Broadleaved and Conifer woodland to the north of the borough. In addition, there are 55.1 hectares of ancient woodland within the borough.

4.55 The named rives in Gedling Borough include Lambley Dumble, Cocker Beck, River Trent, Ouse Dyke, Crock Dumble, Woodbrough Brook, Grimesmoor Dyke, Dover Beck and River Leen.

4.56 Important principal aquifers include the Sherwood Sandstone, which has an important role in contributing to the provision of drinking water for the population of Gedling borough. Four large Source Protection Zones should similarly be protected due to their role in providing an important groundwater source of drinking water.

Historic environment

4.57 The Housing Market Area has a strong literary heritage including Newstead Abbey Park (once home to Lord Byron) which is a major feature in the north of the Gedling. The Borough's heritage, notably the caves concentrated notably around Arnold and to the north of the City Centre, represent a feature of significant historical value.

4.58 In 2025 there were 2,230 heritage assets within the borough, including six Grade I Listed Buildings, 15 Grade II* Listed Buildings and 174 Grade II Listed Buildings. In addition, there are also 9 Scheduled Monuments, four Registered Parks and Gardens (covering 15.35 hectares), seven Conservation Areas (covering 195.16 hectares, including the Gedling Village Conservation Area adopted in June 2025) and 147 non-designated heritage assets.

4.59 There are two accredited museums in Gedling: Papplewick Pumping Station and Newstead Abbey. It should be noted that this does not include non-accredited museums such as Calverton Folk Museum, Burton Joyce Centre for Local History and Bestwood Winding Engine House.

Sustainable use of materials

4.60 Nottinghamshire County Council is responsible for the production of their own Minerals Local Plans.

4.61 The type and area of mineral resources in the Borough is summarised in Appendix B. Brick clay constitutes the majority of mineral resources within Gedling. There are three hectares of single hard rock limestone quarry at Linby.

Traveller sites

4.62 There is one gypsy and traveller pitch in Gedling: Land to the West of 175 Mansfield Road, Papplewick

Waste

4.63 Nottinghamshire County Council is responsible for the production of their own Waste Local Plan.

Section 5: Identifying Key Sustainability Issues (Stage A3)

5.1 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).

5.2 **Table 4** sets out the role of the Gedling Local Development Plan in tackling identified key sustainability issues. For clarification, the issues are listed in no particular order of importance.

Table 4: Key sustainability issues identified

Key sustainability issue	Possible role of the Gedling Local Development Plan
Social Issues	
Further population growth is projected. Different areas would require specific types of housing.	The impacts of the projected population increase is likely to be significant. The Gedling Local Development Plan can ensure that an appropriate number of new dwellings are developed in appropriate locations. The Gedling Local Development Plan can have a role in ensuring the right types of housing are delivered. The Gedling Local Development Plan can also make provision for appropriate employment opportunities and deliver adequate infrastructure for existing and future residents.
There is a need to ensure that adequate amount of land is provided for gypsies, travellers and travelling showpeople.	The Gedling Local Development Plan can have a role in ensuring that the right pitches and plots are delivered for gypsies, travellers and travelling showpeople.
Some of the rural settlements are very isolated and suffer from poor transport links. The access to facilities is vital.	The Gedling Local Development 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.
There is a need to reduce the reliance on the private car and increase the use of alternative transport modes, including public transport.	The Gedling Local Development Plan can help reduce the need to travel by allocating sites in areas well served by public transport.

Key sustainability issue	Possible role of the Gedling Local Development Plan
There are different areas that have relatively high deprivation.	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.
The house prices are high and there is a significant need for affordable housing provision.	The Gedling Local Development Plan can ensure that new affordable dwellings are provided in appropriate locations.
The population is ageing.	The Gedling Local Development 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.
Economic Issues	
There is a need to maintain the employment base.	The Gedling Local Development 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 Gedling Local Development 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 Gedling Local Development Plan can have a role in ensuring that the vitality and viability of centres are protected.
Environment Issues	
A high proportion of land within Gedling Borough is Green Belt. 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.	The Gedling Local Development Plan is required to balance the need to provide sufficient land for housing growth with the need to protect the Green Belt where possible. The Gedling Local Development Plan can address a revision of the Nottingham-Derby Green Belt. 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 Gedling Local Development Plan. However, careful consideration will be given to the impact of the Gedling Local Development Plan on the Nottingham Green Belt based on the Green Belt assessment and through the site selection process.

Key sustainability issue	Possible role of the Gedling Local Development Plan
There is a need to maintain high rates of brownfield development.	There will be limited scope for the Gedling Local Development Plan to locate new development, due to the lack of availability of brownfield land within the Borough. Consequently, the provision of new allocations to meet projected population increases is likely to involve grey belt and significant releases of Green Belt land.
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 Gedling Local Development Plan can look to conserve and enhance blue and green infrastructure, landscape and biodiversity and seek to ensure that biodiversity is incorporated as part of all future development
There are a large number of heritage assets which have historic or architectural significance and should be conserved and enhanced where possible.	The Gedling Local Development 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 Gedling Local Development 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 Gedling Local Development Plan can look to protect and enhance blue infrastructure.
There are significant areas which are at risk from flooding.	The Gedling Local Development Plan can ensure that sites at risk from flooding are protected from development. Where development is deemed necessary within flood risk areas, the Gedling Local Development 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 and without resulting in an increase in the future maintenance of assets.
There is a need to improve energy efficiency and reduce contributions to climate change.	The Gedling Local Development Plan can set out an approach to reduce carbon emissions.
There is an Air Quality Management Area which covers Nottingham City.	The Gedling Local Development 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.

Key sustainability issue	Possible role of the Gedling Local Development Plan
There is a need to safeguard minerals resources to meet future requirements.	The Gedling Local Development Plan can ensure that there are sufficient minerals resources available to meet future development requirements.

Section 6: The Sustainability Appraisal Framework (Stage A4)

6.1 This section looks at developing the Sustainability Appraisal Framework which contains a list of objectives 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).

6.2 The SA Framework will be used to test the sustainability of the Gedling Local Development Plan. The SA Framework will be used to assess the reasonable alternative options for the policies and the strategic site allocations.

6.3 As explained in the previous section, consideration of the Green Belt will not be included as part of the Sustainability Appraisal Framework because it is a policy tool and not an environmental protection designation. However, careful consideration will be given to the impact of the Gedling Local Development Plan on the Nottingham Green Belt based on the Green Belt assessment and through the site selection process.

SA assessments

6.4 The appraisals were undertaken by the Planning Policy team and where appropriate input was sought from specialist officers in various teams including housing strategy, regeneration, parks and street care, leisure, heritage and ecology and the three statutory consultation bodies Environment Agency, Historic England and Natural England.

SA Framework

6.5 **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.

6.6 The table also shows the relationship between SA objectives and SEA Directive topics (as mentioned in paragraph 2.9 in this report).

Table 5: SA Framework

SA objectives	SEA Directive topic
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling show people.	Population Material assets
2. Employment and Jobs To create employment opportunities.	Population Material assets
3. Economic Structure and Innovation	Population

SA objectives	SEA Directive topic
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	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
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.	Population Human health
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.	Air Climatic factors
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	Soil Material assets
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resource and encourage nature-based solutions to climate change.	Climatic factors
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Air Climatic factors Human health
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Water Climatic factors
13. Natural Environment, Biodiversity, Green and Blue Infrastructure To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	Biodiversity Fauna Flora
14. Landscape To protect and enhance the landscape character.	Landscape
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.	Cultural heritage
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Soil Material assets

6.7 When assessing the options for the policies and the site allocations a score was given to each SA objective to indicate whether the effect was likely to be positive, negative, uncertain or had no impact. The score includes a colour coding system which s provides a visual summary of the overall results against the SA objectives. **Table 6** provides the SA scoring.

Table 6: SA scoring

Major positive	Minor positive	Uncertain or no impact	Minor negative	Major negative
++	+	? or 0	-	--

6.8 When assessing the options for the policies and the site allocations, the SA Framework was split into two tables as both policies and site allocations require different criteria questions.

SA Framework 1 – Policy Criteria

6.9 For the policies, the SA Framework was matched with policy criteria questions and includes a generic scoring system as shown in **Table 7**. These criteria comprise the key questions that ascertain whether or not a reasonable alternative option or a proposed policy accords with the SA objective. The Sustainability Appraisal Framework 1 has been refined in response to consultation comments received on the Scoping Report, including initial feedback received from the three statutory consultation bodies for England (the Environmental Agency, Historic England and Natural England) and representations made at the Issues and Options consultation stage, as well as recommendations from the Planning Policy Team and specialist officers. In particular, amendments were made to SA objectives and document in relation to:

- **Objective 5 (Health and Wellbeing):** amended to incorporate explicit reference to the provision of blue and green infrastructure.

- **Objective 13 (Natural Environment, Biodiversity and Blue-Green Infrastructure):** amended to provide clearer guidance on the assessment of sites in proximity to watercourses, including the identification of major positive effects where development would enable de-culverting and improvement of aquatic habitats, minor negative effects where proposals have the potential to deteriorate in-stream river habitats and adjacent riparian and floodplain habitats, and major negative effects where proposals would result in deterioration of in-stream river habitats and adjacent riparian and floodplain habitats.

- The document has been updated to include and align with current local and national guidance. Key amendments include the 2025 Gedling Carbon Management Strategy, the Gedling Borough Heritage Strategy, an extensive suite of Historic England advice notes and heritage strategies and updated Natural England handbooks. Technical amendments were also made to the Water Framework

Directive section to reflect 2017 Regulations and updated ecological status targets for 2027.

These criteria have been used to assess the policy options for the policies in the Gedling Local Development Plan.

Table 7: SA Framework 1 – Policy Criteria

Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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	The policy would have a minor positive impact on at least one of the policy criteria questions	Unknown effect or the policy has no implications for the objective	The policy would have a minor negative impact on at least one of the policy criteria questions	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

SA objectives	Policy criteria questions
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	• 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?
2. Employment and Jobs To create employment opportunities.	• Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it improve rural productivity in terms of employment opportunities?
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	• Will it provide land and buildings of a type required by businesses? • Will it provide 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?
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	• Will it encourage the vitality of the city centre, town centre, district centre or local centre?
5. Health and Well Being To improve health and well being and reduce health inequalities.	• Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? • Will it provide new open space or improve the quality of existing open space? • Will it improve access to local food growing opportunities?
6. Community Safety To improve community safety, reduce crime and the fear of crime.	• Will it reduce crime and the fear of crime? • Will it contribute to a safe secure built environment?
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.	• 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?

SA objectives	Policy criteria questions
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.	• Will it use and enhance existing transport infrastructure? • Will it help to develop a transport network that minimise 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?
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	• Will it make efficient use of brownfield land? • Will the development minimise the impact on the biodiversity interests of the site?
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resource and encourage nature-based solutions to climate change.	• Will it result in additional energy use? • Will it improve energy efficiency of new 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?
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	• Will it increase levels of air, noise and other types of pollution?
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	• 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?

SA objectives	Policy criteria questions
13. Natural Environment, Biodiversity, Green and Blue Infrastructure To increase biodiversity levels and protect and enhance Blue and Green Infrastructure and the natural environment.	• 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 and/or Green Infrastructure networks? • Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?
14. Landscape To protect and enhance the landscape character.	• Does it respect or preserve identified landscape character? • Does it have a positive impact on visual amenity?
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[4] and their setting and provide better opportunities for people to enjoy culture and heritage.	• 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[5]? • 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?
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	• 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?

SA Framework 2 – Site Allocation Criteria

[5] Designated assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Historic Parks and Gardens. Non-designated assets include locally listed buildings and unknown archaeology.

6.10 For the site allocations, the SA Framework has been matched with site allocation criteria questions and includes a matrix scoring system as shown in **Table 8**. These criteria comprise the key questions to ascertain whether or not a reasonable alternative option or a proposed site allocation accords with the SA objective.

6.11 These criteria have been used to assess the site options for the site allocations in the Gedling Local Development Plan. The criteria have also been used for the assessment of the proposed sites allocated in the publication draft version of Gedling Local Development Plan.

Table 8: SA Framework 2 – Site Allocation Criteria

SA objectives	Site allocation criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	Single site provides 50+ houses in and adjoining the main built up area or key settlement Provides for 10+ houses adjoining other villages Provides for gypsy, traveller and travelling showpeople	Site provides of 50 houses in conjunction with one or more smaller sites in and adjoining the built up area or key settlement	Uncertain or No impact as the site is not currently used for housing and is proposed solely for employment development	Results in loss of up to 50 homes in the main built up area or key settlement Results in loss of up to 10 homes in the rural area	Results in loss of 50+ homes in the main built up area or key settlement Results in loss of 10+ homes in the rural area Results in loss of site for gypsy, traveller and travelling showpeople

SA objectives	Site allocation 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?	Creates 50 or more new jobs Local labour agreements on projects (over 50 jobs) Provides new job opportunities in areas of deprivation	Creates up to 50 new jobs Local labour agreements on projects (up to 50 jobs)	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 small number of (up to 50) jobs lost	Results in large number of (over 50) jobs lost

SA objectives	Site allocation criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	Provides new employment or retail land	Provides mixed use land (i.e. residential and employment) Provides opportunity for training and / or high knowledge sectors (i.e. office based) Provides live-work units	Uncertain or No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development Assumes all housing sites make appropriate education provision	Results in the loss of part of land for employment, retail or mixed use	Results in the loss of a strategic level of employment Results in the majority loss of land for employment, retail or mixed use Results in the loss of live-work units

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

SA objectives	Site allocation 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 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 five minutes (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 of public transport, walking or cycling	Uncertain or No impact		Access to community facilities not within 30 minutes travel time of public transport, walking or cycling Results in the loss of existing community facilities

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

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

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 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? Will it deteriorate river habitat in-stream and the	Site will enable de-culverting a watercourse to improve aquatic habitats	Improves underused or undervalued open space Provide 10% open space on existing brownfield land	Uncertain or No impact It is expected that a site would create at least 10% biodiversity net gain	Site adjacent open space, biodiversity or designated site of nature conservation interest Results in the loss of hedgerows and trees Site is in proximity to a watercourse and therefore has potential to deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats	Results in partial or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest Site is in proximity to a watercourse and therefore results in deterioration of river habitat in-stream and the riparian zone adjacent floodplain habitats

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

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

Section 7: Consultation on the Scoping Report (Stage A5)

7.1 This section looks at the consultation questions on the Scoping Report.

7.2 In accordance with the SEA Directive, the Scoping Report was sent to the three statutory consultation bodies for England (the Environmental Agency, Historic England and Natural England). A draft version of the Scoping Report was previously sent to the three statutory consultation bodies for informal comments and amendments have been made to reflect the comments received.

7.3 To inform the next stage of the appraisal, the Council then sought comments on the Scoping Report. The consultation questions, details of the feedback received and the Council's corresponding responses are available in Appendix C.

7.4 Overall, responses from the statutory consultation bodies were broadly supportive and confirmed that it meets the requirements. The Environment Agency and Natural England considered the baseline information and SA Framework to be largely relevant and robust, while Historic England welcomed the inclusion of heritage and sense of place issues but recommended that the evidence base be strengthened through the addition of further national and local historic environment guidance and more explicit consideration of archaeology, registered parks and gardens, and the efficiency of existing built stock. A number of consultees also highlighted the need to update and expand baseline data, particularly in relation to water quality targets, green infrastructure, air quality, and climate change adaptation and mitigation.

7.5 Other organisations and stakeholders focused on climate change, health and wellbeing, and infrastructure capacity. The Gedling Climate Change Group emphasised the need for stronger objectives on carbon reduction, energy efficiency and nature-based solutions. Several responses also highlighted the importance of access to green space in supporting health and wellbeing, and the need for improved assessment of flood risk, overheating, and wider environmental impacts.

7.6 Comments on the SA Framework and site allocation criteria suggested refinements rather than fundamental change. These included clearer guidance on the treatment of watercourses and aquatic habitats, stronger consideration of the historic environment, and more detailed questions relating to housing mix, rural vitality, employment in green industries, and sustainable design. Consultees also encouraged closer alignment between the SA, the emerging Local Plan, and parallel strategies such as the Design Code Framework, to ensure that sustainability objectives are embedded consistently across policy and site selection processes.

Section 8: Appraisals of Plan policies (Stages B2 to B4)

8.1 This section covers the scoping of reasonable policy alternatives for the Gedling Local Development Plan and summarises the findings of the appraisals on the reasonable alternatives and the policies contained within the Regulation 19 version of the Gedling Local Development Plan.

8.2 **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.

8.3 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 Gedling Local Development Plan. Certain options may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.

8.4 The appraisal of policy options has been undertaken in stages, mirroring and appraising the Local Plan as it progresses. **The first stage** involved the identification of policy topics, the identification of broad policy options, and their initial appraisal. These options were subject to early consultation with key stakeholders. A draft Scoping Report was issued to the statutory consultation bodies (the Environment Agency, Historic England and Natural England) for informal comments. Amendments were made where appropriate to reflect the feedback received. A summary of this stage is included in this main report with the appraisals themselves included in Appendix D. Stage one was completed prior to consultation on the Issues and Options consultation.

8.5 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.

8.6 **Stage 2** supported the Issues and Options Consultation (July 2025) and the Council sought comments on the Scoping Report. This stage focused on the vision and spatial objectives, spatial strategy, housing distribution and employment provision and economic development. These appraisals can be found within the Issues and Options: Sustainability Appraisal Report. Overall, responses from the statutory consultation bodies were broadly supportive and confirmed that the approach met the relevant requirements.

8.7 **Stage 3** built upon the earlier work. A further set of appraisals refined the previous assessments by appraising alternative policy approaches. A draft Reasonable Alternatives for Policy Options report was issued to the statutory consultation bodies, including the Environment Agency, Historic England, Natural England and Nottinghamshire County Council. Key internal consultees were also consulted including Development Management, Borough Ecologist and Heritage Officer, Parks and Street Care, Food, Health and Housing, Community, Leisure and Wellbeing, Housing and Resettlement, and Economic Growth and Regeneration.

8.8 **Stage 4** built upon the informal consultation undertaken with key stakeholders identified in Stage 3. At this stage, all available policy options were assessed against the Sustainability Appraisal objectives. The performance of each alternative against the plan objectives was compared, and conclusions were drawn in relation to the potential outcomes of each policy alternative. An updated draft reasonable alternatives for policy options report (Appraisal of Objectives and Policies) was issued to the statutory consultation bodies liaised in Stage 3.

8.9 **Stage 5** appraises the policies contained within the Local Plan, ensuring that the preferred policy framework has been assessed against reasonable alternatives and the sustainability objectives. The full set of policy alternatives, including the preferred alternative, and a summary of each option’s performance and potential impacts can be found in the Gedling Local Development Plan Sustainability Appraisal Report Publication Draft. The detailed assessments are presented in this report.

8.10 **Stage 6** will support the examination stage of the local plan. This stage will incorporate and appraise any comments arising from the Regulation 19 Publication Draft consultation, and will update the Sustainability Appraisal where necessary to reflect any changes to the proposed policies and site allocations.

8.11 The complete set of appraisals are in **Appendix D**.

8.12 During the first four stages, the appraisals used SA Framework 1: policy criteria questions and matrix.

Appraisal of Policy Options

8.13 The Planning Policy team had undertaken an exercise to scope the potential options and alternative approaches for the Gedling Local Development Plan based on a review of the existing Core Strategies and the issues raised as part of the Gedling Local Development Plan Issues and Options consultation undertaken in 2025.

8.14 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.

Undertaking the appraisals on the reasonable alternatives

8.15 The Planning Policy Team 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.

8.16 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.

8.17 Amendments were made to the appraisals accordingly based on informal comments received. The **Policy Options** document provides the final appraisals.

Appraisal of the Gedling Local Development Plan: Preferred Approach

8.18 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.

8.19 **Publication Draft: 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.

8.20 The potential options considered for appraisals include:

- Options for housing requirement;
- Options for growth strategy;
- Options for housing distribution; and
- Options for office development.

8.21 **Appendix D** of **Preferred Approach: Sustainability Appraisal Report** contains the complete appraisals.

Appraisal of the Gedling Local Development Plan Publication Draft Policies and Reasonable Alternatives

8.22 Considering the responses from key stakeholders on the policy options and preferred approach (see pages 64-66) and developing these further, the following stage structured the appraisals according to the final policies within the Publication Draft Plan. This ensured that the policy topic areas and their reasonable alternatives were appraised.

8.23 Firstly 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.

8.24 Those that were deemed to be reasonable were appraised against the sustainability objectives.

8.25 **Appendix D** includes the complete set of reasonable policy alternatives together with their appraisal.

8.26 **Table 9** summarises the relevant policy topic areas together with the Council's preferred reasonable alternatives, signposting the corresponding policy numbers, as well as the locations in Appendix D where the detailed appraisal can be found. Taking account of the appraisal findings as shown in Appendix D, the preferred reasonable alternative for each policy topic area is expected to perform most favourably overall and is therefore identified as the most suitable Reasonable Alternative. This reflects the appraisal outcome and will continue to be monitored in accordance with the Sustainability Appraisal guidelines.

8.27 **Table 10** includes the preferred reasonable alternative for each policy area and summarises the likely significant effects, which have been assessed against the sustainability criteria, using symbols to denote positive and negative aspects. This is reported in greater detail in Appendix D.

Table 9: Mapping of Policy Topic Areas to Preferred Alternatives and Final Policies

Topic Area 1: Climate Change, Sustainable Development and Flood Risk			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
1.1: Climate Change and Energy	Option B	GLDP 1	Topic Area 1
1.2 Renewable Energy Schemes	Option B	GLDP 2	
1.3 Managing Flood Risk and Watercourses	Option A	GLDP 3	
1.4 Surface Water Management	Option A	GLDP 4	
1.5 Managing Water Quality	Option A	GLDP 5	
1.6 Aquifer Protection	Option A	GLDP 6	
Topic Area 2: Environmental Protection			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
2.1 Contaminated Land	Option A	GLDP 7	Topic Area 2
2.2 Unstable Land	Option A	GLDP 8	
2.3 Hazardous Substances	Option A	GLDP 9	
2.4 Pollution	Option A	GLDP 10	
2.5 Air Quality	Option A	GLDP 11	
Topic Area 3 Spatial Strategy and Housing Target			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
3.1 Spatial Strategy	Option C	GLDP 12	Topic Area 3
3.2 Housing Target and Distribution	Option B	GLDP 13 & 70	
3.3 Housing Need and Target	Option A	GLDP 13	
Topic Area 4: Green Belt			
Policy Subject	**Preferred Reasonable Alternative**		**Location in Appendix D**
4.1 The Green Belt	Option B	GLDP 14	Topic Area 4
4.2 Reuse of Buildings within the Green Belt	Option B	GLDP 15	
4.3 Extensions to Buildings within the Green Belt	Option B	GLDP 16	
4.4 Replacement of Buildings within the Green Belt	Option B	GLDP 17	
4.5 Infill Development within the Green Belt	Option A	GLDP 18	
4.6 Homes for Rural Workers	Option A	GLDP 19	
Topic Area 5: Natural Environment			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
5.1 Blue-Green Infrastructure and Landscape Character: BGI	Option A	GLDP 20	Topic Area 5

5.1 Blue-Green Infrastructure and Landscape Character: Landscape Character	Option F	GLDP 22	
5.2 Biodiversity	Option B	GLDP 21	
Topic Area 6: Open Space and Recreational Facilities			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
6.1 Culture, Tourism and Sport	Option A	GLDP 23	Topic Area 6
6.2 Protection of Open Space	Option A	GLDP 24	
6.3 Provision of New Open Space	Option A	GLDP 25	
6.4 Local Green Space	Option A	GLDP 26	
6.5 Greenwood Community Forest	Option A	GLDP 27	
6.6 Tourist Accommodation	Option A	GLDP 28	
6.7 Equestrian Development	Option A	GLDP 29	
Topic Area 7: Heritage			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
7.1 The Historic Environment	Option B	GLDP 30	Topic Area 7
7.2 Designated Heritage Assets	Option A	GLDP 31	
7.3 Listed Buildings	Option A	GLDP 32	
7.4 Conservation Areas	Option A	GLDP 33	
7.5 Historic Landscapes, Parks and Gardens	Option A	GLDP 34	
7.6 Archaeology	Option A	GLDP 35	
7.7 Non-Designated Heritage Assets	Option A	GLDP 36	
Topic Area 8: Design			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
8.1 Design and Enhancing Local Identity	Option B	GLDP 37	Topic Area 8
8.2 Amenity	Option A	GLDP 38	
8.3 Residential Density	Option B	GLDP 39	
8.4 Residential Gardens	Option A	GLDP 40	
Topic Area 9: Housing Mix			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
9.1 Housing Size, Mix and Choice, and Affordable Housing - Mix of Size and Types	Option A	GLDP 41	Topic Area 9
9.1 Housing Size, Mix and Choice, and Affordable Housing - Affordable Housing	Option D	GLDP 42	
9.1 Housing Size, Mix and Choice, and Affordable Housing - Standards	Option H	GLDP 41 & 42	
9.2 Gypsies, Travellers and Travelling Showpeople	Option A	GLDP 43	
9.3 Specialist Accommodation	Option A	GLDP 44	

9.4 Housing Development on Unallocated Sites	Option A	GLDP 45	
9.5 Live Work Units	Option A	GLDP 46	
9.6 Self Build and Custom Homes	Option A	GLDP 47	
9.7 Extensions to Dwellings Not in the Green Belt	Option A	GLDP 48	
Topic Area 10: Employment			
Policy Subject	**Preferred Reasonable Alternative**	**GLDP Policy Number**	**Location in Appendix D**
10.1 Employment Provision and Economic Development	Option A	GLDP 49 & 72	Topic Area 10
10.1 Employment Provision and Economic Development - Office Development	Option C	GLDP 49 & 72	
10.1 Employment Provision and Economic Development - Sites	Option H	GLDP 49 & 72	
10.1 Employment Provision and Economic Development - Distribution and Logistics	Option M	GLDP 49 & 72	
10.2 Retention of Employment and Employment Uses	Option A	GLDP 50	
10.3 Employment Development on Unallocated Sites	Option A	GLDP 51	
10.4 Expansion of Existing Employment Uses Not in the Green Belt	Option B	GLDP 52	
10.5 Agricultural and Rural Diversification	Option A	GLDP 53	
10.6 Local Labour Agreements	Option A	GLDP 54	
Topic Area 11: Retail and Community Facilities			
Policy Subject	**Preferred Reasonable Alternative**		**Location in Appendix D**
11.1 Retail Hierarchy and Town Centre Boundaries	Option A	GLDP 55	Topic Area 11
11.2 Development within Town and Local Centres	Option A	GLDP 56	
11.3 Local Services and Healthy Lifestyles	Option B	GLDP 57	
11.4 Upper Floors	Option A	GLDP 58	
11.5 Impact Assessment Threshold	Option A	GLDP 59	
11.6 Development within Small Parades	Option A	GLDP 60	
11.7 Shopfront Development	Option A	GLDP 61	
Topic Area 12: Transport			
Policy Subject	**Preferred Reasonable Alternative**		**Location in Appendix D**
12.1 Managing Travel Demand	Option A	GLDP 62	Topic Area 12
12.2 Transport Infrastructure Priorities	Option A	GLDP 63	
12.3 Parking Standards - Residential	Option A	GLDP 64	
12.3 Parking Standards - Non-residential	Option B	GLDP 64	
12.4 Cycle Routes, Recreational Routes and Public Rights of Way - Protect sites and routes	Option A	GLDP 65	

12.5 Park and Ride	Option A	GLDP 66	
12.6 Highway Safety	Option A	GLDP 67	
Topic Area 13: Infrastructure and Developer Contributions			
Policy Subject	**Preferred Reasonable Alternative**		**Location in Appendix D**
13.1 Developer Contributions for Infrastructure	Option A	GLDP 69	Topic Area 13

Table 10: Summary of policies within the Gedling Local Development 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
Topic Area 1: Climate Change, Sustainable Development and Flood Risk																
1.1 Climate Change and Energy	+	0	?	?	++	0	?	+	+	++	++	+	+	+	+	++
1.2 Renewable Energy Schemes	0	?	+	0	0	0	0	?	0	++	+	0	-	-	-	0
1.3 Managing Flood Risk and Watercourses	0	0	0	0	0	0	0	0	0	0	++	0	++	0	0	++
1.4 Surface Water Management	0	0	0	0	0	0	0	0	0	0	++	0	++	0	0	0
1.5 Managing Water Quality	0	0	0	0	+	0	+	0	0	0	++	+	++	0	0	++
1.6 Aquifer Protection	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++
Topic Area 2: Environmental Protection																
2.1 Contaminated Land	-	-	-	0	0	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
2.2 Unstable Land	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0
2.3 Hazardous Substances	0	0	0	0	++	0	+	0	0	0	+	0	+	0	0	+
2.4 Pollution	0	0	0	0	+	0	+	0	0	+	++	+	+	0	0	+
2.5 Air Quality	-	-	-	0	0	0	0	+	0	+	++	0	+	0	0	0
Topic Area 3 Spatial Strategy and Housing Target																
3.1 Spatial Strategy	++	+	++	?	++	0	+	+	?	++	++	++	++	?	+	?
3.2 Housing Target and Distribution	++	++	+	++	+	?	+	?	?	?	?	?	?	0	?	?
3.3 Housing Need and Target	+	?	?	?	?	0	?	?	-	-	-	-	?	-	-	-
Topic Area 4: Green Belt																
4.1 The Green Belt	++	?	++	?	++	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
4.2 Reuse of Buildings within the Green Belt	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4.3 Extensions to Buildings within the Green Belt	+	0	0	0	0	0	0	0	0	0	0	+	?	?	?	0
4.4 Replacement of Buildings within the Green Belt	+	?	-	0	0	0	0	0	0	0	0	0	0	0	0	0
4.5 Infill Development within the Green Belt	++	0	++	0	0	0	0	+	0	0	-	-	+	+	-	-
4.6 Homes for Rural Workers	+	+	++	0	0	+	0	-	0	0	-	-	0	0	0	-
Topic Area 5: Natural Environment																
5.1 Blue-Green Infrastructure and Landscape Character	0	0	0	0	+	0	0	0	+	++	++	++	++	0	0	0
5.2 Biodiversity	?	?	?	0	+	0	++	+	+	++	+	++	++	++	++	++
Topic Area 6: Open Space and Recreational Facilities																
6.1 Culture, Tourism and Sport	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
6.2 Protection of Open Space	0	0	0	0	++	+	+	0	0	+	+	+	+	+	0	0
6.3 Provision of New Open Space	0	0	0	0	++	+	++	?	0	+	+	+	++	+	0	0
6.4 Local Green Space	0	?	?	0	+	?	+	+	0	+	+	+	++	++	+	+
6.5 Greenwood Community Forest and Sherwood Forest National Nature Reserve	0	+	+	0	++	+	++	0	0	+	0	+	++	++	+	+
6.6 Tourist Accommodation	0	+	+	0	+	0	+	?	0	0	0	0	0	+	+	0
6.7 Equestrian Development	0	+	+	0	+	0	+	?	0	0	+	0	+	+	0	0
Topic Area 7: Heritage																
7.1 The Historic Environment	0	+	0	0	+	0	+	0	+	0	0	0	+	+	++	0
7.2 Designated Heritage Assets	0	0	0	0	0	0	+	0	0	-	+	0	+	+	++	0
7.3 Listed Buildings	0	0	0	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
7.4 Conservation Areas	0	0	0	0	0	0	+	0	0	0	+	0	+	+	++	0
7.5 Historic Landscapes, Parks and Gardens	0	+	0	0	+	0	+	0	0	+	+	0	+	+	++	0
7.6 Archaeology	0	+	0	0	0	0	+	0	0	0	0	0	0	+	++	0
7.7 Non-Designated Heritage Assets	0	0	0	0	0	0	+	0	0	-	+	0	+	+	++	0
Topic Area 8: Design																
8.1 Design and Enhancing Local Identity	0	0	+	?	0	+	0	0	0	++	0	0	0	+	+	0
8.2 Amenity	0	-	-	0	+	?	?	-	0	?	0	0	0	0	0	0
8.3 Residential Density	?	0	0	0	?	?	?	++	0	?	0	?	?	?	++	?
8.4 Residential Gardens	-	0	?	0	0	?	?	-	-	?	++	++	++	?	+	?
Topic Area 9: Housing Mix																

	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
9.1 Housing Size, Mix and Choice, and Affordable Housing - Mix of Size and Types	++	0	+	+	+	0	+	0	0	0	0	0	0	0	0	0
9.1 Housing Size, Mix and Choice, and Affordable Housing - Affordable Housing	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0
9.1 Housing Size, Mix and Choice, and Affordable Housing - Standards	+	0	0	0	++	0	++	0	0	0	0	0	0	0	0	0
9.2 Gypsies, Travellers and Travelling Showpeople	++	0	0	0	+	0	+	?	?	0	0	0	?	?	?	?
9.3 Specialist Accommodation	+	+	+	0	+	+	+	0	0	+	0	0	0	0	0	0
9.4 Housing Development on Unallocated Sites	+	?	?	0	?	0	0	?	?	?	?	?	?	?	?	0
9.5 Live Work Units	+	+	+	0	0	0	0	++	0	0	0	0	0	0	+	0
9.6 Self Build and Custom Homes	0	0	0	0	0	0	0	-	0	+	0	0	0	0	0	+
9.7 Extensions to Dwellings Not in the Green Belt	0	0	0	0	0	0	0	0	0	0	+	+	?	?	++	0
Topic Area 10: Employment																

	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
10.1 Employment Provision and Economic Development	0	++	++	0	?	0	0	?	?	?	?	?	?	?	?	?
10.1 Employment Provision and Economic Development - Office Development	0	++	++	++	?	0	0	++	++	?	?	?	?	?	?	+
10.1 Employment Provision and Economic Development - Sites	0	+	+	0	0	+	0	0	++	0	+	?	?	0	?	++
10.1 Employment Provision and Economic Development - Distribution and Logistics	0	++	++	0	?	0	0	++	?	?	0	?	?	?	?	?
10.2 Retention of Employment and Employment Uses	0	++	++	0	0	0	+	+	+	0	0	0	0	0	0	0
10.3 Employment Development on Unallocated Sites	0	++	+	0	0	0	+	0	0	0	0	0	0	0	0	0
10.4 Expansion of Existing Employment Uses Not in the Green Belt	0	++	++	0	++	0	++	?	0	?	0	?	0	0	?	0
10.5 Agricultural and Rural Diversification	0	++	++	0	0	0	0	?	?	0	?	?	?	?	?	0
10.6 Local Labour Agreements	0	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0
Topic Area 11: Retail and Community Facilities																

	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
11.1 Retail Hierarchy and Town Centre Boundaries	+	+	+	++	+	0	+	+	+	+	+	0	0	0	+	0
11.2 Development within Town and Local Centres	0	+	+	++	+	+	+	+	0	+	0	0	0	0	+	0
11.3 Local Services and Healthy Lifestyles	0	+	+	++	++	?	++	++	?	?	+	?	?	?	+	?
11.4 Upper Floors	+	+	+	+	0	0	++	++	0	0	0	0	0	0	0	0
11.5 Impact Assessment Threshold	0	+	+	++	+	+	+	+	0	+	0	0	0	0	0	0
11.6 Development within Small Parades	0	+	+	-	+	0	+	+	0	+	0	0	0	0	0	0
11.7 Shopfront Development	0	+	+	+	0	+	+	+	0	+	0	0	0	+	+	0
Topic Area 12: Transport																
12.1 Managing Travel Demand	0	+	0	+	+	0	+	++	0	+	+	0	0	0	0	+
12.2 Transport Infrastructure Priorities	+	+	0	+	+	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
12.3 Parking Standards	0	0	0	0	0	+	0	-	0	+	0	0	0	0	+	0
12.4 Cycle Routes, Recreational Routes and Public Rights of Way - Protect sites and routes	0	+	+	+	++	0	+	++	0	0	++	0	0	0	0	0
12.5 Park and Ride	0	0	0	0	0	0	0	+	0	+	+	0	- -	- -	?	+
12.6 Highway Safety	0	0	0	0	+	+	+	++	0	+	0	0	0	0	0	0
Topic Area 13: Infrastructure and Developer Contributions																
13.1 Developer Contributions for Infrastructure	+	+	+	?	++	?	++	++	?	?	+	+	++	?	+	?

Section 9: Appraisals on site options (Stages B2 to B4)

9.1 This section and the following sections cover the scoping of reasonable alternatives (site options) for allocations of strategic and non-strategic sites for housing/mixed use and employment in the Gedling Local Development Plan and summarise the findings of the appraisals on the reasonable alternatives.

9.2 **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.

9.3 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 Gedling Local Development 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

9.4 The Council undertook an exercise to scope the potential housing/mixed use site options and employment site options for allocating strategic sites in the Gedling Local Development Plan, 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 red are not considered reasonable alternatives for housing/mixed use or employment. They are not realistic options.

9.5 Regarding the threshold for sites to be considered for 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 50 dwellings threshold in and adjoining the main built up area or key settlement, and 10 dwellings threshold in or adjoining other villages is used for a housing allocation. 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.

9.6 The sources of sites for consideration as reasonable alternatives included:-

- Sites in the Greater Nottingham Growth Options Study (July 2020) which are also included in the Gedling Local Development Plan Growth Options consultation document (May 2020);
- Sites in the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (May 2021) and update (2026);
- Sites put forward in response to the Gedling Local Development Plan Issues and Options consultations in July 2025; 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

9.7 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).

9.8 The identification of sites as reasonable alternatives considered each site's:

- capacity (sites should provide 50+ houses in and adjoining the main built up area or key settlement, or 10+ houses in or adjoining other villages);
- access to the strategic highway network; and
- location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study).

9.9 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.

9.10 As with housing and mixed use sites, those identified as reasonable alternatives have been assessed against the SA's sustainability objectives within this appraisal.

9.11 The following sections list the scoping of reasonable alternatives (site options) for both housing and mixed use site allocations.

Undertaking the appraisals on the reasonable alternative site options

9.12 The 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.

Difficulties encountered in undertaking the appraisals

9.13 Further studies were carried out where information was lacking and they have informed and will inform the development of the Gedling Local Development Plan. For example, Gedling Landscape and Visual Analysis and Heritage Assets Assessment were completed end of 2025 and have informed the appraisal of a site's effects on the natural and historic environment.

9.14 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 job losses or 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;
- Community safety, reducing crime and the fear of crime for SA objective 6: the impact of development upon crime is dependent upon a series of secondary factors not related to site allocation;
- Details regarding renewable energy provision or energy efficiency measures or nature-based solutions for SA objective 10: energy and climate change;
- 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; and
- Details on agricultural land for SA objective 16 natural resources and waste management.

9.15 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; and
- 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.

Selecting reasonable alternative sites

9.16 This report does not explain how the reasonable alternative sites were selected. The Publication Draft Site Selection Report (2026) summarises how the sites were identified for allocation in the Publication Draft Plan. Critically this includes their assessment within this sustainability appraisal 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.

9.17 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.

9.18 The Publication Draft Site Selection Report provides the detail of the site selection process and sets out the reasoning behind the final list of allocated sites for the Council.

- Site Selection Report

9.19 The Publication Draft Local Plan includes development requirement policies for each new site allocation.

Section 10: Appraisals on site options in Gedling (Stages B2 to B4)

10.1 This section explains the approach taken to scope and appraise potential site options in Gedling Borough.

10.2 **Appendix D** provides the scoping exercise of the potential site options for the Council and the detailed appraisals on those identified as reasonable alternative sites.

10.3 For housing, mixed use and employment sites the council has considered the potential site options for each of the following areas with full details contained within **Appendices E** through **P**:

- Arnold (Appendix E)
- Carlton (Appendix F)
- Hucknall (Appendix G)
- Bestwood Village (Appendix H)
- Calverton (Appendix I)
- Ravenshead (Appendix J)
- Burton Joyce (Appendix K)
- Lambley (Appendix L)
- Linby (Appendix M)
- Newstead (Appendix N)
- Papplewick (Appendix O)
- Woodborough (Appendix P)

10.4 The site options that were considered for the appraisal and the outcome of the scoping are shown in **Tables 11 to Table 24** with the identification of reasonable alternatives as green (reasonable) or red (not reasonable) sites. It must be noted that mixed use sites are identified by an asterisk (*) in Tables 11 through 22. The colour-coded system using red and green confirmed:

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

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

10.5 The assessment of strategic distribution sites was undertaken separately from other housing and employment sites due to their scale, specific locational and infrastructure requirements and their environmental impacts. Two sites were assessed for potential strategic distribution use. These were Stockings Farm and West of Kighill Farm, as set out in Table 24. However, neither site was considered to

be a reasonable alternative, as they did not meet the relevant assessment criteria. Further detail is provided in the Greater Nottingham Strategic Distribution and Logistics Background Paper (September 2023). Some sites are also appraised for mixed use and employment uses within this Sustainability Appraisal.

Table 11: Site options for housing/mixed use development in Arnold

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G48	Lodge Farm Lane	148	Yes. Site is currently allocated for housing in the LPD, adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G462	Land off Lodge Farm Lane*	991	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G977	Extension to Stockings Farm	120	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1034	Derwent Crescent	9	No. Site is within the main built up area of Nottingham but does not meet the threshold for allocation at this location.
G1130	Land at New Farm, Redhill	2,500	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1137	Land at Mapperley Plains	195	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1153	Woodchurch Road	150	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1158	Red Hill Farm	722	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1360	Land adjoining Leapool Island	190	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.

G1361	New Manor	28	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with LPD allocation X3.

Table 12: Site options for housing/mixed use development in Carlton

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G7	Meadow Road Industrial Site	40	Yes. Site is within the main built up area of Nottingham and density could be reviewed to meet the threshold for allocation at this location.
G14	Ashdale Nursery	9	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.
G459	Lambley Lane (Willow Farm)	181	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G519	Mapperley Plains (358)	60	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G658	Mapperley Golf Course*	750 - 1000	Yes. Site is within the main built up area of Nottingham and meets the threshold for allocation at this location.
G1194	Land East of Mapperley Plains	500	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1210	Land East of Mapperley Plains (360-368)	54	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1221	Land at Gedling Wood Farm	27	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with G459.
G1262	Land to east of Teal Close*	1,000	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.

G1356	Land east of Glebe View Farm	32	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with G459.
G1357	Spring Lane (314)	36	No. Site adjoins the main built up area of Nottingham but does not meet the threshold for allocation at this location.
G1358	Gedling Wood Farm	21	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with G459.
G1365	Sherwood E-ACT	123	Yes. Site is within the main built up area of Nottingham and meets the threshold for allocation at this location.

Table 13: Site options for housing/mixed use development in Hucknall

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G1155	Top Wighay Farm (safeguarded land)	710	Yes. Site adjoins the sub-regional centre of Hucknall and meets the threshold for allocation at this location.
G1220	Land at Hayden Lane	475	Yes. Site adjoins the sub-regional centre of Hucknall and meets the threshold for allocation at this location.
G1376	Land West of Moor Road	662	Yes. Site adjoins the sub-regional centre of Hucknall and meets the threshold for allocation at this location.

Table 14: Site options for housing/mixed use development in Bestwood Village

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G20	Bestwood Business Park	220	Yes. Site is currently allocated for housing in the LPD, adjoins a Key Settlement and meets the

			threshold for allocation at this location.
G27	Westhouse Farm/Moor Road* (safeguarded land)	340	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1359	Land south of Bestwood Village	252	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.

Table 15: Site options for housing/mixed use development in Calverton

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G33	Hollinwood Lane/Long West Croft	125	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G45	Georges Lane/Gorse Close	185	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G587	Whitehaven Farm	80	Yes. Site adjoins a Key Settlement and is an appropriate scale for growth at this location.
G588	Mansfield Lane (250)	37	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G587.
G780	Ramsdale Park Golf Course (Site A)	220	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G834	Woodview Farm	45	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G587.
G981	Bonner Hill	26	No. Site is in proximity to a Key Settlement but does not meet the threshold for allocation at this location.
G1123	Land to the east of Flatts Lane* (South of Oxton Road)	200	Yes. Site adjoins a Key Settlement and meets the

			threshold for allocation at this location.
G1159	Land off Oxton Road	650	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1224	Warren Place (part of site H16)	50	Yes. Site is currently allocated for housing in the LPD, adjoins a Key Settlement and meets the threshold for allocation at this location.
G1325	St Clements Lodge (Former) Riding School	16	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with H14.
G1327	Broom Farm (land north of)	320	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1328	Carrington Lane (land north of) Site 1	155	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1329	Carrington Farm	450	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1330	Carrington Lane (land north of) Site 2	140	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1331	Carrington Lane (land north of) Site 3	63	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1374	Springwater Golf Club	1000	Yes. Site is in proximity to a Key Settlement and meets the threshold for allocation at this location.

Table 16: Site options for housing/mixed use development in Ravenshead

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G41	Longdale Lane (site H17)	30	Yes. Site is currently allocated for housing in the LPD, adjoins a Key

			Settlement and meets the threshold for allocation at this location in conjunction with H19.
G659	Larch Farm (site 1)	35	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1282 and G919.
G843	26 Kighill Lane Site 2 (land rear of)	18	No. Site is currently allocated for housing in the LPD and adjoins a Key Settlement but does not meet the threshold for allocation at this location.
G843	28 Kighill Lane Site 1	4	No. Site is currently allocated for housing in the LPD and adjoins a Key Settlement but does not meet the threshold for allocation at this location.
G919	Silverland Farm (Ricket Lane, Site A)	190	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G920	Silverland Farm (Main Road/Ricket Lane, Site B)*	700	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1046	Kighill Lane (30)	8	No. Site is currently allocated for housing in the LPD and adjoins a Key Settlement but does not meet the threshold for allocation at this location.
G1191	West of Nottingham Road	50	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1202	Kighill Equestrian Centre (site B)	140	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1219	West of Kighill Farm	120	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1282	Larch Farm (site 2)	8	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G659 and G919.
G1326	Little John Paddocks	72	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1354	Land east of Chapel Lane	750	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.

G1362	Ravenshead Plant Centre	155	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1363	Land south of Ravenshead Plant Centre (A)	41	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1362 and G1366.
G1364	Land south of Ravenshead Plant Centre (B)	43	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1202.
G1366	Land south of Ravenshead Plant Centre (C)	39	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1202 and G1363.

Table 17: Site options for housing/mixed use development in Burton Joyce

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G31	Hillside Farm	80	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G539	Glebe Farm (Land At), Burton Joyce	45	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1222	Colwick Loop Road	167	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1355	Land east of Bridle Road	23	Yes. Site adjoins a village and meets the threshold for allocation at this location.

Table 18: Site options for housing/mixed use development in Lambley

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G538	Land off Spring Lane	90	Yes. Site adjoins a village and meets the threshold for allocation at this location.

G672	Land adj Steeles Way/Orchard Rise	16	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G831	Catfoot Lane	62	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G839	Spring Lane (Land Off) - Site B	50	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G975	Hill Close Farm / Catfoot Lane (26)	19	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1035	Land adjacent Steeles Way/Orchard Rise	44	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1083	Land at Catfoot Lane	110	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1256	Land at Sunrise Farm	105	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.
G1257	Land to the west of Sunrise Farm	13	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.

Table 19: Site options for housing/mixed use development in Linby

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G535	Greenacres	4	No. Site is in close proximity to a village but does not meet the threshold for allocation at this location.
G1375	Land rear Main Street (23)	10	Yes. Site adjoins a village and meets the threshold for allocation at this location.

Table 20: Site options for housing/mixed use development in Newstead

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?

G132	Station Road	40	Yes. Site is within an existing settlement and meets the threshold for allocation.

Table 21: Site options for housing/mixed use development in Papplewick

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G764	Land adj. to 115 Mansfield Road	11	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.
G976	Altham Lodge Main St (land north of)	14	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1131	Land adj to Griffins Head Public House	22	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1178	Forest Farm	2,585	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.

Table 22: Site options for housing/mixed use development in Woodborough

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G42	Lowdham Lane	24	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G44	Land North of Bank Hill	150	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G776	Land at Broad Close/Private Road	11	Yes. Site is currently allocated for housing in the LPD, adjoins a village and meets the threshold for allocation at this location.
G777	Land on Shelt Hill adj 67	13	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G826	Main Street/Taylors Croft (land)	22	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G827	Lingwood Lane (land adj Rose Marie cottage)	54	Yes. Site adjoins a village and meets the threshold for allocation at this location.

G835	40 Shelt Hill	105	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G836	Main Street (119)	5	No. Site adjoins a village but does not meet the threshold for allocation at this location.
G840	Plemont	2	Yes. Site is currently allocated for housing in the LPD, adjoins a village and meets the threshold for allocation at this location in conjunction with G776

10.6 **Maps 5, 6 and 7** show all site options as listed in the above table.

Table 23: Site options for employment development in Gedling

Site ref	Site name	Site size (ha) / land remaining ha	Is this a realistic option
SELAA E001	Hillcrest Park (existing site and allocation)	1	Yes. Site is allocated in the Gedling Borough Local Planning Document
SELAA E002	Top Wighay Farm	5	Yes. Site is allocated as a strategic mixed use site in the Aligned Core Strategy. ELS 2021 recommends retaining the current strategic allocation. The site has outline planning permission for mixed use development (2020/0050). Planning permission for an office building within part of the employment allocation granted in July 2022. This office building has been completed.
SELAA E003	Gedling Colliery / Chase Farm	4.5	Yes. Site is allocated in the Gedling Borough Local Planning Document ELS 2021 recommends retaining the site as an employment designation. Outline planning permission 2017/1571 for the erection of employment units (Class B1c/B2/B8 Use),

			Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use) granted on 21st. July 2020. Expired 21/07/2025 as reserved matters must be submitted within 5 years of decision date on outline. The Design and Access Statement accompanying the planning application indicates that the net site area is 4.12 ha, for employment development. Reserved matters application submitted indicates site area is 3.76 ha and this is rounded down to 3.5 ha in this assessment. Decision pending
SELAA E007	Former TOTAL site	2.5	Former TOTAL Petroleum Storage Site ELS 2021 recommends retain current Local Plan employment designation. The site was promoted via the Greater Nottingham Strategic Growth Options Consultation as an existing site for a more flexible range of employment uses within Class E. The site now has full planning permission granted 2024/0094 for the erection of industrial and warehouse units (use classes E(g) (iii), B2 and B8) granted on 25/07/2024. Comprises 12,492 sq m of business space on 2.52 ha. This is not an additional site as the site is already included in the Employment Land Study 2021 and part of the existing supply. No need to appraise. .
SELAA E008	Former Butler Fuels Site	2	ELS 2021 recommends retain current Local Plan employment designation. The former Butler Fuels site (2ha) is not an additional site as site is already included in the Employment Land Study 2021 and part of the existing supply. No need to appraise.

SELAA E011	Land Northeast of Longdale Lane Roundabout	3.69	Promoted through SHLAA. Not suitable for development. Isolated site. No need to appraise.
SELAA E010	Land North of Longdale Lane	6.66	Promoted through SHLAA. Not suitable for development. Isolated site. No need to appraise.
LPD 44 Retention of Employment	Victoria Business Park	1	ELS 2021 recommends retain current Local Plan employment designation. ELS identified a former railway siding and undeveloped land within the site with potential for redevelopment amounting to approximately 1 ha. Further investigation indicates this land is in employment related use and not being actively promoted for redevelopment. No need to appraise.
LPD 44 Retention of Employment	Salop Street	0	ELS 2021 recommends retain current Local Plan employment designation. No potential development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Brookfield Road	0	ELS 2021 recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Bewcastle Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Calverton Colliery (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.

LPD 44 Retention of Employment	Catton Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Dorket Head Brickworks (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Hazleford Way (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Portland Street (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Rolleston Drive South (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.
LPD 44 Retention of Employment	Sherbrook Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to appraise.

LPD 44 Retention of Employment	Station Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified. No need to apprais.e

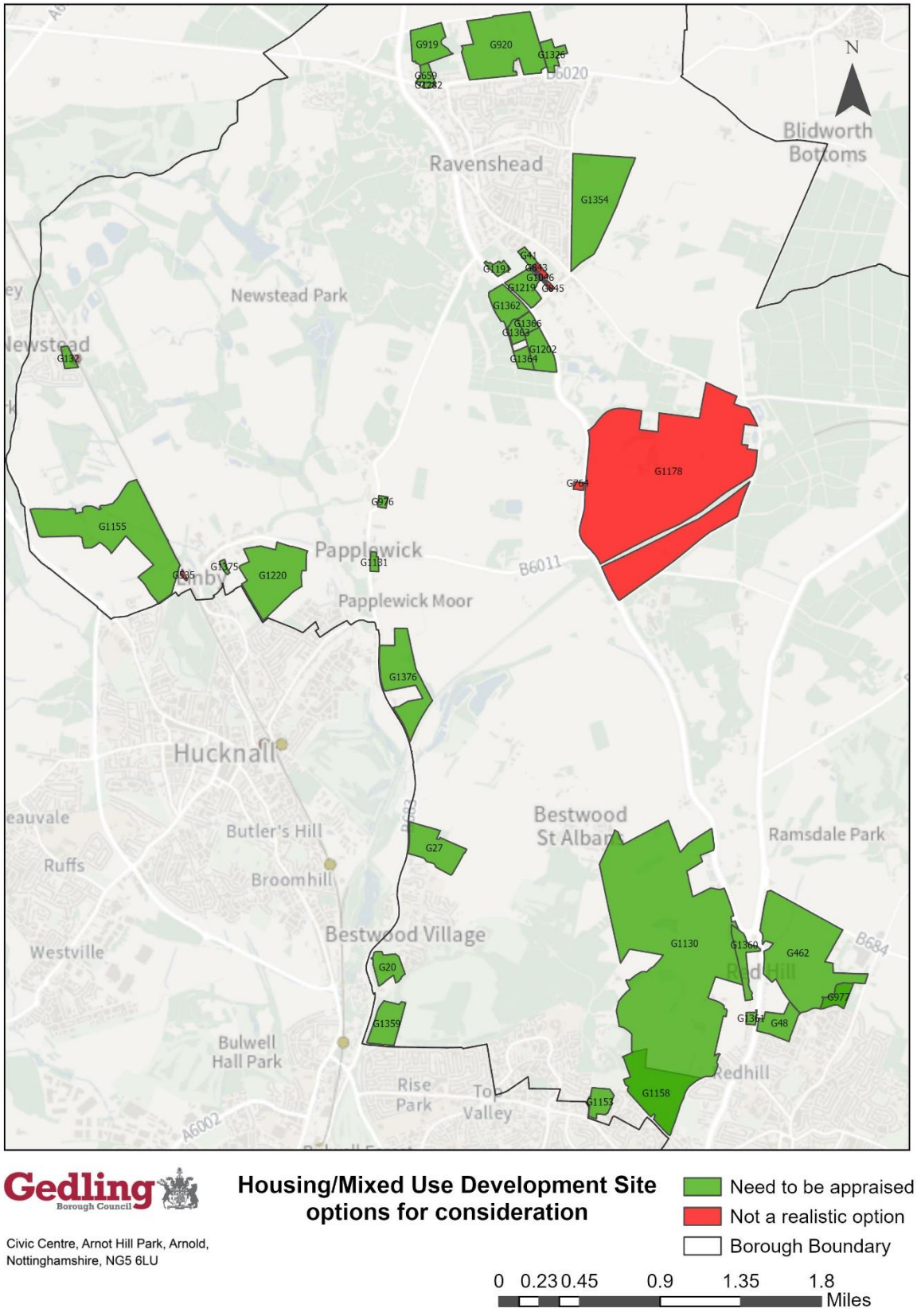
10.7 **Map 8, 9 and 10** show green sites Top Wighay Farm (SELAA site E002), Hillcrest Park (SELAA site E001), Gedling Colliery / Chase Farm (SELAA site E003) and red sites Land North of Longdale Lane (SELAA site E010) and Land Northeast of Longdale Lane Roundabout (SELAA site E011) listed in the above table.

Table 24: Site options for strategic distribution in Gedling

Site ref	Site name	Site size (ha) / land remaining ha	Is this a realistic option
GBC-L01	West of Kighill Farm	5.45 ha	Site promoted as part of Greater Nottingham Logistics Call for Sites It was considered as part of the site selection process for strategic distribution sites as set out in the Greater Nottingham Strategic Distribution and Logistics Background paper (September 2023) which concluded: The site is not identified as a reasonable alternative for further consideration because it is too small and does not meet the criteria for road access.
GBC-L02	Land at Stockings Farm, Redhill	10 ha	10 ha promoted for employment uses by landowner as part of a mixed use site (SHLAA site G462). It was considered as part of the site selection process for strategic distribution sites as set out in the Greater Nottingham Strategic Distribution and Logistics Background paper (September 2023) which concluded: The land is not considered a reasonable alternative for strategic distribution on the basis that the site is insufficiently large enough and not within an Area of Opportunity for distribution uses. The location does not meet the criteria for

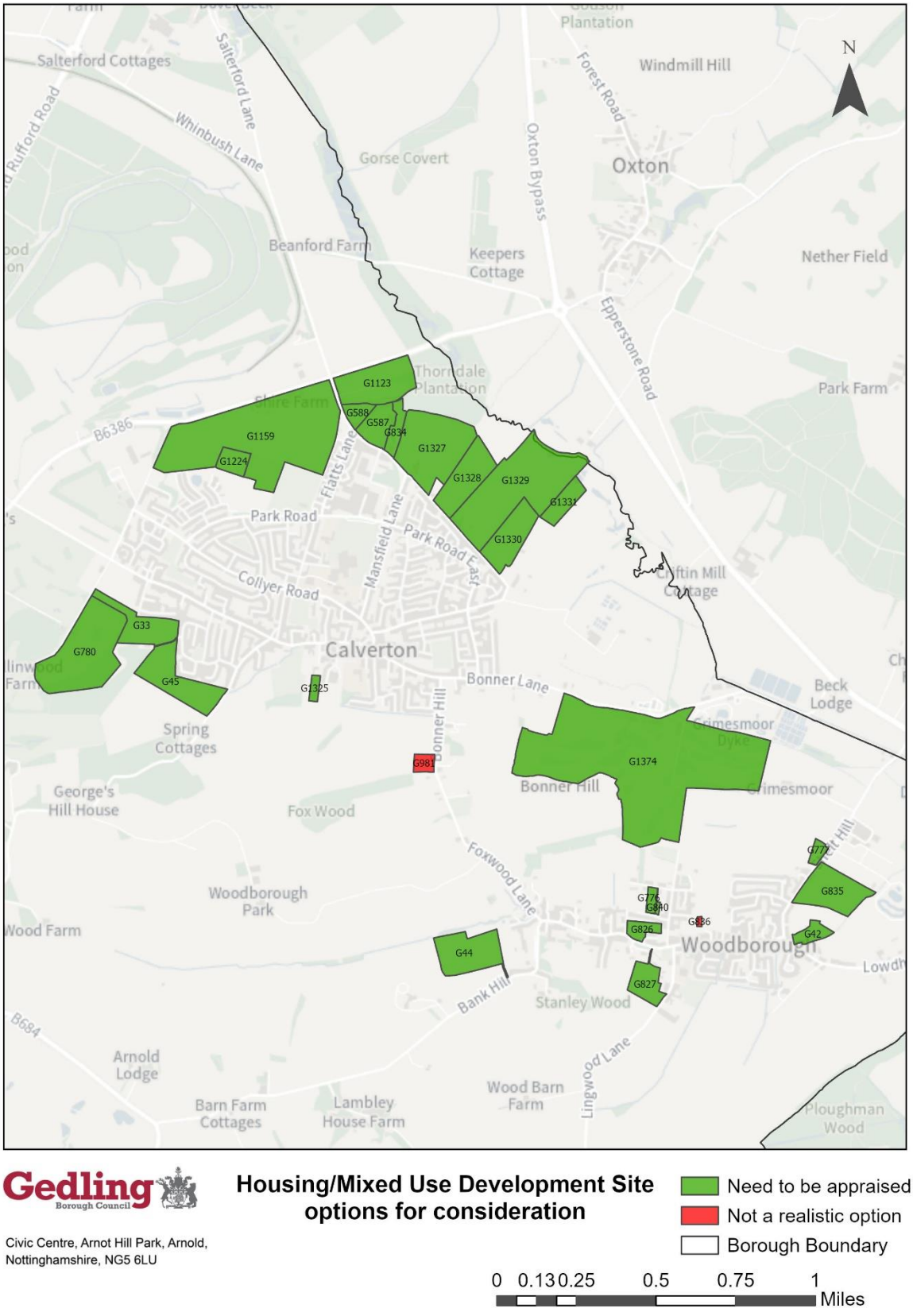
			having good road access with congestion on the A60.

10.8 **Map 11 shows red sites West of Kighill Farm and Land at Stockings Farm, Redhill** listed in the above table
Map 5: Site options for housing/mixed use development in Gedling
Gedling Northwest

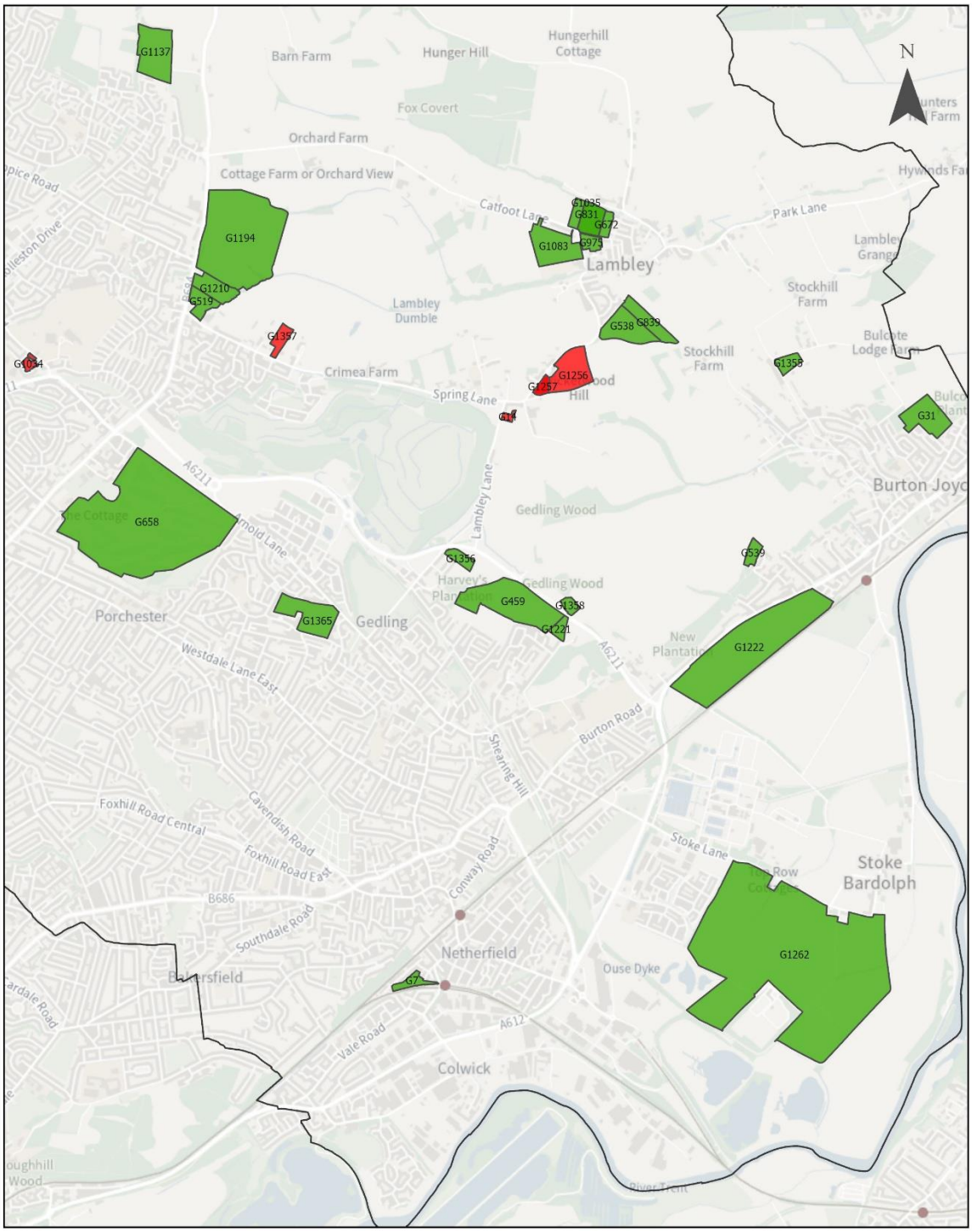


Map 6: Site options for housing/mixed use development in Gedling

Woodborough and Calverton



Map 7: Site options for housing/mixed use development in Gedling
Gedling South



Gedling Borough Council

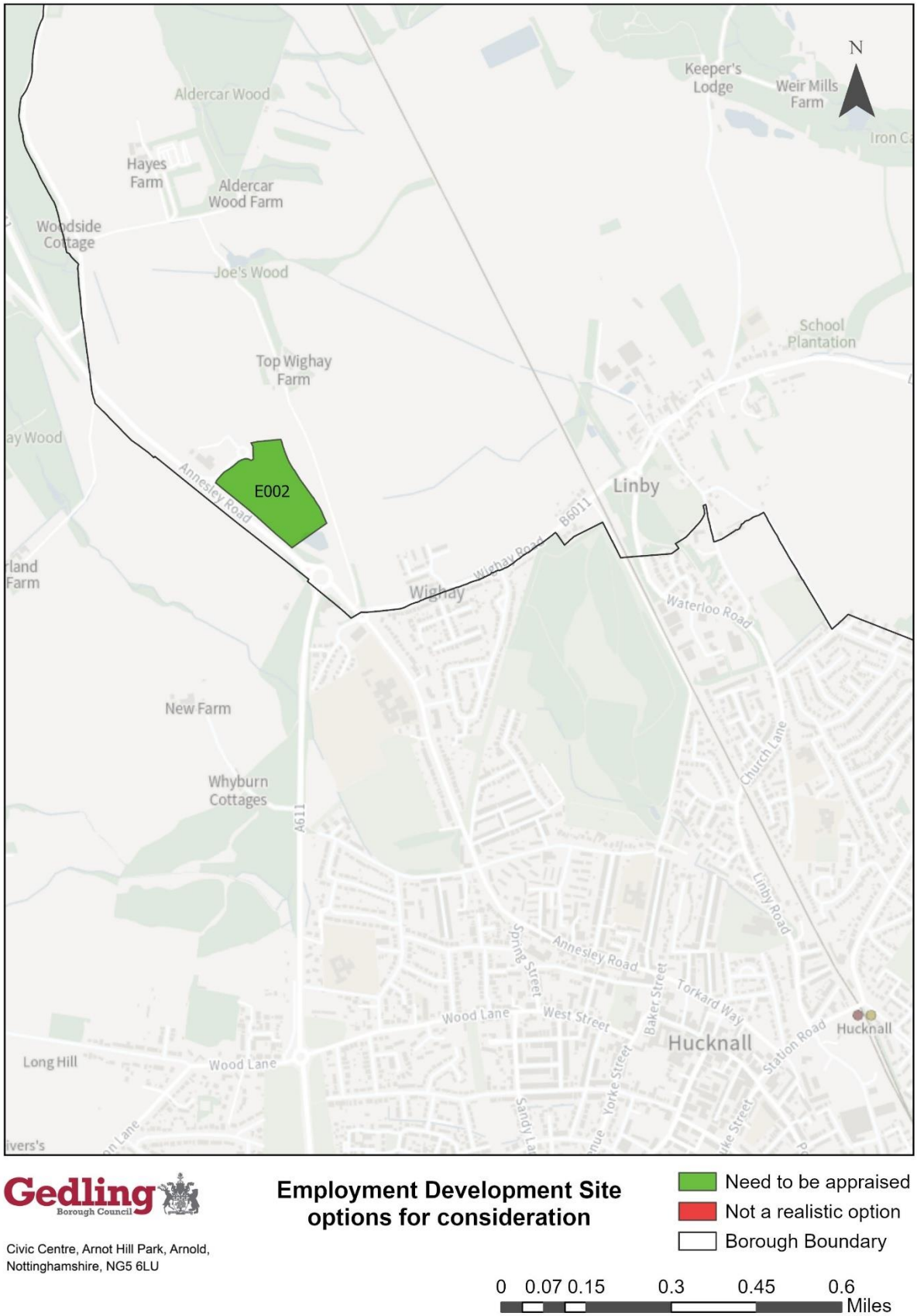
Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 6LU

Housing/Mixed Use Development Site options for consideration

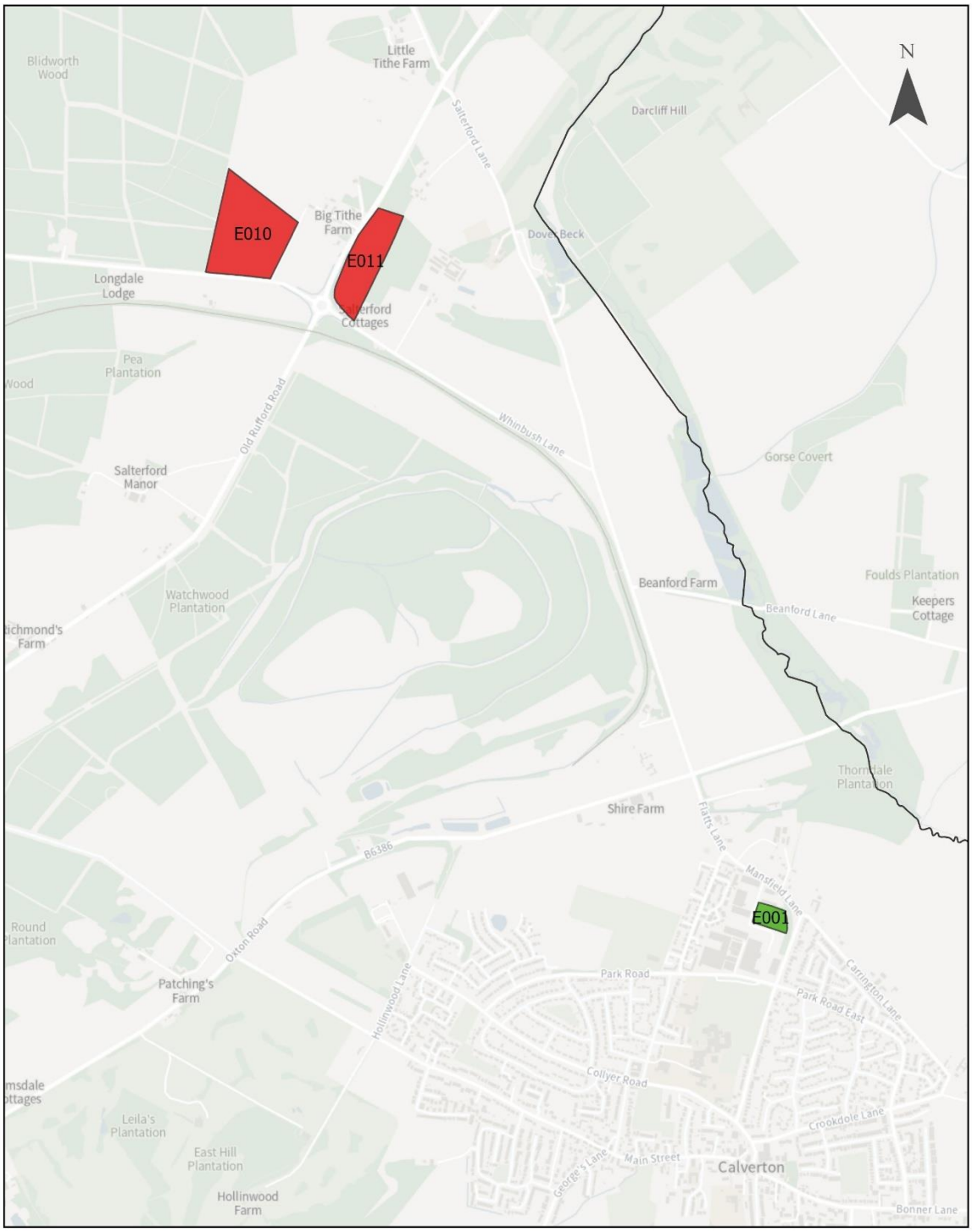
- Need to be appraised
- Not a realistic option
- Borough Boundary

0 0.17 0.35 0.7 1.05 1.4 Miles

Map 8: Site options for employment development in Gedling
Top Wighay Farm



Map 9 Site options for employment development in Gedling
Hillcrest Park, Land North and North-east of Longdale Lane



Gedling Borough Council

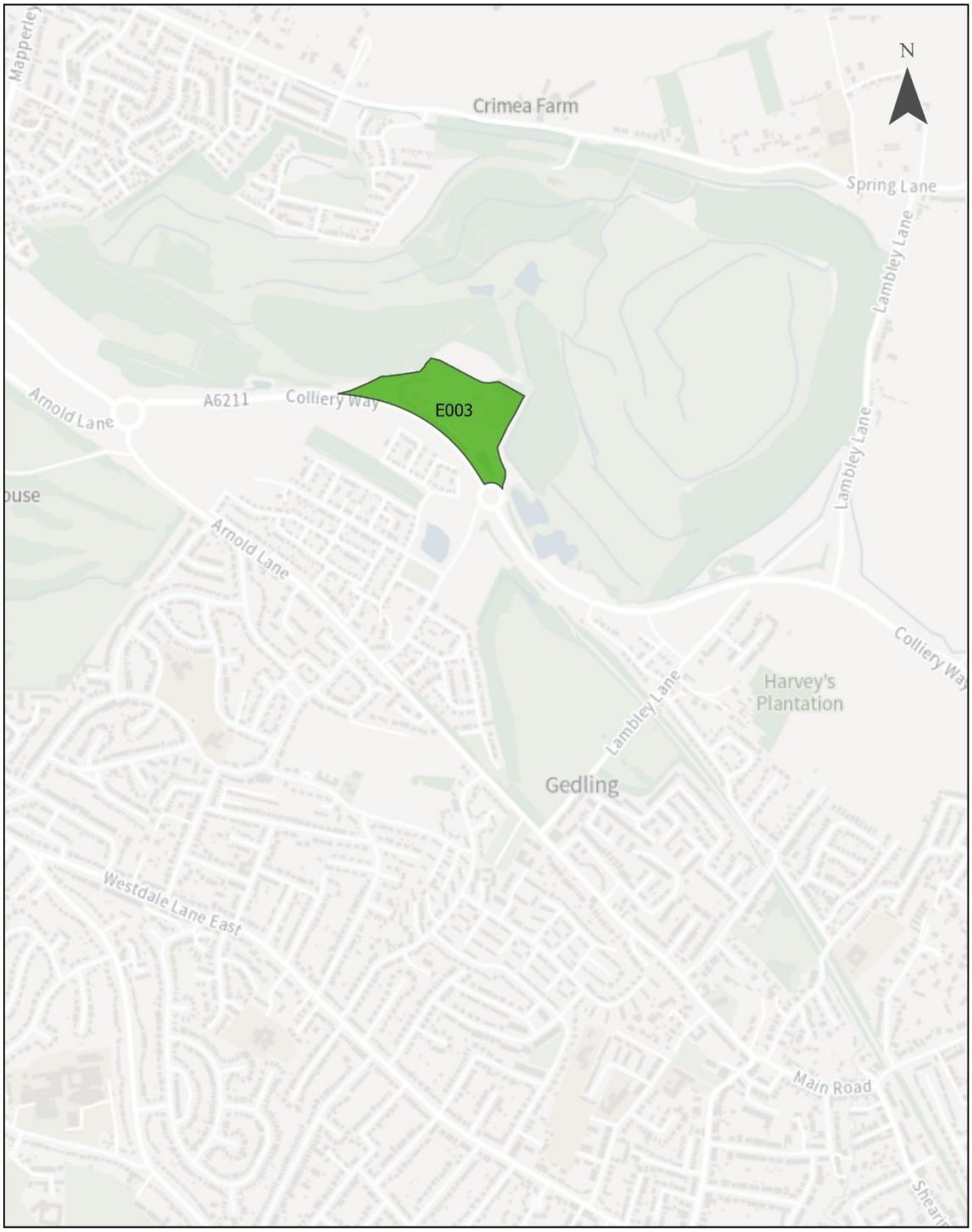
Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 6LU

Employment Development Site options for consideration

Need to be appraised
Not a realistic option
Borough Boundary

0 0.1 0.2 0.4 0.6 0.8 Miles

Map 10 Site options for employment development in Gedling
Gedling Colliery / Chase Farm



Gedling Borough Council

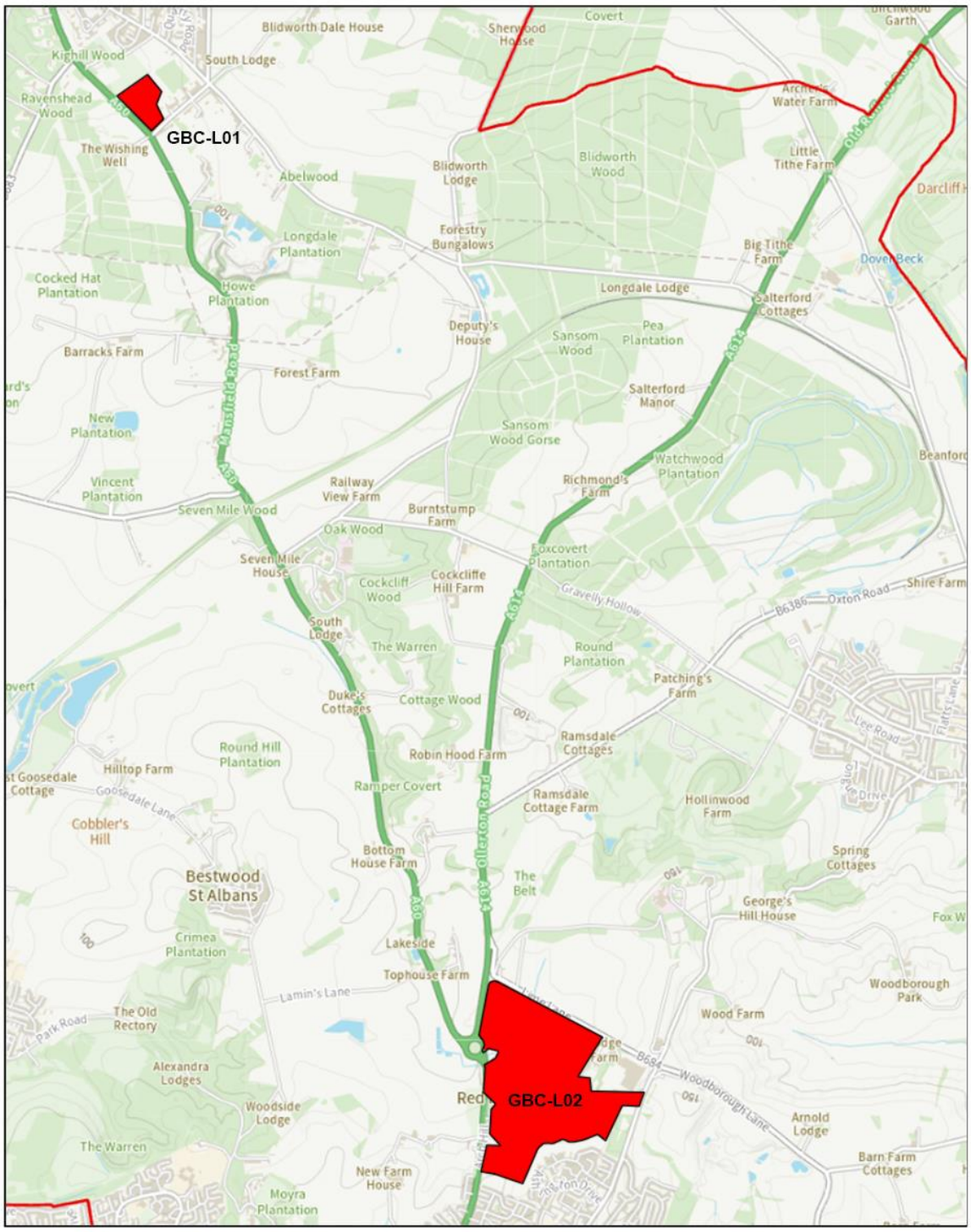
Civic Centre, Arnot Hill Park, Arnold, Nottinghamshire, NG5 6LU

Employment Development Site options for consideration

Need to be appraised
Not a realistic option
Borough Boundary

0 0.050.1 0.2 0.3 0.4
Miles

Map 11 Site options for strategic distribution and logistics employment development in Gedling



Gedling Borough Council

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

Strategic Distribution Site options for consideration

Not a realistic option

Borough Boundary

10.9 A total of 79 sites (comprising a total of 90 submitted sites) were identified as reasonable alternatives for housing/mixed use with an additional three sites soley for employment use:

In and Adjoining Main Urban Area:

- G48 Lodge Farm Lane
- G462 Land off Lodge Farm Lane
- G977 Extension to Stockings Farm
- G1130 Land at New Farm, Redhill
- G1137 Land at Mapperley Plains
- G1153 Woodchurch Road
- G1158 Red Hill Farm
- G1360 Land adjoining Leapool Island
- G1361 New Manor
- G7 Meadow Road Industrial Site
- G459 Lambley Lane (Willow Farm)
- G519 Mapperley Plains (358)
- G658 Mapperley Golf Course
- G1194 Land East of Mapperley Plains
- G1210 Land East of Mapperley Plains (360-368)
- G1221 Land at Gedling Wood Farm
- G1262 Land to east of Teal Close
- G1356 Land east of Glebe View Farm
- G1358 Gedling Wood Farm
- G1365 Sherwood E-ACT
- E003 Gedling Colliery

Hucknall:

- G1155 Top Wighay Farm (safeguarded land)
- G1220 Land at Hayden Lane
- G1376 Land West of Moor Road
- E002 Top Wighay Farm

Bestwood Village:

- G20 Bestwood Business Park
- G27 Westhouse Farm/Moor Road (safeguarded land)
- G1359 Land south of Bestwood Village

Calverton:

- G33 Hollinwood Lane/Long West Croft
- G45 Georges Lane/Gorse Close
- G587 Whitehaven Farm
- G588 Mansfield Lane (250)

- G780 Ramsdale Park Golf Course (Site A)
- G834 Woodview Farm
- G1123 Land to the east of Flatts Lane (South of Oxton Road)
- G1159 Land off Oxton Road
- G1224 Warren Place (part of site H16)
- G1325 St Clements Lodge (Former) Riding School
- G1327 Broom Farm (land north of)
- G1328 Carrington Lane (land north of) Site 1
- G1329 Carrington Farm
- G1330 Carrington Lane (land north of) Site 2
- G1331 Carrington Lane (land north of) Site 3
- G1374 Springwater Golf Club
- E001 Hillcrest Park

Ravenshead:

- G41 Longdale Lane (site H17)
- G659 Larch Farm (site 1)
- G919 Silverland Farm (Ricket Lane, Site A)
- G920 Silverland Farm (Main Road/Ricket Lane, Site B)
- G1191 West of Nottingham Road
- G1202 Kighill Equestrian Centre (site B)
- G1219 West of Kighill Farm
- G1282 Larch Farm (site 2)
- G1326 Little John Paddocks
- G1354 Land east of Chapel Lane
- G1362 Ravenshead Plant Centre
- G1363 Land south of Ravenshead Plant Centre (A)
- G1364 Land south of Ravenshead Plant Centre (B)
- G1366 Land south of Ravenshead Plant Centre (C)

Other Villages:

- G31 Hillside Farm
- G539 Glebe Farm (Land At), Burton Joyce
- G1222 Colwick Loop Road
- G1355 Land east of Bridle Road
- G1375 Land rear Main Street (23)
- G538 Land off Spring Lane
- G672 Land adj Steeles Way/Orchard Rise
- G831 Catfoot Lane
- G839 Spring Lane (Land Off) - Site B
- G975 Hill Close Farm / Catfoot Lane (26)
- G1035 Land adjacent Steeles Way/Orchard Rise

- G1083 Land at Catfoot Lane
- G132 Station Road
- G976 Altham Lodge Main St (land north of)
- G1131 Land adj to Griffins Head Public House
- G42 Lowdham Lane
- G44 Land North of Bank Hill
- G776 Land at Broad Close/Private Road
- G777 Land on Shelt Hill adj 67
- G826 Main Street/Taylors Croft (land)
- G827 Lingwood Lane (land adj Rose Marie cottage)
- G835 40 Shelt Hill
- G840 Plemont

10.10 **Table 25** shows the outcome of the site appraisals.

Table 25: Appraisal outcomes of reasonable alternative sites for housing/mixed use, employment land 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
	In and Adjoining Main Urban Area																
G48	Lodge Farm Lane	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	- -
G462	Land off Lodge Farm Lane	++	++	+	+	+	?	+	++	- -	?	-	-	-	- -	0	- -
G977	Extension to Stockings Farm	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	- -
G1130	Land at New Farm, Redhill	++	+	+	+	+	?	+	++	- -	?	-	-	-	- -	- -	- -
G1137	Land at Mapperley Plains	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	- -
G1153	Woodchurch Road	++	0	0	+	?	?	+	++	- -	?	- -	-	- -	-	-	-
G1158	Red Hill Farm	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	- -	- -
G1360	Land adjoining Leapool Island	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	- -
G1361	New Manor	+	0	0	+	+	?	+	++	++	?	-	++	+	-	0	- -
G7	Meadow Lane Industrial Site	0	-	--	++	+	?	++	++	++	?	--	--	+	0	-	0
G459	Lambley Lane (Willow Farm)	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	-
G519	Mapperley Plains (358)	++	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
G658	Mapperley Golf Course	++	-	0	+	- -	?	- -	++	- -	?	- -	-	- -	-	0	- -
G1194	Land East of Mapperley Plains	++	0	0	+	- -	?	+	++	- -	?	-	-	- -	-	0	- -
G1210	Land East of Mapperley Plains (360-368)	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	- -
G1221	Land at Gedling Wood Farm	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	-	-
G1262	Land to east of Teal Close	++	++	0	+	++	?	+	+	- -	?	-	- -	-	-	- -	- -
G1356	Land east of Glebe View Farm	+	0	0	+	+	?	+	++	- -	?	-	++	-	-	0	-
G1358	Gedling Wood Farm	0	0	0	+	+	?	+	++	- -	?	-	-	-	- -	-	-
G1365	Sherwood E-ACT	++	0	0	+	+	?	+	++	?	?	- -	-	- -	-	0	-
E003	Gedling Colliery	0	++	++	+	+	?	+	++	++	?	-	-	-	?	0	-
	Hucknall																
G1155	Top Wighay Farm Safeguarded Land	++	0	0	+	+	?	+	++	- -	?	-	-	- -	-	-	- -
G1220	Land at Hayden Lane	++	0	0	+	+	?	++	++	- -	?	-	++	-	- -	- -	- -
G1376	Land West of Moor Road	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	-	-
E002	Top Wighay Farm Employment Site	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
	Bestwood Village																
G20	Bestwood Business Park	++	- -	- -	+	+	?	+	++	++	?	- -	-	?	?	0	0
G27	Westhouse Farm/Moor Road (safeguarded land)	++	0	0	+	+	?	+	++	- -	?	- -	-	-	-	0	- -
G1359	Land south of Bestwood Village	++	0	0	+	+	?	+	++	- -	?	-	-	-	- -	0	-
	Calverton																
G33	Hollinwood Lane/Long West Croft	++	0	0	+	+	?	+	+	- -	?	-	-	-	-	0	-
G45	Georges Lane/Gorse Close	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	-	-
G587	Mansfield Lane (Whitehaven Farm)	++	0	0	+	+	?	+	++	-	?	-	++	-	-	0	-
G588	Mansfield Lane (250)	+	-	0	+	+	?	+	++	+	?	-	++	-	-	0	-
G780	Ramsdale Park Golf Course Site A	++	-	0	+	- -	?	- -	+	- -	?	-	-	- -	-	-	-
G834	Woodview Farm	+	-	0	+	+	?	+	++	+	?	-	++	-	-	0	-
G1123	Land to the east of Flatts Lane (South of Oxton Road)	++	-	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
G1159	Land off Oxton Road	++	0	0	+	+	?	+	++	-	?	-	-	-	-	-	-
G1224	Warren Place (part of site H16)	++	0	0	+	+	?	+	++	- -	?	-	++	-	-	0	-
G1325	St Clements Lodge (Former) Riding School	+	0	0	+	- -	?	+	++	++	?	-	++	-	-	- -	-
G1327	Broom Farm (land north of)	++	0	0	+	+	?	+	++	-	?	-	-	-	-	0	-
G1328	Carrington Lane (land north of) Site 1	++	0	0	+	+	?	+	+	- -	?	-	-	-	-	0	-
G1329	Carrington Farm	++	0	0	+	+	?	+	+	-	?	-	-	-	-	0	-
G1330	Carrington Lane (land north of) Site 2	++	0	0	+	+	?	+	- -	- -	?	-	-	-	-	0	-
G1331	Carrington Lane (land north of) Site 3	++	0	0	+	+	?	+	- -	- -	?	-	-	-	- -	0	-
G1374	Springwater Golf Club	++	-	0	+	- -		- -	++	- -	?	-	-	- -	-	-	-
E001	Hill Crest Employment Site	0	+	+	+	+	?	+	++	- -	?	?	++	-	0	?	-
	Ravenshead																
G41	Longdale Lane	+	0	0	+	+	?	+	+	- -	?	-	-	-	-	0	-
G659	Larch Farm (Site 1)	+	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	-
G919	Silverland Farm (Ricket Lane, Site A)	++	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
G920	Silverland Farm (Ricket Lane, Site B)	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	-	-
G1191	West of Nottingham Road	++	0	0	+	+	?	+	++	++	?	-	++	-	-	0	-
G1202	Kighill Equestrian Centre (site B)	++	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	-
G1219	West of Kighill Farm	++	0	0	+	+	?	+	++	- -	?	-	++	-	-	0	-
G1282	Larch Farm (Site 2)	+	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	-
G1326	Little John Paddocks	++	0	0	+	+	?	+	++	++	?	-	-	-	-	0	-
G1354	Land east of Chapel Lane	++	0	0	+	+	?	+	+	- -	?	-	-	-	-	0	-
G1362	Ravenshead Plant Centre	++	0	0	+	+	?	+	++	-	?	-	-	-	-	0	-
G1363	Land south of Ravenshead Plant Centre (A)	+	0	0	+	+	?	+	++	- -	?	-	-	-	-	0	-
G1364	Land south of Ravenshead Plant Centre (B)	+	0	0	+	+	?	+	+	- -	?	-	++	-	-	0	-
G1366	Land south of Ravenshead Plant Centre (C)	+	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
	Other Villages																
G31	Hillside Farm	++	0	0	+	+	?	+	++	- -	?	?	-	-	-	0	-
G539	Land at Glebe Farm	++	0	0	+	+	?	+	++	- -	?	?	-	-	-	0	-
G1222	Colwick Loop Road	++	0	0	+	+	?	+	++	- -	?	-	- -	-	-	-	-
G1355	Land East of Bridle Road	++	0	0	+	+	?	+	+	- -	?	?	-	-	-	0	-
G1375	Land Rear of Main Street	++	0	0	+	+	?	++	++	- -	?	-	++	-	-	- -	-
G538	Land off Spring lane	++	0	0	+	+	?	+	++	- -	?	?	-	-	-	- -	-
G672	Land adjacent Steeles Way / Orchard Rise	++	0	0	+	+	?	++	++	- -	?	?	-	-	-	- -	-
G831	Catfoot Lane	++	0	0	+	+	?	++	++	- -	?	?	-	-	-	- -	-
G839	Spring Lane Site B	++	0	0	+	+	?	+	++	- -	?	?	-	-	-	- -	-
G975	Hill Close Farm / Catfoot Lane	++	0	0	+	+	?	++	++	- -	?	?	++	-	-	- -	-
G1035	Land Adjacent Steeles Way / Orchard Rise	++	0	0	+	+	?	++	++	- -	?	?	-	-	-	- -	-
G1083	Catfoot Lane	++	0	0	+	+	?	++	++	- -	?	?	-	-	- -	- -	-
G132	Station Road	++	0	0	+	+	?	++	++	-	?	-	-	-	-	- -	-
G976	Altham Lodge Main Street	++	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
G1131	Land adjacent to the Griffins Head Public House	++	0	0	+	- -	?	++	++	- -	?	-	+	- -	-	- -	-
G42	Lowdham Lane	++	0	0	+	- -	?	++	++	- -	?	?	- -	- -	-	- -	- -
G44	Land North of Bank Hill	++	0	0	+	+	?	+	++	- -	?	?	-	-	-	- -	- -
G776	Land at Broad Close / Private Road	++	0	0	+	+	?	++	++	- -	?	?	-	-	-	- -	-
G777	Land on Shelt Hill adjacent no 67	++	0	0	+	+	?	+	++	- -	?	?	-	-	-	- -	- -
G826	Main Street, Taylor's Croft	++	0	0	+	- -	?	++	++	- -	?	?	-	- -	-	- -	- -
G827	Lingwood Lane	++	0	0	+	+	?	++	++	- -	?	?	-	- -	-	- -	- -
G835	Shelt Hill	++	0	0	+	+	?	+	++	- -	?	?	-	-	- -	- -	- -
G840	Plemont	++	0	0	+	+	?	++	++	- -	?	?	-	-	-	- -	- -

10.11 The Publication Draft Site Selection Report (2026) explains that the following have been allocated as sites with the confirmed number of homes and employment area:

Site Name	Number of Homes	Employment (ha)
Urban Area		
Former Sherwood Academy	125	
Gedling Colliery (employment)		4.5
Lime Lane	1075	7.5
Mapperley Golf Course	750	
Mapperley Plains	650	
New Farm	375	
Teal Close Extension	500	7.5
Willow Farm Extension	200	
Total	**3,675**	**19.5**
Adjoining Hucknall		
Top Wighay Extension	880	
Top Wighay Farm (employment)		5.0
Bestwood Village		
Westhouse Farm Extension	300	
Calverton		
Hillcrest Park (employment)		1.0
Mansfield Lane	175	
Park Road Extension	500	
Total	**675**	**1.0**
Ravenshead		
Kighill Lane	120	
Nottingham Road	50	
Silverland Farm	750	
Total	**920**	

Section 11: Monitoring (Stage B5)

11.1 This section looks at the monitoring of the sustainability of the strategic policies in the Gedling Local Development Plan.

11.2 **Table 1** in section 2 of this report 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.

11.3 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".

11.4 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.

11.5 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.

11.6 A monitoring framework has been created for monitoring the sustainability effects of the Gedling Local Development Plan when adopted. The indicators included in the monitoring framework will be monitored in the Authority Monitoring Report at least yearly.

11.7 The Gedling Local Development Plan policies will be reviewed in the light of the results of monitoring and any other significant changes.

11.8 The monitoring framework is shown in **Table 26**.

Table 26: Indicators that Monitor Policy Performance Against SA Objectives

Effects to be monitored (SA objectives)	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 GLDP 12 - Spatial Strategy Policy GLDP 13 - Housing Target and Distribution Policy GLDP 41 - Housing Size, Mix and Choice Policy GLDP 42 - Affordable Housing Policy GLDP 43 - Gypsies, Travellers and Travelling Showpeople Policy GLDP 44 - Specialist Accommodation Policy GLDP 47 - Self Build and Custom Homes	Population (by group)	Monitor
		Net additional homes	11,484 homes
		Affordable housing completions by tenure	Increase
		Completions by dwelling type and size	Monitor
		Average house prices	Monitor
		Number of homelessness	Reduce
		Number of long-term vacant dwellings	Reduce
		Number of traveller plots / pitches granted planning permission	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 GLDP 12 - Spatial Strategy Policy GLDP 23 - Culture, Tourism and Sport Policy GLDP 49 - Employment Provision and Economic Development Policy GLDP 50 - Retention of Employment and Employment Uses Policy GLDP 51 - Employment Development on Unallocated Sites Policy GLDP 52 - Expansion of Existing Employment Uses Not in the Green Belt Policy GLDP 53 - Agricultural and Rural Diversification Policy GLDP 54 - Local Labour Agreements Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries	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)	Plan Policies to monitor	Indicators	Target
	Policy GLDP 56 - Development within Town and Local Centres Policy GLDP 57 - Local Services and Healthy Lifestyles Policy GLDP 61 - Shopfront Development Policy GLDP 62 - Managing Travel Demand Policy GLDP 63 - Transport Infrastructure Priorities Policy GLDP 69 - Developer Contributions for Infrastructure	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 GLDP 23 - Culture, Tourism and Sport Policy GLDP 30 - The Historic Environment Policy GLDP 37 - Design and Enhancing Local Identity Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries Policy GLDP 56 - Development within Town and Local Centres Policy GLDP 61 - Shopfront Development Policy GLDP 57 - Local Services and Healthy Lifestyles	Planning permissions for retail and other town centre use development	Monitor
		Centre health checks	Monitor
		Planning permissions for residential development within the Town and Local Centres	Monitor
		Amount of office space created in Town and Local Centres	Monitor
		Amount of retail floor space approved outside of defined centres	Reduce
		Proportion of vacant units	Reduce
5. Health and Well-Being	Policy GLDP 41 Housing Size, Mix and Choice	Number of planning permissions that will result in a loss of existing cultural, tourism or sporting facilities	Monitor

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
To improve health and well-being and reduce health inequalities.	Policy GLDP 37 Design and Enhancing Local Identity Policy GLDP 57 Local Services and Healthy Lifestyle Policy GLDP 23 Culture, Tourism and Sport Policy GLDP 62 Managing Travel Demand GLDP 20 - Blue-Green Infrastructure, Parks and Open Space GLDP 21 - Protecting and Enhancing Biodiversity	Number of sporting facilities	Increase
		Life expectancy at birth	Increase
		Resident's participation in sport (% inactive, fairly active, active)	Increase
		Levels of reported crime by type	Reduce
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Policy GLDP 37 Design and Enhancing Local Identity	Number of community centres, leisure centres and libraries	Increase
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 GLDP 57 Local Services and Healthy Lifestyle	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
		Railway Station Usage	Increase
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and	GLDP 12 - Spatial Strategy Policy GLDP 13 - Housing Target and Distribution Policy GLDP 62 Managing Travel Demand Policy GLDP 63 Transport Infrastructure Priorities	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

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
services for all and to improve travel choice and accessibility.	Policy GLDP 69 Infrastructure and Developer Contributions	Number of travel plans agreed	Monitor
		Implementation of individual schemes as listed in Infrastructure Delivery Plan	Monitor
		Number of park and ride facilities	Increase
		Number of cycling trips	Increase
		Transport schemes (GLDP 63) delivered	Monitor
		Amount of greenfield land lost to new major development	Monitor
		Number of housing completions on previously developed land	Monitor
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Policy GLDP 14 the Green Belt Policy GLDP 12 Spatial Strategy GLDP 41 - Housing Size, Mix and Choice Policy GLDP 49 Employment Provision and Economic Development	Renewable energy capacity installed by type	Increase
		Average electricity and gas use per meter in kilowatt hours	Reduce
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change. **11. Pollution and Air Quality** To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Policy GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk Policy GLDP 62 Managing Travel Demand Policy GLDP 63 Transport Infrastructure Priorities	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
		Area and households within Flood Zones 2 and 3	Reduce
		Planning permissions granted contrary to the advice of the Environment Agency	Reduce
		Net change in Sites of Special Scientific Interest	Monitor
		Number, area and net change of Local Nature Reserves	Increase

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
12. Flooding and Water Quality To minimise the risk of flooding and to conserve 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.	GLDP 20 - Blue-Green Infrastructure, Parks and Open Space GLDP 21 - Protecting and Enhancing Biodiversity	Number, area and net change in Local Wildlife Sites	Increase
		Number, area and net change in Local Geological Sites	Increase
		New areas of open space by type, over 0.4 hectares	Increase
		Areas of designated Local Green Spaces	Increase
		Green Flag awarded open spaces	Increase
		Percentage of net gain projected for major development schemes	Monitor
		Adoption of local Design Codes	Increase
		Number and area of Conservation Areas	Monitor
		Number of Conservation Area appraisals	Monitor
		Number of listed buildings	Monitor
14. Landscape To protect and enhance the landscape character.	GLDP 20 - Blue-Green Infrastructure, Parks and Open Space	Heritage assets at Risk	Reduce
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	Policy GLDP 37 Design and Enhancing Local Identity Policy GLDP 30 The Historic Environment	Number of Registered Parks and Gardens	Monitor
		Number of Scheduled Ancient Monuments	Monitor
		Number of non-designated Heritage Assets	Monitor
		Number of Designated Heritage Assets at risk	Reduce
		Number of appeals dismissed for planning applications refused by council where contrary to adopted Design Code	Monitor
		New waste management facilities by type	Monitor

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
setting and provide better opportunities for people to enjoy culture and heritage.			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Policy GLDP 12 Spatial Strategy Policy GLDP 13 - Housing Target and Distribution GLDP 41 - Housing Size, Mix and Choice Policy GLDP 49 Employment Provision and Economic Development		

Section 12: Consultation and next steps

12.1 This report summaries the work undertaken for Sustainability Appraisal for the Gedling Local Development Plan and explains what will happen regarding the next stage of the process. The Publication draft consultation seeks views on the proposed strategy and vision and the proposed policies and development sites in the Local Plan.

12.2 This report is published alongside the publication draft of the Gedling Local Development 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 Gedling Local Development Plan.

12.3 The response from the consultation will also help to shape the Gedling Local Development Plan.

12.4 Following the consultation period on the publication draft, the Gedling Local Development Plan and the accompanying Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Gedling Local Development Plan will be adopted.

12.5 The remaining stage E of the Sustainability Appraisal will be completed at the adoption stage.

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix A: Reviews of plans, policies and programmes

May 2026

Serving people, **Improving lives**

Introduction

This appendix updates and supersedes Appendix A of the Gedling Local Development Plan Scoping Report (July 2025).

This is an appendix which summarises the plans, policies and programmes that affect the Gedling Local Development Plan. The plans, policies and programmes are split into five tables representing different geographical areas.

Gedling Borough Council has withdrawn from the Greater Nottingham Strategic Plan and commenced the preparation of the Gedling Local Development Plan which will address both strategic and non-strategic matters. Documents related to the other four local authorities are not included in this updated appendix.

Table 1 – International and European documents.....3
Table 2 – National and East Midlands documents 14
Table 3 – Nottinghamshire documents.....38
Table 4 – Gedling Borough Council documents 56
Table 5 – Neighbourhood Planning documents 69

Table 1 – International and European documents

Name	**EC Directive on the Conservation of Wild Birds 79/409/EEC (1979)**
Author	The Council of European Communities
Source	https://www.legislation.gov.uk/eudr/1979/409/contents https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32009L0147&from=EN
Description	The Wild Birds Directive ensures far-reaching protection for all of Europe's wild birds, identifying 194 species and sub-species among them as particularly threatened and in need of special conservation measures. There are a number of components to this scheme: • Member States are required to designate Special Protection Areas (SPAs) for 194 particularly threatened species and all migratory bird species. SPAs are scientifically identified areas critical for the survival of the targeted species, such as wetlands. They are part of the Natura 2000 ecological network set up under the Habitats Directive 92/43/EEC. • A second component bans activities that directly threaten birds, such as the deliberate killing or capture of birds, the destruction of their nests and taking of their eggs, and associated activities such as trading in live or dead birds (with a few exceptions). • A third component establishes rules that limit the number of bird species that can be hunted (82 species and sub-species) and the periods during which they can be hunted. It also defines hunting methods which are permitted (e.g. non-selective hunting is banned). In 2009, Directive 79/409/EEC 1979 has been amended substantially and Directive 2009 147/EC has been introduced to ensure continued clarity and rationality (see second link above).
Targets	No set targets. To codify amendments to the original directive of 1979 to maintain clarity and rationality of overall vision of original directive.
Implication for GLDP	Policies in the Gedling Local Development Plan should make sure that the upkeep of recognised habitats is maintained and not damaged from development. Avoid pollution or deterioration of other habitats or any other disturbance effecting birds.

	Designation of SPAs or prospective SPAs in plan area would restrict development opportunities.
Implication for SA	Needs to incorporate protection of birds into the SA Framework.

Name	**Directive 91/676/EEC concerning the protection of waters against pollution caused by nitrates from agricultural sources (1991)**
Author	The Council of European Communities
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:31991L0676&from=EN
Description	Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution. The Nitrates Directive forms an integral part of the Water Framework Directive and is one of the key instruments in the protection of waters against agricultural pressures.
Targets	No set targets.
Implication for GLDP	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework.
Implication for SA	The SA Framework needs to include an objective to reduce water pollution.

Name	**European Convention on the Protection of the Archaeological Heritage (Revised) (1992)**
Author	The Council of Europe
Source	https://rm.coe.int/168007b4d4
Description	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater.
Targets	No set targets.
Implication for GLDP	Ensure that site allocations and policies in the Gedling Local Development Plan take account of the Convention.
Implication for SA	The SA Framework needs to include an objective to protect archaeological heritage.

Name	**EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (1992)**

Author	The Council of European Communities
Source	http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=CELEX:31992L0043:EN:HTML
Description	The Habitats Directive addresses the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. The objectives are: • Implementation of measures required to maintain or restore the natural habitats and the populations of species of wild fauna and flora. • Implementation of measures to conserve threatened species, and to ensure and promote the maintenance of biodiversity. Designation of special areas of conservation to create a coherent European ecological network under the title Natura 2000.
Targets	Requirements to take legislative and administrative measures to maintain and restore natural habitats and wild species. An assessment of the impact and implications of any plan or project that is likely to have a significant impact on a designated site is required.
Implication for GLDP	Allocate sites and develop policies that take into account the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework. The Gedling Local Development Plan must be subject to Habitats Regulations Assessment in line with the Directive.
Implication for SA	The SA Framework needs to take into account the conservation status of areas. Note the measures are also covered by Habitats Regulations Assessment.

Name	**Directive 98/83/EC on the quality of water intended for human consumption (1999)**
Author	The Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:31998L0083&from=EN
Description	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.
Targets	Member States must set values for water intended for human consumption.
Implication for GLDP	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework.

Implication for SA	The SA Framework needs to include an objective to protect and enhance water quality.

Name	**Directive 1999/31/EC on the landfill of waste (1999)**
Author	The Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:31999L0031&from=EN
Description	The objective of the Directive is to prevent or reduce as far as possible negative effects on the environment, in particular on surface water, groundwater, soil, air, and on human health from the landfilling of waste by introducing stringent technical requirements for waste and landfills.
Targets	Reduce the amount of biodegradable waste sent to landfill by 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.
Implication for GLDP	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework.
Implication for SA	The SA Framework needs to include an objective to increase recycling and reduce the amount of waste.

Name	**Water Framework Directive (England and Wales) Regulations 2017**
Author	The European Parliament and the Council of the European Union; implemented in England and Wales by the UK Government
Source	https://www.legislation.gov.uk/uksi/2017/407
Description	The Water Framework Directive deals with the management of large bodies of water: inland surface waters, transitional waters, coastal waters and ground water. The objectives are: • Enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands - there is a requirement for nearly all inland and coastal waters to achieve 'good status' by 2027. • Promote the sustainable use of water. • Reduce pollution of water, especially by 'priority' and 'priority hazardous' substances. • Lessen the effects of floods and droughts. • Rationalise and update existing water legislation and introduce a co-ordinated approach to water management based on the concept of river basin planning.
Targets	Inland and coastal water bodies to achieve 'good ecological status and chemical' by 2027.

Implication for GLDP	The Gedling Local Development Plan needs to ensure that development does not have a detrimental impact on large bodies of water.
Implication for SA	The SA Framework needs to include an objective to ensure sustainable use of water.

Name	**European Landscape Convention (2000)**
Author	The Council of Europe
Source	CETS 176 - Draft European Landscape Convention as amended by the 2016 Protocol (coe.int)
Description	It provides a basis for recognising the importance of landscapes and sharing experience across Europe. The convention recognises the need for landscape management and protection across the member states to be situated in law. It also recognises the importance of stakeholder involvement in landscape management, protection and development. Landscape is defined as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.
Targets	No set targets.
Implication for GLDP	Encourages adoption of policies and measures at local level for protecting, managing and planning landscapes.
Implication for SA	The SA Framework needs to include an objective to ensure sustainable use of landscape.

Name	**Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (2001)**
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32001L0042&from=EN
Description	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view of promoting sustainable development.
Targets	The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.
Implication for GLDP	The Directive must be applied to the Gedling Local Development Plan.

Implication for SA	The Directive will be applied to the Sustainability Appraisal process.

Name	**Directive 2007/60/EC on the assessment and management of flood risks (2007)**
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32007L0060&from=EN
Description	Establishes a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.
Targets	Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.
Implication for GLDP	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework.
Implication for SA	The SA Framework needs to include an objective that relates to flood management and reduction of risk.

Name	**Waste Framework Directive 2008/98/EC (2008)**
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32008L0098&from=EN
Description	The Waste Framework Directive sets out to ensure that waste management provisions secure the protection of human health and the environment against harmful effects caused by the collection, transport, treatment, storage and tipping of waste. The objectives are: • Effective and consistent rules on waste disposal and recovery that prohibit the abandonment, dumping or uncontrolled disposal of waste • The recovery of waste and the use of recovered materials as raw materials in order to conserve natural resources. • Implementation of measures to restrict the production of waste particularly by promoting clean technologies and products which can be recycled and re-used, taking into consideration existing or potential market opportunities for recovered waste. • Reduced movements of waste.

	• Member States to become self-sufficient in waste disposal.
Targets	By 2020, the preparing for re-use and the recycling of waste materials from households and other origins similar to waste from households shall be increased to a minimum of overall 50 % by weight. By 2020, the preparing for re-use, recycling and other material recovery of non-hazardous construction and demolition waste shall be increased to a minimum of 70 % by weight.
Implication for GLDP	The Gedling Local Development Plan will need to address waste and encourage developments that minimise and recycle waste.
Implication for SA	The SA Framework needs to include an objective relating to sustainable use of materials and composting waste and waste reduction.

Name	**Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008)**
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32008L0050&from=EN
Description	The Air Quality Directive seeks to establish a common approach to the assessment of ambient air quality and the implementation of the necessary measures to reduce emissions at source in order to maintain or improve ambient air quality. The objectives are: • Protect human health and the environment as a whole. • Combat emissions of pollutants at source and identify and implement the most effective emission reduction measures at all levels. • Air quality status should be maintained where it is already good or improved. • Minimise the risk posed by air pollution to vegetation and natural ecosystems away from urban areas. Although there is no identifiable threshold below which PM2,5 would not pose a risk, there should be a general reduction of concentrations of fine particulate matter (PM2,5).
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan will need to address air quality and encourage developments that minimise emissions.
Implication for SA	The SA Framework needs to include an objective for reducing emissions and improving air quality.

Name	Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control) (2010)
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32010L0075&from=EN
Description	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.
Targets	The Directive sets emission limit values for substances that are harmful to air or water.
Implication for GLDP	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the National Planning Policy Framework.
Implication for SA	The SA Framework needs to include an objective for reducing pollution.

Name	EU Biodiversity Strategy for 2030 (2020)
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52020DC0380
Description	This strategy is a core part of the European Green Deal and builds on the 2020 Biodiversity Strategy. It aims to put Europe's biodiversity on a path to recovery by 2030 and sets long-term goals for protecting nature and reversing the degradation of ecosystems. It recognises biodiversity as crucial for climate resilience, human health, and economic prosperity. Key measures include legally protecting 30% of the EU's land and sea, restoring degraded ecosystems, addressing urban biodiversity, and integrating nature-based solutions into planning and development.
Targets	The targets cover: - Legally protect at least 30% of EU land and sea, including 10% strictly protected. - Restore at least 20% of the EU's degraded land and sea ecosystems by 2030. - Halve the use of chemical pesticides by 2030. - Plant 3 billion trees by 2030. - Ensure no deterioration in conservation trends and status of protected habitats and species.

Implication for GLDP	The Gedling Local Development Plan should seek to enhance ecological networks, support the restoration of degraded habitats, and integrate urban greening and biodiversity enhancements across development policies.
Implication for SA	The SA Framework needs to include updated biodiversity objectives, including nature restoration and urban nature integration, seeking to increase biodiversity levels and protect and enhance green infrastructure.

Name	**European Climate Law (Regulation (EU) 2021/1119)**
Author	The European Parliament and the Council of the European Union
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A32021R1119
Description	The European Climate Law makes legally binding the goal of achieving a climate-neutral European Union by 2050. It also sets an intermediate target of reducing net greenhouse gas emissions by at least 55% by 2030 compared to 1990 levels. The regulation establishes a framework for climate governance, regular progress reviews, and alignment of all EU and national policies with the climate neutrality objective.
Targets	• Climate neutrality by 2050. • Net greenhouse gas emissions reduction of at least 55% by 2030 compared to 1990 levels.
Implication for GLDP	The Gedling Local Development Plan should support pathways to net zero through planning policies that promote low-carbon development, energy efficiency, nature-based carbon sinks, and sustainable transport infrastructure.
Implication for SA	The SA Framework should reflect these legally binding targets and ensure that plan proposals contribute to emissions reduction and climate resilience.

Name	**EU Strategy on Adaptation to Climate Change (2021)**
Author	European Commission
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52021DC0082
Description	This updated strategy builds on the 2013 adaptation strategy and focuses on shifting from understanding climate impacts to implementing adaptation solutions. It highlights the importance of integrating climate resilience into all relevant policies and promotes nature-based solutions. It also supports better climate risk data, smarter and more systemic adaptation, and accelerating action across sectors.
Targets	• Promote climate resilience across all sectors and levels of governance. • Make adaptation measures data-driven, inclusive, and based on better risk assessments. • Ensure all EU policies and funding instruments support adaptation.

	• Foster international action for climate resilience.
Implication for GLDP	The Gedling Local Development Plan should integrate climate adaptation into spatial planning, ensure flood risk mitigation, promote resilient green infrastructure, and support nature-based solutions in land use.
Implication for SA	The SA Framework should include clear objectives related to climate resilience, vulnerability reduction, and supporting adaptation at the local level.

Name	**EU Zero Pollution Action Plan (2021)**
Author	European Commission
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52021DC0400
Description	The Zero Pollution Action Plan aims to reduce pollution to levels that are no longer harmful to human health and the environment. It addresses air, water, soil, and noise pollution and promotes cleaner production, sustainable mobility, and green infrastructure. It is part of the European Green Deal and supports a “toxic-free environment.”
Targets	By 2030: • Improve air quality to reduce premature deaths by 55%. • Reduce plastic litter at sea by 50% and microplastics released into the environment by 30%. • Reduce nutrient losses and pesticide use by 50%. • Reduce by 25% the EU population chronically disturbed by noise. • Improve water quality by reducing waste and pollutants.
Implication for GLDP	The Gedling Local Development Plan should promote cleaner transport and the protection of environmental quality in line with zero pollution goals.
Implication for SA	The SA Framework should include objectives for reducing all types of pollution (i.e. from construction material or transport) and improving health and environmental outcomes through the plan.

Name	**EU Circular Economy Action Plan (2020)**
Author	European Commission
Source	https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:52020DC0098
Description	This plan sets out measures to make sustainable products the norm in the EU and empower consumers to make environmentally sound choices. It prioritises the reduction of waste, increased recycling, and longer

	product lifecycles. The plan targets key value chains such as construction, electronics, batteries, packaging, plastics, and textiles.
Targets	• Promote sustainable product design and durability. • Increase reuse, repair and recycling rates. • Reduce waste generation and dependency on raw materials. • Introduce circular principles into construction and building sectors.
Implication for GLDP	The Gedling Local Development Plan should encourage low-waste construction, material reuse, and circular economy principles in development design and infrastructure delivery.
Implication for SA	The SA Framework should include objectives promoting circular resource use, minimising waste, and supporting sustainable production and consumption.

Table 2 – National and East Midlands documents

Name	**Ancient Monuments and Archaeological Areas Act (as amended) (1979)**
Author	HM Government
Source	http://www.legislation.gov.uk/ukpga/1979/46
Description	An Act to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of the Act.
Implication for SA	The SA Framework needs to include an objective to protect Ancient Monuments and Archaeological Areas.

Name	**Wildlife and Countryside Act (as amended) (1981)**
Author	HM Government
Source	http://www.legislation.gov.uk/ukpga/1981/69
Description	An Act to prohibit certain methods of killing or taking wild animals; to amend the law relating to protection of certain mammals; to restrict the introduction of certain animals and plants; to amend the Endangered Species (Import and Export) Act 1976; to amend the law relating to nature conservation, the countryside and National Parks and to make provision with respect to the Countryside Commission; to amend the law relating to public rights of way; and for connected purposes.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of the Act.
Implication for SA	The SA Framework needs to include an objective to reflect the principles and policies of the Act.
Name	**Planning (Listed Buildings & Conservation Areas) Act (as amended) (1990)**
Author	HM Government

Source	http://www.legislation.gov.uk/ukpga/1990/9
Description	An Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of the Act.
Implication for SA	The SA Framework needs to include an objective to protect Listed Buildings & Conservation Areas.

Name	**Implementing the Sustainable Development Goals (2021)**
Author	Cabinet Office, Department for International Development and Foreign, Commonwealth and Development Office
Source	https://www.gov.uk/government/publications/implementing-the-sustainable-development-goals/implementing-the-sustainable-development-goals--2#contents
Description	3.1 The 2030 Agenda for Sustainable Development is a global agreement to eradicate extreme poverty, fight inequality and injustice and leave no one behind. Agreed by world leaders at the UN in 2015, the 17 Sustainable Development Goals succeed the Millennium Development Goals. The Sustainable Development Goals are universal with all signatories expected to contribute to them internationally and deliver them domestically.
Targets	Seventeen Sustainable Development Goals to be delivered internationally and domestically: • No poverty • Zero hunger • Good health and wellbeing • Quality education • Gender equality • Clean water and sanitation • Affordable and clean energy • Decent work and economic growth • Industry, innovation and infrastructure • Reduced inequalities • Sustainable cities and communities

	• Responsible consumption and production • Climate action • Life below water • Life on land • Peace, justice and strong institutions • Partnerships for the goals
Implication for GLDP	Policies in the Gedling Local Development Plan should support the goals and achieve a sustainable economy and a strong healthy and just society within environmental limits.
Implication for SA	The strategy provides guidance and informs the Sustainability Appraisal process.

Name	**Natural Environment and Rural Communities Act (2006)**
Author	HM Government
Source	http://www.legislation.gov.uk/ukpga/2006/16
Description	An Act to make provision about bodies concerned with the natural environment and rural communities; to make provision in connection with wildlife, sites of special scientific interest, National Parks and the Broads; to amend the law relating to rights of way; to make provision as to the Inland Waterways Amenity Advisory Council; to provide for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of the Act.
Implication for SA	The SA Framework needs to include an objective to reflect the principles and policies of the Act.

Name	**Climate Change Act (as amended) (2008)**
Author	Department for Environment, Food and Rural Affairs
Source	http://www.legislation.gov.uk/ukpga/2008/27
Description	The Act sets out legally binding targets for the UK. It gives the Secretary of State the power to set-up carbon trading schemes including the Carbon Reduction Commitment, which will include large local authorities, and the ability for local authorities to pilot waste reduction schemes that include financial incentives.

Targets	Reduce carbon dioxide emissions by at least 80 per cent by 2050, and 26% by 2020.
Implication for GLDP	The Gedling Local Development Plan will have to ensure that it makes a positive contribution in meeting the climate change challenge.
Implication for SA	The SA Framework needs to include an objective to ensure that climate change has been taken account of.

Name	**Planning Act (as amended) (2008)**
Author	Department for Communities and Local Government
Source	http://www.legislation.gov.uk/ukpga/2008/29
Description	The Act puts plans in place for the creation of an independent Infrastructure Planning Commission. The Commission will be responsible for making decisions on major infrastructure of national significance. The Act also brings in the Community Infrastructure Levy (CIL) which will allow local authorities to charge developers for infrastructure. Changes to existing local planning policy mean that Development Plan Documents will need to contribute to climate change policy.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that the implications arising from the Planning Act have been considered throughout the process.
Implication for SA	The SA Framework needs to take account of the Act.

Name	**Humber River Basin District River Management Plan (updated 2022)**
Author	Environment Agency
Source	https://www.gov.uk/government/collections/river-basin-management-plans-2015
Description	This is an update of and replaces the Humber River Basin Management Plan published in 2015. The Plan describes the challenges that threaten the water environment and how these challenges can be managed. The plan consists of a collection of documents which describe how the waters are managed, together with information about the river basin district in data tables and maps.
Targets	• To prevent deterioration of the status of surface waters and groundwater • To achieve objectives and standards for protected areas • To aim to achieve good status for all water bodies or, for heavily modified water bodies and artificial water bodies, good ecological potential and good surface water chemical status

	• To reverse any significant and sustained upward trends in pollutant concentrations in groundwater • The cessation of discharges, emissions and loses of priority hazardous substances into surface waters • Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of this initiative.
Implication for SA	The SA Framework needs to include an objective relating to the protection, improvement and sustainable use of water environment.

Name	**Benefits of Green Infrastructure (2010)**
Author	Forest Research for the Department for Environment, Food and Rural Affairs and the Department for Communities and Local Government
Source	https://cdn.forestresearch.gov.uk/2022/02/urgp_benefits_of_green_infrastructure-2.pdf
Description	Green infrastructure refers to the combined structure, position, connectivity and types of green spaces which together enable delivery of multiple benefits as goods and services. This report provides a synthesis of the evidence covering the benefits of green infrastructure, based on expert evaluation of scientific and other related literature.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of this initiative.
Implication for SA	The SA Framework needs to include an objective covering green infrastructure.

Name	**Flood and Water Management Act (2010)**
Author	Department for Environment, Food and Rural Affairs
Source	http://www.legislation.gov.uk/ukpga/2010/29
Description	The Act aims to provide better, more comprehensive management of flood risk for people, homes and businesses. It will also help tackle bad debt in the water industry, improve the affordability of water bills for certain groups and individuals, and help ensure continuity of water supplies to the consumer. The objectives are:

	• The development of, and compliance with, a National Flood and Coastal Erosion Risk Management Strategy. • The development of local flood risk management strategies by local flood authorities. • Enable the Environment Agency and local authorities to more easily carry out flood risk management works. • A more risk based approach to reservoir management. • Enables water companies to more easily control non-essential uses of water and to offer concessions to community groups for surface water drainage charges. • To require the use of SuDs in certain new developments. • The introduction of a mandatory building standard for sewers.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that it has due regard to the flood and water management regulations.
Implication for SA	The SA Framework needs to include an objective relating to flood risk and water management.

Name	**Equality Act (as updated) (2010)**
Author	Government Equalities Office
Source	http://www.legislation.gov.uk/ukpga/2010/15
Description	The Act bans unfair treatment and helps achieve equal opportunities in the workplace and in wider society. The Act prohibits unfair treatment in access to employment and private and public services regardless of age, disability, gender reassignment, marriage and civil partnership, race, religion or belief, sex, and sexual orientation.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that diversity and equality have been considered throughout the process.
Implication for SA	The SA Framework should take account of equality issues. Note the issues are also covered by the Equality Impact Assessment.

Name	**Biodiversity 2020 – A strategy for England's wildlife and ecosystem services (2011)**
Author	Department for Environment, Food and Rural Affairs

Source	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf
Description	The strategy will guide conservation efforts over the next decade, including setting our ambition to halt overall loss of England's biodiversity by 2020, and to move progressively to a position of net gain. The objectives are: • To halt overall biodiversity loss. • Support healthy well-functioning ecosystems on land and at sea. • Establish coherent ecological networks. • More and better places for nature for the benefit of wildlife and people.
Targets	- To halt overall loss of England's biodiversity by 2020. - Increasing the proportion of SSSIs in favourable condition. - At least 25% English waters to be covered by MPAs.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of this strategy.
Implication for SA	The SA Framework needs to include an objective relating to biodiversity and ecological networks.

Name	**Energy Act (2011)**
Author	Department of Energy and Climate Change
Source	http://www.legislation.gov.uk/ukpga/2011/16
Description	The Act is underpinned by three policy objectives: • tackling barriers to investment in energy efficiency; • enhancing energy security; and • facilitating investment in low carbon energy supplies. The majority of the Act is made up of provisions to enable the financing and facilitation of the installation of energy efficiency measures in homes and businesses - the 'Green Deal' - with the remainder of the Act dealing with securing fair competition in energy markets and the supply of low carbon energy.
Targets	No set targets.

Implication for GLDP	The Gedling Local Development Plan should support the Energy Act's objectives of facilitating investment in low carbon energy supplies.
Implication for SA	The SA Framework needs to include an objective on energy efficiency.

Name	**Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands (2011)**
Author	Land Use Consultants, Centre for Sustainable Energy and SQW for East Midlands Councils
Source	http://www.emcouncils.gov.uk/write/Emids-low-carbon-energy-opportunities-Final-Report-07-2011-update.pdf
Description	This report sets out an evidence base of the technical potential for renewable and low carbon energy technologies within the East Midlands. It aims to assist local planning authorities across the East Midlands in developing well-founded policies and strategies that support low carbon energy deployment up to 2030.
Targets	No set targets.
Implication for GLDP	Policies in the Gedling Local Development Plan should reflect the principles and policies of this initiative.
Implication for SA	The SA Framework needs to include an objective on the technical potential for renewable and low carbon energy technologies.

Name	**The Conservation of Habitats and Species (Amendment) Regulations (2012)**
Author	HM Government
Source	http://www.legislation.gov.uk/uksi/2012/1927/made
Description	An Act to make provision for the conservation of habitats and species
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the principles and policies of this initiative.
Implication for SA	The SA Framework needs to include an objective covering the conservation of habitats and species.

Name	**Waste Management Plan for England (2021)**
Author	Department for Environment, Food and Rural Affairs
Source	Waste Management Plan for England 2021 - GOV.UK (www.gov.uk)

Description	The Plan focuses on waste arisings and their management, providing an analysis of the current waste management situation in England and evaluates how the Plan will support implementation of the objectives and provisions of the Waste (England and Wales) Regulations 2011.
Targets	No set target.
Implication for GLDP	The Gedling Local Development Plan will need to address waste and encourage developments that minimise and recycle waste.
Implication for SA	The SA Framework needs to include an objective relating to sustainable use of materials and composting waste and waste reduction.

Name	**National Character Area profiles (2014)**
Author	Natural England
Source	https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles
Description	NCA profiles are guidance documents which will help to achieve a more sustainable future for individuals and communities. The profiles include a description of the key ecosystem services provided in each character area and how these benefit people, wildlife and the economy. They identify potential opportunities for positive environmental change and provide the best available information and evidence as a context for local decision making and action. e.g. Nottinghamshire, Derbyshire and Yorkshire Coalfield, Sherwood, Leicestershire and Nottingham Wolds
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the action plan.
Implication for SA	The SA Framework needs to include an objective relating to the character areas.

Name	**Natural England Action Plan 2024 to 2025**
Author	Natural England
Source	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/300746/ne-corporate-plan-2014-2019.pdf
Description	This Corporate Plan explains our ongoing commitment to play our part in delivering the Government's priorities for the natural environment whilst meeting our statutory duties and core environmental outcomes. This will be

	achieved through working constructively with local partners and communities and our partners across the Defra network.
Targets	• reverse biodiversity decline; • meet net-zero; • address water and air quality; • establish more trees and woods • create or restore wildlife-rich habitat outside protected sites;
Implication for GLDP	The Gedling Local Development Plan should give consideration to the action plan.
Implication for SA	The SA Framework needs to include an objective relating to the natural environment.

Name	**Climate Change Adaptation Manual (NE751)**
Author	Natural England (with contributions from RSPB, Environment Agency, Forestry Commission and others)
Source	https://publications.naturalengland.org.uk/publication/5679197848862720?utm_source=chatgpt.com
Description	This manual is a resource to support practical and pragmatic decision-making in the context of climate change adaptation, especially for nature conservation and land management. It brings together recent science, experience and case-studies, and is aimed at those working in land and habitat management, conservation, government agencies and NGOs. It updates the 2014 edition and expands coverage to include species, green infrastructure, geology & geomorphology, access & recreation.
Targets	The manual does not set specific numeric targets, but provides guidance and tools to embed adaptation into decision-making and management of habitats, species, green infrastructure and land use.
Implication for GLDP	The Gedling Local Development Plan should incorporate policies and criteria for development that reflect climate adaptation principles.
Implication for SA	The SA Framework should include objectives and indicators that reflect climate adaptation

Name	**Nature Networks Evidence Handbook (NERR081)**

Author	Natural England (with authors Crick H.Q.P., Crosher I.E., Mainstone C.P., Taylor S.D., Wharton A., Langford P., Larwood J., Lusardi J., Appleton D., Brotherton P.N.M., Duffield S.J., Macgregor N.A.)
Source	https://publications.naturalengland.org.uk/publication/6105140258144256?utm_source=chatgpt.com
Description	This handbook aims to support designers of nature networks by identifying the principles of network design and describing the evidence underpinning the desirable features of nature networks. It builds on the Making Space for Nature review of 2010, and outlines practical aspects of implementing a nature-network plan as well as tools for decision making. Key considerations include involving people from the earliest stages in planning, creating an overarching vision for the network, taking account of the landscape, geology and ecosystems, and building resilience to climate change. The handbook also provides “rules of thumb” for actions such as improving and enlarging core wildlife sites, increasing the number of core sites, improving landscape permeability for species movement, and creating connecting habitat corridors.
Targets	The handbook does not set specific numeric targets. Instead it provides guidance, evidence and decision-support tools aimed at embedding nature-network design in planning and land-management practice.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the manual.
Implication for SA	The SA Framework should include objectives and indicators that reflect habitat connectivity and resilience.

Name	**Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015)**
Author	Historic England
Source	https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans/
Description	This advice note provides guidance on how local planning authorities should consider the historic environment when preparing site allocations within Local Plans. It sets out approaches to identifying heritage constraints and opportunities, assessing site capacity, and ensuring that site allocations avoid harm to heritage assets or their settings. The guidance emphasises early consideration of the historic environment in the plan-making process to ensure positive, sustainable outcomes and compliance with national planning policy.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that all site allocations are supported by proportionate heritage assessments, and that policies protect designated and non-designated heritage assets, their settings, and wider historic landscape character.

Implication for SA	The SA Framework should include objectives for conserving and enhancing the historic environment.

Name	**Historic England Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment (2016)**
Author	Historic England
Source	https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/heag036-sustainability-appraisal-strategic-environmental-assessment/
Description	This advice note provides guidance on how the historic environment should be integrated into Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). It explains how heritage considerations can be incorporated into baseline evidence, the assessment framework, reasonable alternatives, and monitoring. The document highlights the importance of understanding heritage significance, vulnerability, and potential impacts during plan preparation, ensuring that historic environment interests are fully reflected in the appraisal process.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that heritage issues are addressed through evidence gathering, assessment of alternatives, and policy development.
Implication for SA	The SA Framework should include objectives that safeguard the historic environment, ensuring that heritage impacts are appraised and inform spatial strategy and policy decisions

Name	**Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans (2015)**
Author	Historic England
Source	https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1/
Description	This guidance note explains how the historic environment should be addressed throughout the preparation of Local Plans. It sets out expectations for building a sound evidence base, understanding heritage significance, identifying issues and opportunities, and developing policies that conserve and enhance the historic environment. The document encourages proactive and positive planning for heritage, ensuring that Local Plans reflect statutory requirements and national policy while supporting sustainable development.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should be informed by an understanding of the historic environment, and include policies that protect and enhance heritage assets and their settings.

Implication for SA	The SA Framework should include objectives that promote conservation and enhancement of the historic environment.

Name	**Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015)**
Author	Historic England
Source	https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/
Description	This guidance note explains how the significance of heritage assets should be understood and applied in planning decisions. It sets out approaches for assessing significance, using proportionate information, and integrating heritage considerations into decision-making. The document emphasises the importance of early assessment, clear understanding of impacts, and constructive engagement to ensure that planning decisions conserve heritage significance in line with national policy and statutory duties.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should include policies that ensure development proposals demonstrate an understanding and respond sensitively to heritage assets and their settings.
Implication for SA	The SA Framework should include objectives and criteria to identify and evaluate potential impacts on heritage assets.

Name	**Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets - 2nd Edition (2017)**
Author	Historic England
Source	https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/
Description	This guidance explains how to assess the setting of heritage assets and the role that setting plays in their significance. It outlines a staged approach for identifying, analysing, and evaluating the contribution of setting to significance and the potential impacts of development. The second edition refines earlier guidance and provides further clarity on good practice, including how change within a setting can affect the appreciation, experience, and understanding of heritage assets.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should include policies to consider, assess and avoid or mitigate potential impacts on significance of heritage assets and historic character.

Implication for SA	The SA Framework should include assessment criteria that address potential effects on the setting of heritage assets, ensuring that spatial strategy options and policies are reviewed for their impact on heritage significance and character.

Name	**Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets (2020)**
Author	Historic England
Source	https://historicengland.org.uk/images-books/publications/gpa4-enabling-development-heritage-assets/heag294-gpa4-enabling-development-and-heritage-assets/
Description	This guidance note explains the principles and processes involved in assessing proposals for enabling development related to heritage assets. Enabling development refers to development that would normally be unacceptable in planning terms but is permitted because it would secure the long-term conservation of a heritage asset. The guidance sets out criteria for assessment, the need for transparency in financial appraisals, the requirement to explore alternative solutions, and the importance of ensuring that any enabling development causes the least possible harm.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should include clear policy guidance to ensure that proposals explore reasonable alternatives, and secure heritage benefits that outweigh any planning harm.
Implication for SA	The SA Framework should include objectives and criteria that assess whether enabling development proposals would lead to sustainable outcomes for heritage assets,

Name	**Heritage Counts**
Author	Historic England
Source	https://historicengland.org.uk/research/heritage-counts/
Description	Heritage Counts is an annual evidence resource that brings together data, research, and analysis on the state of the historic environment in England. It provides insights across key themes such as the condition of heritage assets, economic and social value, public engagement, environmental performance, and challenges facing the sector. The resource supports understanding of national trends, the contribution of heritage to place, and the pressures and opportunities influencing heritage management and policy.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan can use evidence from Heritage Counts to inform policy justification, regarding the value of heritage to sustainable development and placemaking.

Implication for SA	The SA Framework should take account of evidence on the condition and vulnerability of the historic environment, ensuring that appraisal supports informed decision making.

Name	**National Planning Policy for Waste (2014)**
Author	Department for Communities and Local Government
Source	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/364759/141015_National_Planning_Policy_for_Waste.pdf
Description	This sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. This document should be read in conjunction with the National Planning Policy Framework and the Waste Management Plan for England.
Targets	Ensuring waste management is considered alongside with spatial planning concerns. Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management.
Implication for GLDP	The Councils should have regard to its policies when discharging their responsibilities to the extent that they are appropriate to waste management. Ensure compatibility with Waste Core Strategy.
Implication for SA	The SA Framework needs to include an objective in relation to increasing recycling opportunities and reducing waste.

Name	**Technical Housing Standards – Nationally Described Space Standard (2015)**
Author	HM Government
Source	https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard
Description	This deals with internal space within new dwellings for use across all tenures. The Nationally Described Space Standard can be applied if local planning authorities have the evidence to justify its application and had tested its viability. The Nationally Described Space Standard needs to be delivered through a relevant Local Plan Policy.
Targets	No set targets but option of a minimum space standards for new dwellings.
Implication for GLDP	Consideration of whether any space standards could be included for the Gedling Local Development Plan.

Implication for SA	There is no direct influence to the Sustainability Appraisal process.

Name	**Planning Policy for Traveller Sites (2024)**
Author	Ministry of Housing, Communities and Local Government
Source	https://assets.publishing.service.gov.uk/media/675ac5257e419d6e07ce2bb2/Planning_policy_for_traveller_sites_2024.pdf
Description	The document sets out the Government's planning policy for traveller sites. This document should be read in conjunction with the National Planning Policy Framework.
Targets	The Councils should set pitch targets for gypsies and travellers and plot targets for travelling showpeople.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the needs of gypsies, travellers and travelling showpeople.
Implication for SA	The SA Framework needs to include an objective relating to the needs of gypsies, travellers and travelling showpeople.

Name	**Self-build and Custom Housebuilding Act (2015)**
Author	HM Government
Source	http://www.legislation.gov.uk/ukpga/2015/17
Description	This sets out the requirement for local councils to establish a register for those interested in developing a self or custom built house in the area.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to allocate sites for self-built plots.
Implication for SA	The SA Framework needs to include an objective relating to securing a range of housing options, including self-build homes.

Name	**Towards a one nation economy: A 10-point plan for boosting rural productivity (2015)**
Author	Department for Environment, Food and Rural Affairs
Source	https://www.gov.uk/government/publications/towards-a-one-nation-economy-a-10-point-plan-for-boosting-rural-productivity

Description	Sets out measures to boost the rural economy by investing in education and skills, increasing wages, improving infrastructure and connectivity, and simplifying planning laws for rural businesses and communities. <u>Rural areas fully connected to the wider economy</u> 1. Extensive, fast and reliable broadband services 2. High quality, widely available mobile communications 3. Modern transport connections <u>A highly skilled rural workforce</u> 4. Access to high quality education and training 5. Expanded apprenticeships in rural areas <u>Strong conditions for rural business growth</u> 6. Enterprise Zones in rural areas 7. Better regulation and improved planning for rural businesses <u>Easier to live and work in rural areas</u> 8. More housing – e.g. starter homes on exception sites 9.Increased affordability of affordable childcare <u>Greater local control</u> 10. Devolution of power
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should promote and help to boost the rural economy.
Implication for SA	The SA Framework needs to include an objective relating to the rural economy.

Name	**National Planning Policy Framework (2024)**
Author	Ministry of Housing, Communities and Local Government
Source	https://www.gov.uk/government/publications/national-planning-policy-framework--2

Description	The National Planning Policy Framework provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. Planning policies and decisions must reflect and where appropriate promote relevant EU obligations and statutory requirements. This Framework does not contain specific policies for nationally significant infrastructure projects for which particular considerations apply. These are determined in accordance with the decision-making framework set out in the Planning Act 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are considered both important and relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and are a material consideration in decisions on planning applications. The updated Framework published in 2024 introduces significant reforms aimed at accelerating housing delivery, enhancing infrastructure planning, and promoting sustainable development. Key updates include the introduction of the 'grey belt' land to identify lower-quality Green Belt land suitable for development if it avoids urban sprawl, a new standard method for calculating housing need and reinstatement of mandatory housing targets for local authorities. The framework also prioritises reuse of previously developed land, streamlines plan-making processes and strengthens policies on climate change, design quality, and environmental protection.
Targets	The document includes the following key areas: • Achieving sustainable development • Plan Making • Decision Making • 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 places

	• Protecting Green Belt land • Meeting the challenge of climate change, flooding and coastal change • Conserving and enhancing the natural environment • Conserving and enhancing the historic environment • Facilitating the sustainable use of minerals
Implication for GLDP	The Gedling Local Development Plan should promote and help to achieve sustainable development.
Implication for SA	The National Planning Policy Framework and relevant planning practice guidance inform the Sustainability Appraisal process.

Name	**Build Back Better: our plan for growth (2021)**
Author	HM Treasury
Source	Build Back Better: our plan for growth - GOV.UK (www.gov.uk)
Description	The aim is to tackle long term problems to deliver growth that creates high quality jobs across the UK and make the most of the strengths of the Union. This will be achieved by building on three core pillars of growth: • Infrastructure • Skills • Innovation
Targets	No set target.
Implication for GLDP	The Gedling Local Development Plan should reflect the ambitions for economic growth, improved skills and increased productivity.
Implication for SA	The SA Framework needs to include an objective relating to business enterprise, education and infrastructure.

Name	**The Clean Growth Strategy – Leading the way to a low carbon future (2017)**
Author	HM Government
Source	https://www.gov.uk/government/publications/clean-growth-strategy
Description	This strategy sets out a comprehensive set of policies and proposals that aim to accelerate the pace of 'clean growth', i.e. deliver increased economic growth and decreased emissions during the 2020s. It explains how the

	whole country can benefit from low carbon opportunities, while meeting national and international commitments to tackle climate change.
Targets	Targets include:- • Businesses to improve their energy productivity by at least 20% by 2030; • Many homes as possible to be Energy Performance Certificate (EPC) Band C by 2035; • End the sale of new conventional petrol and diesel cars and vans by 2040; • Phase out the use of unabated coal to produce electricity by 2025; • Establish a new network of forests including new woodland on farmland, and fund larger-scale woodland and forest creation, to plant 11 million trees; and • Work towards our ambition for zero avoidable waste by 2050
Implication for GLDP	The Gedling Local Development Plan should reflect the ambitions for economic growth and decreased emissions.
Implication for SA	The SA Framework needs to include an objective relating to economic growth and decreased emissions.

Name	**A Green Future: Our 25 Year Plan to Improve the Environment (2018)**
Author	HM Government
Source	https://www.gov.uk/government/publications/25-year-environment-plan
Description	This sets out what the Government will do to improve the environment, within a generation. This 25 Year Environment Plan sets out government action to help the natural world regain and retain good health. It aims to deliver cleaner air and water in our cities and rural landscapes, protect threatened species and provide richer wildlife habitats. It calls for an approach to agriculture, forestry, land use and fishing that puts the environment first. The Environment Improvement Plan 2023 for England is the first revision of the 25 Year Environment Plan. It builds on the Plan's vision to set out how each of the environmental goals will be delivered. https://www.gov.uk/government/publications/environmental-improvement-plan
Targets	The Environment Plan has the following 25 years goals:- • Clean air

	• Clean and plentiful water • Thriving plants and wildlife • Reducing the risks of harm from environmental hazards • Using resources from nature more sustainably and efficiently • Enhancing beauty, heritage and engagement with the natural environment • Mitigating and adapting to climate change • Minimising waste • Managing exposure to chemicals • Enhancing biosecurity
Implication for GLDP	The Gedling Local Development Plan should give consideration to the 25 Year Environment Plan.
Implication for SA	The SA Framework should take account of the requirements of the 25 Year Environment Plan.

Name	**Clean Air Strategy 2019 (2019)**
Author	Department for Environment, Food and Rural Affairs
Source	https://www.gov.uk/government/publications/clean-air-strategy-2019
Description	The strategy sets out the comprehensive actions required across all parts of government and society to improve air quality. The strategy sets out how we will:- • protect the nation's health • protect the environment • secure clean growth and innovation • reduce emissions from transport, homes, farming and industry • monitor our progress • The strategy complements three other UK government strategies: the Industrial Strategy, the Clean Growth Strategy and the 25 Year Environment Plan.
Targets	The Clean Air Strategy set a series of measures to improve air quality.
Implication for GLDP	The Gedling Local Development Plan will need to address air quality and encourage developments that minimise emissions.

Implication for SA	The SA Framework needs to include an objective for reducing emissions and improving air quality.

Name	**The Environment Act (2021)**
Author	HM Government
Source	Environment Act 2021 (legislation.gov.uk)
Description	The Act operates as the UK's framework for environmental protection. It enshrines some environmental protection into law and offers powers to set binding targets including for air quality, water, biodiversity and waste reduction.
Targets	The Act sets out a number targets within four different priority areas, the priority areas being: air quality, water, biodiversity, and resource efficient and waste reduction. Specific targets include: • Halt the decline in species populations by 2030, and then increase populations by at least 10% to exceed current levels by 2042 • Restore water bodies to their natural state by cracking down on harmful pollution from sewers and abandoned mines and improving water usage in households • Deliver net zero ambitions and boost nature recovery by increasing tree and woodland cover to 16.5% of total land area in England by 2050 • Halve the waste per person that is sent to residual treatment by 2042 • Cut exposure to the most harmful air pollutant to human health – PM2.5 • Restore 70% of designated features in Marine Protected Areas to a favourable condition by 2042, with the rest in a recovering condition.
Implication for GLDP	The Gedling Local Development Plan should take account of the implications of the Environment Act and support the delivery of its targets.
Implication for SA	The SA Framework should take account of the targets within the Environment Act.

Name	**Natural England Green Infrastructure Framework (2023)**
Author	Natural England
Source	https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx

Description	The Green Infrastructure Framework is a commitment in the Government's 25 Year Environment Plan. It supports the greening of towns and cities and connections with the surrounding landscape as part of the Nature Recovery Network. Networks of green and blue spaces and other natural features can bring big benefits for nature and climate, health and prosperity. At present access to green and blue spaces varies considerably across the country, but there are opportunities for assets to be better managed for the environment and to deliver a wider range of multifunctional benefits.
Targets	3.2 Natural England has developed a set of GI Principles that underpin the GI Framework. The principles are intended to provide a baseline for different organisations to develop stronger green infrastructure policy and delivery. 3.3 • Nature rich beautiful places • Active and healthy places • Thriving and prospering places • Improved water management • Resilient and climate positive places • Multifunctional: GI delivers multiples functions and benefits • Varied: GI includes a mix of types and sizes that can provide a range of functions and benefits to address specific issues and needs • Connected: GI connects as a living network for people and nature at all scales, connecting provision of GI with those who needs its benefits • Accessible: GI creates green, liveable places where everyone has access to good quality green and blue spaces routes and features • GI should respond to an area's character • Partnership and vision: partnership working, collaboration and stakeholder engagement; create a vision for GI • Evidence: use evidence, sound science and good land use practices to underpin plans, projects, programmes and policies • Plan GI strategically to secure GI as a key asset in policies to create and maintain sustainable places • Design GI to create beautiful, well designed places • Managed, valued, monitored and evaluated. Establish good governance, funding, management, monitoring and evaluations of GI

Implication for GLDP	The Gedling Local Development Plan should seek to deliver the green infrastructure principles and encourage developments to strengthen local green infrastructure.
Implication for SA	The SA Framework should take account of the principles of the Green Infrastructure Framework.

Name	**The Levelling Up and Regeneration Act (2023)**
Author	HM Government
Source	https://www.legislation.gov.uk/ukpga/2023/55/contents/enacted
Description	The Act provides a legislative framework to deliver the Government's levelling up agenda, with a particular focus on reforming the planning system to make it more effective, locally led, and responsive to national priorities. It introduces new tools and powers aimed at streamlining plan-making, enhancing environmental assessment, improving local accountability, and delivering regeneration and growth across all parts of the country. Key planning-related provisions in the Act include: • Introduction of a new plan-making system with statutory timeframes and a digital-first approach • Establishment of National Development Management Policies (NDMPs) with primacy over local plans where conflicts arise • Greater powers for local authorities to bring forward development through locally-led Urban Development Corporations • A new Infrastructure Levy to replace Section 106 and parts of the Community Infrastructure Levy (CIL) • Changes to environmental assessment, replacing SEA and EIA with a new Environmental Outcomes Report system • Stronger enforcement powers for local planning authorities • Provisions to support high street revitalisation, including new powers for rental auctions of vacant premises
Targets	• Streamlined local plan preparation processes (30 months) • Gateway checks to identify issues earlier in plan preparation. • Enabling more councils to put in place plans for new homes. • Extending the time limit for planning enforcement action against unauthorised developments from 4 to 10 years (for England).

Implication for GLDP	The Gedling Local Development Plan should give consideration to the Levelling Up and Regeneration Act.
Implication for SA	The SA Framework will need to respond to changes in environmental assessment processes and integrate relevant national outcomes.

Name	**Environmental Improvement Plan 2023**
Author	Department for Environment, Food and Rural Affairs (Defra)
Source	https://www.gov.uk/government/publications/environmental-improvement-plan
Description	The Environmental Improvement Plan 2023 is the first revision of the 25 Year Environment Plan. It sets out the government's strategy to halt and reverse the decline in the natural environment and achieve long-term environmental goals. It provides a delivery-focused roadmap for targets on air, water, biodiversity, waste, climate adaptation, and green infrastructure.
Targets	• Restore at least 500,000 hectares of wildlife-rich habitat outside protected areas by 2042. • Increase tree canopy and woodland cover in England to 16.5% by 2050. • Improve water quality and reduce pollution from agriculture and wastewater. • Achieve good ecological status for 75% of water bodies in England by 2027. • Halve residual waste per person by 2042. • Improve access to green space.
Implication for GLDP	The Gedling Local Development Plan should promote nature recovery, water quality improvements, access to green space, and biodiversity net gain.
Implication for SA	The SA Framework should include robust objectives for nature recovery and environmental enhancement.

Table 3 – Nottinghamshire documents

Name	**Nottinghamshire Local Biodiversity Action Plan (1998)**
Author	Nottinghamshire Biodiversity Action Group
Source	https://nottsbag.org.uk/lbap/lbap-introduction-and-sections-1-to-6/

Description	The Action Plan seeks to conserve, protect and enhance wildlife and their habitats. It recognises and provides guidance for those that are unique to Nottinghamshire. The aims of the plan are 1. To conserve and where appropriate enhance Nottinghamshire's unique variety of wild species and natural habitats; 2. To increase public awareness of, and involvement in conserving biodiversity; and 3. To contribute to biodiversity conservation on a national, European and global scale. The objectives are: • Through planning control, allow no further loss of habitats and seek opportunities to create new areas through approved development. • Through planning control, ensure that the potential effects on wildlife of changes of land use are properly assessed, and adverse effects prevented. • Implement appropriate protection measures such as the designation of Local Nature Reserves.
Targets	Targets are set for a range of habitats and species: <u>Habitat Action Plans</u> - Eutrophic and Mesotrophic Standing Waters - Lowland Calcareous Grassland - Lowland Dry Acid Grassland - Lowland heathland - Lowland Wet Grassland - Mixed Ash-dominated Woodland - Oak-Birch Woodland - Reedbed - Rivers and streams - Unimproved Neutral Grassland - Urban and Post-industrial Habitats - Wet Broadleaved Woodland <u>Species Action Plans</u> - Barn Owl - Bats - Grizzled Skipper and Dingy Skipper - Nightjar

	- Otter - Water Vole - White Clawed Crayfish
Implication for GLDP	The Gedling Local Development Plan should assist in the conservation and enhancement of biodiversity within the area.
Implication for SA	The SA Framework should take account of the Local Biodiversity Action Plan.

Name	**Nottinghamshire Historic Landscape Characterisation Project 1998-2000**
Author	Nottinghamshire County Council
Source	https://www.nottinghamshire.gov.uk/media/106679/historiclandscapecharactermap.pdf
Description	By mapping the local characteristics of the current landscape according to their known or likely functional origins and dates, it gives expression to the varying degrees of historical depth which are visible in today's landscapes and shows the influence of cultural behaviour and change in the structure and appearance of our surroundings. The maps produced in this work explain and complement other maps or descriptions characterising the landscape from other perspectives.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration to the historic landscape.
Implication for SA	The SA Framework needs to include an objective relating to the local characteristics of the landscape.

Name	**Greenwood Community Forest Strategic Plan (2000)**
Author	Greenwood Partnership Board
Source	http://www.greenwoodforest.org.uk/images/content/pdfs/greenwood_strategic_plan.pdf
Description	The Greenwood Community Forest is one of twelve Community Forests established in the early 1990s to demonstrate the contribution of environmental improvement to economic and social regeneration. Together, the twelve Community Forests were able to help to improve the health, well being and quality of life of over half of England's population. They aim to work in partnership to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy. The Strategic Plan provides an environmental framework, which describes the Greenwood area - taking account of landscape characteristics; biodiversity; agriculture;

	forestry; countryside access, recreation; urbanisation pressures; environmental education; and the arts, culture and tourism. It justifies the rationale for a Community Forest and identifies the strategies and the main players, which will help achieve the Community Forest over a 25 year period.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Greenwood Community Forest Strategic Plan.
Implication for SA	The SA Framework needs to include an objective relating to the Greenwood Community Forest Strategic Plan.

Name	**Nottinghamshire Minerals Local Plan (2021)**
Author	Nottinghamshire County Council
Source	Adopted Minerals Local Plan | Nottinghamshire County Council
Description	The Minerals Local Plan sets out the County Council's overall approach to future minerals provision in Nottinghamshire up to 2036. The Minerals Local Plan sets out the following objectives: • Improving the sustainability of minerals development • Providing an adequate supply of minerals • Addressing climate change • Safeguarding of mineral resources, permitted mineral reserves and associated minerals infrastructure • Minimising impacts on communities • Protecting and enhancing natural assets • Protecting and enhancing historic assets • Protecting agricultural soils
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Minerals Local Plan.
Implication for SA	The SA Framework should take account of the mineral needs.

Name	**Greater Nottingham Strategic Plan Green Belt Review (2022)**

Author	Greater Nottingham Planning Partnership
Source	https://www.gnplan.org.uk/media/pd0olzrf/green-belt-background-paper-1.pdf
Description	The purpose of this study was to provide a broad strategic review of the Green Belt. It was undertaken to assess Green Belt areas against specific criteria, using a scoring matrix to determine how well they contribute to the purposes of the Green Belt as set out in the NPPF. The scope of the study is limited to the principles of including land within the Green Belt.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Greater Nottingham Strategic Plan Green Belt Review.
Implication for SA	The consideration of the Green Belt should not be included as part of the Sustainability Appraisal framework because it is a policy tool and not an environmental protection designation. Environmental and landscape considerations associated with Green Belt land should be addressed under SA Framework objectives such as landscape, biodiversity, or efficient land use.

Name	**Greater Nottingham and Ashfield Housing Needs Update (2024)**
Author	ICENI
Source	https://www.gnplan.org.uk/media/5xqcj1bw/iceni-greater-nottingham-and-ashfield-housing-needs-update-2024.pdf
Description	An assessment document reviewing housing market need within the Nottingham Core Housing Market Area. The report outlines conditions, identifies and defines distinct sub-market areas, and highlights key housing issues for Greater Nottingham.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should consider the latest findings of the assessment.
Implication for SA	The SA Framework needs to include an objective which seeks to ensure that the housing stock meets the needs of the area.

Name	**Trent Gateway Masterplan 2020**
Author	Environment Agency
Source	https://www.trentriverstrust.org/trent-gateway-masterplan/

Description	A vision, principles and strategic objectives have been developed through consultation between the Environment Agency and stakeholders who, together, formed the Trent Gateway Partnership Steering Group to rejuvenate the river and surrounding area for the benefit of the environment, wildlife and the people it serves.
Targets	• Achieve a natural, functioning and healthy river through creation of a high-quality and well-connected environment. • Bring key partners together to align initiatives that achieve multiple outcomes and transform the river in the most sustainable and relevant way. • Pro-actively coordinate and influence activities to develop opportunities and set an agenda for future change.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the masterplan.
Implication for SA	The SA Framework needs to include an objective relating to the Trent Gateway Masterplan.

Name	**River Leen and Daybrook Strategic Flood Risk Assessment (2008)**
Author	Environment Agency, Nottingham City Council and Nottingham Regeneration Limited
Source	Can be provided upon request
Description	A Strategic Flood Risk Assessment is a planning tool that helps local authorities steer new developments away from high flood risk areas. This document is a study carried out by consultants into flood risk from the River Leen and Daybrook.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should protect areas at risk that are identified from inappropriate development or ensure appropriate mitigation is employed.
Implication for SA	The SA Framework needs to reflect the priorities of the Strategic Flood Risk Assessment.

Name	**A Breath of Fresh Air for Nottinghamshire (2008)**
Author	The Nottinghamshire Environmental Protection Working Group
Source	https://www.nottinghaminsight.org.uk/d/aAXKdnX
Description	This document aims to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public. The objectives are:-

	• Minimise air pollution and the impact of global warming and climate change. • Encourage sustainable development in Nottinghamshire to protect the health and wellbeing of the population. • To work with businesses, stakeholders and the residents of Nottinghamshire to encourage sustainable improvements in air quality.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should take into account the requirements.
Implication for SA	The SA Framework needs to include an objective relating to air quality.

Name	**Appraisal of Sustainable Urban Extensions (2008)**
Author	Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, Nottinghamshire County Council
Source	https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-GRO-16%20appraisal%20of%20sustainable%20urban%20extensions%202008.pdf
Description	This report represents the final assessment in the supplementary work (Assessment of Sustainable Urban Extensions) for the Nottingham Core Housing Market's Strategic Housing Land Availability Assessment (SHLAA). It accepts that it is not possible for the amount of new housing required by the RSS to be built on brownfield land and that a proportion will need to be built on greenfield land. It provides the local planning authorities with a technical evidence base to consider future options for housing allocations and suggests the density of housing that sites could accommodate.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration as appropriate.
Implication for SA	The SA Framework should support the findings of this assessment, where appropriate.

Name	**Towards a Sustainable Energy Policy for Nottinghamshire (2009)**
Author	Nottinghamshire County Council

Source	https://www.ashfield.gov.uk/media/8d8501de8e001bd/sustainableenergynottsmain.pdf
Description	The Policy Framework aims to inform local development planning by providing evidence for the case for higher energy performance standards in new development across the county.
Targets	Advisory targets for phased proportion of low/zero carbon contribution in new domestic/non domestic development in order to support policy development.
Implication for GLDP	The Gedling Local Development Plan should seek to contribute towards carbon reduction in new development.
Implication for SA	The SA Framework needs to include an objective which seeks to minimise energy usage and develop renewable energy resource.

Name	**Greater Nottingham Landscape Character Assessment (2009)**
Author	Nottinghamshire County Council
Source	https://www.ashfield.gov.uk/media/8d850ab486860f4/greater-nottingham-landscape-charater-assessment-ashfield-part-only.pdf (report excluding appendices available. Full report available on CD on request.)
Description	Landscape character assessment is a technique used to identify what makes a place unique. Characterisation involves assessing the physical components of a landscape alongside cultural influences. This study looked at the landscape of Greater Nottingham and will provide part of the evidence base for the local authorities' Local Plans.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should consider the findings of the Landscape Character Assessment.
Implication for SA	The SA Framework needs to include an objective to protect and enhance the landscape character.

Name	**Greater Nottingham Blue-Green Infrastructure Strategy (2022)**
Author	Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council
Source	https://www.gnplan.org.uk/media/1xyd102k/blue-green-infrastructure-strategy-final.pdf
Description	The Blue-Green Infrastructure Strategy is a long term vision to protect, enhance and extend networks of green spaces and natural elements in and around the Greater Nottingham, connecting with their surrounding towns and villages. The Strategy provides a detailed evidence base concerning existing strategic Blue Green

	Infrastructure assets and networks which should be protected, their functions and connectivity (within the plan area and beyond the boundary within the region), and opportunities to improve them or create more. To deliver the Strategy, five priority areas have been identified: 1. Supporting healthy and active communities 2. Supporting sustainable growth across the Greater Nottingham area 3. Protecting and enhancing biodiversity, heritage assets and landscapes 4. Mitigating the causes and effects of climate 5. Effective planning and delivery for Blue-Green Infrastructure
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that the Blue Green Infrastructure assets and networks are protected and support opportunities for enhancement.
Implication for SA	The SA Framework needs to reflect the priorities of the Blue Green Infrastructure Strategy.

Name	**Greater Nottingham Growth Options Study (2020)**
Author	AECOM
Source	https://www.gnplan.org.uk/media/10tdo0re/growth-options-study-1.pdf
Description	The report provides the local planning authorities with a technical evidence base to consider future options for housing allocations in the areas in Greater Nottingham outside the main built-up area . The study takes into account a variety of factors including environmental, economic, infrastructure, transport and landscape. The report sets out the results for each of the 48 assessment areas, and provides a brief overview of the potential growth, and of the constraints to growth for each area.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should consider the findings of this assessment.
Implication for SA	The SA Framework should support the findings of this assessment, where appropriate.

Name	Greater Nottingham Key Settlements Review (2024) Strategic Plan
Author	Greater Nottingham Planning Partnership: Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council
Source	https://www.gnplan.org.uk/media/fuzpanjc/gnsp-key-settlements-review-sep-2024.pdf
Description	This study establishes a common means of measuring and assessing settlements in terms of residents' access to jobs, shopping, education and other services by walking, cycling and public transport.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should consider the findings of this study.
Implication for SA	The SA Framework should support the findings of this assessment, where appropriate.

Name	Greater Nottingham Strategic Plan Water Cycle Study (2024)
Author	Greater Nottingham Planning Partnership: Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council
Source	https://www.gnplan.org.uk/media/e2medfzq/gnsp-water-cycle-study-april-2024.pdf
Description	The study identifies the capacity of the water environment and infrastructure to accommodate future growth. It confirms that, while water resources in the Greater Nottingham area remain under pressure, the levels of growth proposed in the Strategic Plan (2023–2041) are broadly consistent with previous plans and are not expected to significantly increase demand for water. The study reinforces the need to align local planning policy with Severn Trent Water's Water Resource Management Plans, which focus on reducing leakage, promoting water efficiency, and increasing metering. In relation to wastewater, the study identifies opportunities for improving capacity and managing surface water inflow through a combination of traditional infrastructure and sustainable drainage (SuDS), including blue-green infrastructure solutions. These approaches will help reduce pressure on the network while delivering environmental and amenity benefits. Water quality remains a key issue, with many water bodies in the area failing to meet good ecological or chemical status. The study notes that pollution from multiple sources and changes to natural river systems present challenges to improving water quality. Planning policies should support measures that protect and enhance the water environment, including contributing to the objectives of the Environment Agency's catchment management strategies.
Targets	• The provision of SuDS (where feasible) • Protection and enhancement of multi-functional blue-green infrastructure

	• A reduction in water usage which should ease the pressure on demand • Adequate wastewater treatment facilities prior to the occupation of new development • Help meet the challenges of climate change by encouraging new developments to accord with sustainable design principles.
Implication for GLDP	The Gedling Local Development Plan should take into account the Water Cycle Study.
Implication for SA	The SA Framework needs to include an objective relating to the demand for water and surface water flooding.

Name	**Greater Nottingham Strategic Flood Risk Assessment (2010)** Following advice provided by the Environment Agency (EA), the Greater Nottingham Planning Partnership have not commissioned the production of a new SFRA due to a number of hydraulic models within the Greater Nottingham Area pending updates. The Partnership, in agreement with the EA, have undertaken a review of the SFRA which forms part of the evidence base for the Greater Nottingham Strategic Plan. https://www.gnplan.org.uk/media/mulfih3b/gnsp-strategic-flood-risk-assessment-review-april-2024.pdf
Author	Environment Agency, Nottingham City Council, Nottinghamshire County Council, Broxtowe Borough Council, Nottingham Regeneration Limited, Erewash Borough Council, Rushcliffe Borough Council, Gedling Borough Council, emda, Severn Trent Water
Source	(available on CD on request)
Description	This is a study carried out by consultants into flood risk from the River Trent and its key tributaries through the Nottingham Housing Market Area on behalf of the Greater Nottingham Strategic Flood Risk Assessment Partnership. The SFRA draws upon updated river modelling and survey data to predict how the River Trent and its key tributaries will react during various flood events.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should protect areas at risk that are identified from inappropriate development or ensure appropriate mitigation is employed.
Implication for SA	The SA Framework needs to reflect the priorities of the Strategic Flood Risk Assessment.

Name	Greater Nottingham Strategic Transport Modelling Report (2024)
Author	Systra / Arup
Source	http://www.nottinghamshire.gov.uk/transport/public-transport/plans-strategies-policies/local-transport-plan
Description	The Greater Nottingham, Strategic Transport Modelling Report aims to undertake an assessment of the strategic transport impacts of the GNSP to provide an indication of whether the development proposals are feasible in strategic transport terms and, if so, what strategic mitigation is required to accommodate the Plan proposals. It has been developed with a view to achieving economic, environmental and health benefits to local citizens and businesses. Transport's role in supporting the economy and enabling enterprise, reducing carbon emissions from transport, maintaining the current transport assets and providing and enhancing an integrated transport system are core themes of this strategy.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should support the objectives of the Strategic Transport Modelling Report.
Implication for SA	The SA Framework needs to reflect the priorities of the Strategic Transport Modelling Report.

Name	Nottinghamshire and Nottingham Waste Core Strategy (2013)
Author	Nottinghamshire County Council and Nottingham City Council
Source	http://www.nottinghamshire.gov.uk/media/109118/waste-core-strategy-1.pdf
Description	N.B.: Nottinghamshire & Nottingham Waste Local Plan is currently under examination with adoption anticipated by September 2025. The Waste Core Strategy is a strategic document which sets out overall planning policy towards existing and future waste management facilities within Nottinghamshire and Nottingham. It will be the basis for determining planning applications for all future waste management development and gives guidance on the broad location and type of waste management facilities to be encouraged. It also provides the context for the later policy documents that will follow.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Waste Local Plan.
Implication for SA	The SA Framework needs to take account of the waste needs and include objective for reducing overall waste consumption.

Name	**Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies (2014)**
Author	Broxtowe Borough Council, Gedling Borough Council, Nottingham City Council
Source	https://www.broxtowe.gov.uk/for-you/planning/planning-policy/local-plan/part-1-local-plan-core-strategy/ https://www.gedling.gov.uk/acs/ https://www.nottinghamcity.gov.uk/media/kyhhfdx4/the-nottingham-city-aligned-core-strategy-acs.pdf
Description	The Aligned Core Strategies set out, along with other matters, its vision, strategic objectives, delivery strategy and spatial policies for future development. The plans cover from 2011 to 2028.
Targets	7,250 new homes: - Approx 4,045 homes in and adjoining built up area of Nottingham - Approx 1,300 homes adjoining Hucknall Sub Regional Centre - Up to 1,945 homes in three Key Settlements of Bestwood Village, Calverton and Ravenshead - Up to 260 homes in other villages. 22,000 sq m of new office and research development and 10 hectares of new and relocating industrial and warehouse uses. 10%, 20% or 30% affordable housing depending on location.
Implication for GLDP	The Gedling Local Development Plan will need to revisit the policies in the Aligned Core Strategies.
Implication for SA	The SA Framework needs to reflect the objectives of the Gedling Local Development Plan.

Name	**Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (2021) and update (2026)**
Author	Lichfields
Source	2021 report: https://www.gnplan.org.uk/media/401bqvew/employment-land-needs-study-may-21.pdf The ELS refresh can be found in the document library using the link below:

	http://www.gedling.gov.uk/reg19documents
Description	The Employment Land Needs Study assesses the future economic development needs of the 8 authorities (Broxtowe, Gedling, Nottingham City, Rushcliffe, Erewash, Mansfield, Ashfield, Newark and Sherwood) up to 2038, with the purpose of providing an up to date understanding of the future requirements for employment land at both the functional economic market and constituent authority level up to 2038, and provide recommendations about the quality and quality of sites.
Targets	Includes estimates for future floorspace needs for LPAs and the HMA.
Implication for GLDP	The Gedling Local Development Plan should ensure that the employment land needs are met within the plan period.
Implication for SA	The SA Framework should include an objective which seeks to ensure the employment land needs of the Greater Nottingham Area are met.

Name	**Greater Nottingham Centres Study (2024)**
Author	Nexus Planning
Source	https://www.gnplan.org.uk/media/mnnjig4d/gnsp-centres-study-june-2024.pdf
Description	This provides evidence on the need and capacity for both comparison and convenience retail floorspace in the study area during the plan period. This would inform decisions on allocations for retail and town centre boundaries to be included in the Local Plan.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the retail study.
Implication for SA	The SA Framework needs to include an objective which seeks to ensure that the retail floorspace provision meets the needs of the area.

Name	**Greater Nottingham Strategic Flood Risk Assessment Addendum (2017)**
Author	AECOM
Source	http://documents.nottinghamcity.gov.uk/download/5574
Description	This addendum is to refresh studies to inform planners and developers with the latest flood risk policy, guidance and data availability since the publication of the two documents; the River Leen & Daybrook Strategic Flood Risk Assessment (2008) and the Greater Nottingham Strategic Flood Risk Assessment (2010).

Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should protect areas at risk that are identified from inappropriate development or ensure appropriate mitigation is employed.
Implication for SA	The SA Framework needs to reflect the priorities of the Strategic Flood Risk Assessment.

Name	**East Midlands Airport Sustainable Development Plan (2015)**
Author	East Midlands Airport
Source	• Summary: https://www.nwleics.gov.uk/files/documents/east_midlands_airport_sustainable_development_plan/East%20Midlands%20Airport%20Sustainable%20Development%20Plan.pdf • Economy and Surface Access: https://assets.live.dxp.maginfrastructure.com/f/73114/x/d7c07a135b/ema-sdp-2015-economy-and-surface-access.pdf • Landuse: https://assets.live.dxp.maginfrastructure.com/f/73114/x/a01ad62c97/ema-sdp-2015-land-use.pdf • Environment: https://mag-umbraco-media-live.s3.amazonaws.com/1005/environment.pdf • Community: https://assets.live.dxp.maginfrastructure.com/f/73114/x/7416cf33e3/ema-sdp-2015-community.pdf
Description	The Sustainable Development Plan sets out the strategic context for the long-term development of East Midlands Airport.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan will need to understand the economic importance of East Midlands Airport and make suitable provision for enhanced transport links and access to the airport.
Implication for SA	The SA Framework needs to reflect the priorities of the East Midlands Airport Sustainable Development Plan.

Name	**Nottinghamshire Air Quality Strategy 2020-2030**
Author	Nottingham City Council

Source	https://www.nottinghaminsight.org.uk/d/aaJK0SBf
Description	The Strategy aims to reduce the two key pollutants that are known to impact on human health. This will in turn reduce the impact of these pollutants on the local environment and local ecosystems and reduce the impact of other pollutants which are emitted and produced by the same causes. The two aims of the air quality strategy are:- 1. To reduce average concentrations of nitrogen dioxide and particulate matter in Nottinghamshire (which will ultimately lead to a reduction in Air Quality Management Areas in Nottinghamshire); and 2. To reduce the estimated proportion of disease and deaths attributable to air pollution (encompassing particles, nitrogen dioxide and other air pollutants).
Targets	Four strategic objectives include:- • Place making and development for good air quality; • Enable to shift to zero and low emission transport to reduce emissions; • Reduce, minimize and prevent emission from industrial, commercial, agricultural and domestic sources and activity; and • Engagement and communication for behaviour change.
Implication for GLDP	The Gedling Local Development Plan will need to address air quality and encourage developments that minimise emissions.
Implication for SA	The SA Framework needs to include an objective for reducing emissions and improving air quality.

Name	**Greater Nottingham and Ashfield Housing Needs Assessment (2020) and 2024 update.**
Author	Iceni Projects
Source	https://www.gnplan.org.uk/media/dv0e34wd/housing-needs-assessment-2020.pdf https://www.gnplan.org.uk/media/5xqcj1bw/iceni-greater-nottingham-and-ashfield-housing-needs-update-2024.pdf
Description	An assessment document reviewing housing market need. The report outlines conditions, identifies and defines distinct sub-market areas, and highlights key housing issues for Greater Nottingham and Ashfield.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should consider the latest findings of the assessment.

Implication for SA	The SA Framework needs to include an objective which seeks to ensure that the housing stock meets the needs of the area.

Name	**Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment (2021)**
Author	RRR Consultancy Ltd
Source	https://www.gnplan.org.uk/media/tznhsuhw/greater-nottingham-ashfield-gtaa-report.pdf
Description	The Assessment reviews the need of Gypsies, Travellers, Showpeople and boat dwellers for the period 2020-2038. The results of the assessment will be used as an evidence base for policy development in housing and planning.
Targets	The assessment identifies the need of 33 additional pitches (17 within the first five years) but acknowledges the need of a further 15 pitches (12 within the first five years) as potential need in the study area if further applications are brought forward through windfalls.
Implication for GLDP	The Gedling Local Development Plan should ensure that the needs of Gypsies, Travellers, Showpeople and boat dwellers are met.
Implication for SA	The SA Framework needs to include an objective which seeks to ensure that the Gypsies, Travellers, Showpeople and boat dwellers pitch provision meets the needs of the area.

Name	**Greater Nottingham Blue-Green Infrastructure Strategy (2022)**
Author	Greater Nottingham Planning Partnership
Source	https://www.gnplan.org.uk/media/1xyd102k/blue-green-infrastructure-strategy-final.pdf
Description	The Strategy provides a detailed evidence base concerning existing strategic Blue Green Infrastructure assets and networks which should be protected, their functions and connectivity (within the plan area and beyond the boundary within the region), and opportunities to improve them or create more. To deliver the Strategy, five priority areas have been identified: 1. Supporting healthy and active communities 2. Supporting sustainable growth across the Greater Nottingham area 3. Protecting and enhancing biodiversity, heritage assets and landscapes 4. Mitigating the causes and effects of climate 5. Effective planning and delivery for Blue-Green Infrastructure

Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that the Blue Green Infrastructure assets and networks are protected and support opportunities for enhancement.
Implication for SA	The SA Framework needs to reflect the priorities of the Blue Green Infrastructure Strategy.

Name	**Nottinghamshire Core and Outer HMA Logistics Study (2022)**
Author	Iceni
Source	https://www.gnplan.org.uk/media/345p10d3/nottinghamshire-logistics-study-august-2022-2.pdf
Description	3.4 The Study identifies the future demand for strategic warehousing and logistics facilities within the Nottinghamshire Core and Outer Housing Market Area (Broxtowe, Rushcliffe, Nottingham City, Gedling, Erewash, (Core) plus Newark & Sherwood, Ashfield and Mansfield (Outer)).
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should ensure that the future need for logistics floorspace can be delivered within the plan period.
Implication for SA	The SA Framework should include an objective which seeks to ensure the logistics needs of the Greater Nottingham Area are met.

Table 4 – Gedling Borough Council documents

Name	**Gedling Borough Council Playing Pitch Strategy and Action Plan (2016)**
Author	Gedling Borough Council (KKP)
Source	https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/EX-04%20Gedling%20Borough%20Council%20Playing%20Pitch%20Strategy,%20Strategy%20&%20Action%20Plan%20-%20August%202016.pdf
Description	The Strategy implements the vision for the Borough – ' to ensure that Gedling Borough Council has a robust future proof Playing Pitch Strategy to ensure the appropriate provision of community facilities for active sport providing exercise opportunity for all'. To meet the vision, the Strategy will seek to deliver the following objectives: • To protect the existing supply of playing pitches where it is needed for meeting current and future needs; • To enhance playing fields, pitches and ancillary facilities through improving quality and management of sites; and • To provide new playing pitches where there is current or future demand to do so
Targets	Detailed action plan provided at Chapter 6.
Implication for GLDP	The Gedling Local Development Plan should consider the findings of this strategy.
Implication for SA	The SA Framework needs to include objectives relating to improving health and reducing health inequalities.

Name	**Air Quality Action Plan (2019)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningbuildingcontrol/buildingcontrol/FINAL_AQAP%202019.pdf

Description	The Air Quality Action Plan outlines the actions to be delivered by Gedling Borough and Nottinghamshire County Council between 2019-2024 in order to reduce concentrations of air pollutants and exposure to air pollution. The key priorities for Gedling are: • Work with the Highway Authority to manage traffic volume and improve flows; • Ensure that future development is designed to allow residents to make low emission transport choices; • Promotion and education; • Reduce emissions from buses and taxis; and • Reduce emissions from HGVs and LGVs.
Targets	Detailed Action Plan with specific measures to help meet the priorities.
Implication for GLDP	The Gedling Local Development Plan will need to address air quality and encourage developments that minimise emissions.
Implication for SA	The SA Framework needs to include an objective for reducing emissions and improving air quality.

Name	**Contaminated Land Strategy for Gedling Borough Council (2024)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/GBC%20ContamLand%20Strategy2024.pdf
Description	This strategy details how Gedling Borough Council will inspect the land in its Borough for contamination. It details how the Council will take a rational, ordered and efficient approach to this inspection.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the key priorities and contribute towards achieving them wherever possible.
Implication for SA	The SA Framework needs to reflect the priorities of the Contaminated Land Strategy as appropriate.

Name	**Five Year Housing Land Supply Assessment (2024)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/monitoringreports/
Description	The purpose is to monitor and review the housing supply against the housing requirement.

Targets	Target based on past completions and remaining dwellings to build.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the findings.
Implication for SA	The SA Framework needs to include an objective which seeks to ensure that the housing stock meets the needs of the area.

Name	**Strategic Housing Land Availability Assessment (SHLAA) (ongoing)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/shlaa/
Description	The Strategic Land Availability Assessment (SHLAA) identifies sites that have the potential for residential development. The SHLAA assesses whether and if possible, when housing is likely to be built on a site. Not all sites will be considered possible to develop; some sites will be classed as 'unsuitable' and 'not developable' at the present time. The SHLAA will be updated annually and forms part of the evidence base.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the latest SHLAA assessment.
Implication for SA	The SA Framework needs to include objective which seeks to ensure that the housing stock meets the needs of the area.

Name	**Strategic Employment Land Availability Assessment (SELAA) (ongoing)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/selaa/
Description	The Strategic Economic Land Availability Assessment (SELAA) identifies sites that have the potential for economic development (including business, industrial, storage, and other employment-generating uses) within Gedling Borough. It evaluates the availability and achievability of these sites for employment use, in collaboration with agents, developers, landowners, and site promoters. Not all sites will be considered possible to develop; some sites will be classed as 'unsuitable' and 'not developable' at the present time. The SELAA will be updated periodically and forms part of the evidence base.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the latest SELAA assessment.

Implication for SA	The SA Framework needs to include objective which seeks to ensure that the employment provision meets the needs of the area.

Name	**Conservation Area Character Appraisals and Management Plans** Bestwood Village (2020), Calverton (2007), Lambley (2020), Linby (2021), Papplewick (2018), Woodborough (2017) and Gedling Village (2025)
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/conservation/
Description	A character appraisal defines and records the special architectural and historic interest of the Conservation Area. It identifies those elements that make a positive contribution to the character and appearance of the area. It also identifies those elements that detract from the character and appearance of the area, which offer an opportunity for enhancement.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should take into account the Conservation Area Character Appraisals and Management Plans.
Implication for SA	The SA Framework needs to include objective relating to the Conservation Areas.

Name	**Local Planning Document Part 2 Local Plan (2018)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/lpd/
Description	In addition to the strategic policies contained within the Aligned Core Strategy, the part 2 Local Plan provides detailed policies to help deliver specific allocations and help in the day-to-day assessment of planning applications.
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Local Planning Document.
Implication for SA	The SA Framework needs to reflect the priorities of the Local Planning Document.

Name	The Gedling Biodiversity Opportunity Mapping Report (2021)
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/environmentalhealth/The%20Gedling%20BOM%20Project%20Report%20FINAL%20February2021%20LowRes.doc.pdf
Description	The report includes a series of maps that indicating how habitats within the Borough are currently connected together and identifies opportunities that are present to help to enhance existing sites and to increase habitat connectivity. There are several areas where existing habitats and associated opportunities are concentrated and they are known as 'Focal Areas'. There are substantial opportunities in both the short and long term to enhance and expand these habitats, to buffer them and to link them up to create a stronger habitat network across a landscape scale. Four focal areas were identified:- 1. Leen Catchment 2. Sherwood South 3. Burton Joyce/Lambley and the Cocker Beck 4. Trent Valley (Lady Bay to Gunthorpe)_
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should reflect the objectives of the Biodiversity Opportunity Mapping Report where appropriate
Implication for SA	The SA Framework needs to include objective to enhance existing sites and to increase habitat connectivity.

Name	Gedling Borough Council Waste and Recycling Policy
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/haveyoursay/wasteandrecyclingpolicy/wasteandrecyclingpolicyhtmlversion/
Description	The policy aims to provide a framework for the following: • A proportionate and considered approach to waste collection across the Borough of Gedling • Clarity and communication for residents to support GBC's recycling targets • Reduction in residual (black) bin waste with increase in recycling rates • Reduction in contamination of waste streams • Clarity of measures that will be taken for those who continually contaminate or do not comply with this policy

	• Minimisation of the carbon impact of the Waste Service including fleet in terms of mileage and route optimisation
Targets	No set targets.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Waste Strategy.
Implication for SA	The SA Framework should take account of the waste needs and includes objective for reducing overall waste consumption.

Name	**Gedling Borough Council's Carbon Management Strategy and Action Plan 2021-2030 (Updated July 2025)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/environmentalhealth/Appendix%20A%20-%20Carbon%20Management%20Strategy%20%20Action%20Plan.pdf Revised actions set out in Appendix 1: https://democracy.gedling.gov.uk/documents/s42472/Appendix%201%20updated%20carbon%20management%20actions%202025-26.pdf
Description	The Strategy focuses on efforts to reduce energy consumption and carbon emissions derived from Gedling's own operations. The vision is 'to take robust action to tackle the threat of climate change, both internally and externally, working in partnership with local organisations and residents to facilitate behavioural change contributing to sustainable communities'. The July 2025 update sets out progress towards the Council's ambition to become carbon neutral by 2030 and provides a detailed Action Plan for 2025-2026. It adopts a two-pronged approach: reducing the Council's own emissions and working with residents, businesses and community groups to cut borough-wide emissions. To deliver the vision, Gedling has identified the following priority areas: • The Built Environment - including retrofitting homes and improving energy efficiency in council buildings • Transport - promoting sustainable travel and expanding electric vehicle charging points • Energy Generation

	• Consumption and Behavioral Change - supporting awareness and community engagement • Waste Reduction and Recycling • Green Infrastructure – Carbon Offsetting, including increased tree planting and habitat enhancement
Targets	Detailed Action Plan provided at Chapter 4. The Action Plan (2025–2026) sets out specific short-term measures aligned with the Council's pathway to net zero by 2030.
Implication for GLDP	The Gedling Local Development Plan should support policies that promote energy efficiency, low-carbon transport, sustainable design, and green infrastructure to contribute to the borough's net zero target
Implication for SA	The SA Framework needs to include objectives and indicators for reducing carbon emissions, enhancing energy efficiency, and increasing climate resilience.
Name	**Gedling Borough Council Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document (2022)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/Parking%20Standards%20SPD%202022%20Final.pdf
Description	The Parking SPD aims to summarise the national and local policy context relating to parking provision for new development and provide a clear framework to set out how parking provision is to be provided. The SPD includes reference to both residential and non-residential developments. The SPD includes reference to both residential and non-residential developments; in terms of residential developments, the SPD notes that achieving appropriate parking provision within residential developments is key to ensuring the design, layout, use and location of development remains appropriate in the long-term. The SPD sets out specific parking requirements taking account of various factors which are likely to impact on car ownership, such as type, size and location of dwelling. In terms of non-residential developments, the SPD cross refers to the Nottinghamshire County Council Highway Design Guide.
Targets	Parking provision requirements per dwelling type, i.e. houses, bungalows, flats, apartments or maisonettes in urban and rural areas.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Supplementary Planning Document.
Implication for SA	The SA Framework needs to reflect the priorities of the Supplementary Planning Document.

Name	Gedling Borough Council Design Code Framework (2024)
Author	Gedling Borough Council and David Lock Associates
Source	https://www.gedling.gov.uk/resident/planningandbuildingcontrol/designcode/
Description	The Gedling Design Code Framework aims to provide clarity on design expectations, which are specific to the Borough and set out how this will be achieved through the Development Management process. The Design Code applies to the entire Borough and sets out the Council's ambitions to improve the quality of design in the Borough. The Design Code aims to support good design of new residential development of all scales, including major sites of 10 or more dwellings, small sites of up to 9 dwellings and extensions and alterations to dwellings.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Design Code Framework.
Implication for SA	The SA Framework needs to reflect the priorities of the Design Code Framework.

Name	Gedling Borough Council Open Space Provision for New Housing Development Supplementary Planning Guidance (2001)
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/open_space_planning_guidance_document_(final_edition).pdf
Description	The Open Space Provision for New Housing Development Supplementary Planning Guidance (SPG) (2001) sets out Gedling Borough Council's approach to securing open space as part of new residential developments. It provides a clear framework for developers and decision-makers to ensure that adequate, accessible, and well-designed open spaces are delivered in line with the scale and type of housing proposed. The SPG distinguishes between different forms of open space, and includes guidance on when and how on-site provision or financial contributions will be required. The document also provides indicative thresholds and standards based on population and dwelling numbers.
Targets	Sets out targets in relation to: • Open space provision requirements per number of dwellings (e.g. thresholds for on-site provision).

	• Minimum area standards for different types of open space (e.g. play space, amenity green space, and outdoor sports facilities). • Requirements for financial contributions where on-site provision is not feasible.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Supplementary Planning Guidance.
Implication for SA	The SA Framework needs to reflect the priorities of the Supplementary Planning Guidance.

Name	**Gedling Borough Council Affordable Housing Supplementary Planning Document (2009)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/affordable_housing_spd_final_dec2009.pdf
Description	The Affordable Housing Supplementary Planning Document (SPD) (2009) provides detailed guidance to support the implementation of affordable housing policies set out in the Local Plan. It aims to ensure that the delivery of affordable housing is consistent, transparent, and meets identified local needs across the Borough. The SPD outlines when affordable housing will be sought as part of new residential developments, the percentage of affordable homes expected, and the tenure and mix requirements. The document provides clarity for developers and registered providers on viability, thresholds, and how exceptions or commuted sums may be considered where on-site provision is not practical.
Targets	• Affordable housing requirement of 20% or higher on qualifying sites (subject to site size and viability). • Thresholds for when affordable housing is required (e.g. developments of 15 or more dwellings, or 0.5 hectares). • Tenure split targets (e.g. proportion of social rented and intermediate housing).
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Supplementary Planning Document.
Implication for SA	The SA Framework needs to reflect the priorities of the Supplementary Planning Document.

Name	**Gedling Borough Council Air Quality and Emissions Mitigation (2019)**
Author	Gedling Borough Council

Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/GBC-EMAQN%20PLANNING%20GUIDANCE%20v2019.pdf
Description	The Guidance supports Local Planning Document's Policy LPD 11 by advising development proposals on how to limit or compensate for air pollutant emissions, particularly from road transport, during both construction and operation phases. The guidance recognises that new development typically increases emissions, but promotes sustainable design solutions that minimise environmental and health impacts. It includes recommendations for air quality assessments, sets out expectations for low-emission vehicle infrastructure (such as Electric Vehicle charging provision), and establishes thresholds for when mitigation (either on-site or via financial contributions) is required.
Targets	• Air Quality Assessments required for proposals meeting defined scales or near sensitive receptors, to evaluate construction and operational impacts. • EV Charging Provision: installations aligned with national and East Midlands standards to support low-emission vehicle choices. • Mitigation Measures: tailored strategies such as on-site planting, traffic management, or delivery of off-site infrastructure, secured through planning conditions or S106 obligations. • Thresholds Triggering Mitigation: developments predicted to cause significant transport emissions (nitrogen dioxide and particulate matter) increases must implement appropriate mitigation. • Consistent Use of Assessment Standards: applicants must apply the latest national methods (e.g. COMEAP dose-response functions).
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Guidance.
Implication for SA	The SA Framework needs to reflect the priorities of the Guidance.

Name	**Low Carbon Planning Guidance for Gedling Borough (2021)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/Low%20carbon%20planning%20guidance%20for%20GBC%20-%20FINAL.pdf

Description	The Guidance provides non-statutory but material guidance supporting Local Plan policies - primarily Aligned Core Strategy (Policy 1: Climate Change) to assist developers in delivering sustainable, low-carbon major developments. It aligns with the council's declaration of a climate emergency and ambition to become carbon neutral by 2030, offering practical design and construction measures for proposals of 10+ dwellings or commercial schemes over 1 ha/1,000 square metres. The guidance draws on joint Nottinghamshire countywide principles, tailored to Gedling's local context. It includes good-practice benchmarks (e.g., Building for a Healthy Life, Passivhaus), sustainable design guidance (e.g., energy efficiency, renewable generation, green infrastructure), and a developer-facing sustainability checklist to support planning submissions.
Targets	• Energy & Carbon: Encourage zero-carbon or ultra-low-energy buildings using high-performance building fabric, passive design measures, air source heat pumps, on-site renewable energy generation, and adherence to net-zero standards such as Passivhaus, Energiesprong, BREEAM, and Building for a Healthy Life. • Developer Checklist: Require submission of a Sustainability Statement and completion of the low carbon checklist with planning applications.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Guidance document.
Implication for SA	The SA Framework needs to reflect the priorities of the Guidance document.

Name	**Gedling Borough Council Biodiversity Net Gain Guidance (2024)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/BNG%20Guidance%20-%20FINAL%20version%20for%20Web.pdf
Description	It sets out Gedling Borough Council's approach to implementing the mandatory requirements for biodiversity net gain introduced by the Environment Act 2021. It provides clarity for applicants, developers, and planning officers on how BNG should be achieved, calculated, and secured through the planning process.

	The guidance outlines how proposals must demonstrate a measurable net gain in biodiversity of at least 10% using the statutory biodiversity metric. It includes information on when BNG is required, what evidence needs to be submitted at each planning stage, and how mitigation hierarchies, on-site enhancements, and off-site compensation should be considered.
Targets	• Minimum 10% biodiversity net gain required on all major developments (and some minor developments where applicable). • Use of the latest Defra biodiversity metric to calculate baseline and post-development biodiversity units. • BNG measures to be secured for a minimum of 30 years via planning obligations or conservation covenants.
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Guidance document.
Implication for SA	The SA Framework needs to reflect the priorities of the Guidance document.

Name	**Gedling Borough Council Shopfront Supplementary Planning Document (2025)**
Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/Shopfront%20SPD%20-%20FINAL.pdf
Description	The SPD provides detailed design guidance to support the creation, alteration, and maintenance of shopfronts within Gedling Borough. It aims to promote high-quality, context-sensitive design that enhances the character, appearance, and vitality of town and local centres. The document outlines principles for good shopfront design, covering elements such as signage, illumination, materials, security features and accessibility. It encourages a design-led approach that contributes positively to the streetscape and protects heritage assets.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Supplementary Planning Document.
Implication for SA	The SA Framework needs to reflect the priorities of the Supplementary Planning Document.

Name	**Gedling Borough Council Murals Guidance Note (2025)**

Author	Gedling Borough Council
Source	https://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/supplementaryplanningdocuments/Murals%20Guidance%20Note.pdf
Description	The guidance provides advice for the design and implementation of murals across the Borough. The document supports the Council's wider objectives around cultural expression and enhancing the public realm. The document sets out key considerations for delivering high-quality murals, including community engagement, heritage sensitivity, and long-term maintenance. It encourages artists, property owners, and developers to work collaboratively to ensure that mural proposals positively contribute to local character, support tourism and local identity, and avoid visual clutter or harm to heritage assets. The guidance also highlights when planning permission or listed building consent may be required.
Targets	No set targets
Implication for GLDP	The Gedling Local Development Plan should give consideration to the Guidance document.
Implication for SA	The SA Framework needs to reflect the priorities of the Guidance document.

Table 5 – Neighbourhood Planning documents

This section includes Neighbourhood Plans that have been formally 'made' by Gedling Borough Council.

Name	**Calverton Neighbourhood Plan 2016-2028 (2017)**
Author	Calverton Parish Council
Source	https://www.gedling.gov.uk/calvertonplan/
Description	The Neighbourhood Plan for Calverton sets out its vision and objectives for Calverton. The plan covers from 2016 to 2028. The objectives are:- (a) Promote high quality and sustainable growth; (b) Protect and enhance Calverton's historic built environment; (c) Protect and enhance Calverton's natural and historic environment, countryside and Green Belt setting; (d) Improve the provision of Sustainable Transport throughout the village
Targets	No set targets.
Implication for GLDP	The policies of the Neighbourhood Plan should not conflict with the strategic policies in the Gedling Local Development Plan.
Implication for SA	The SA Framework should take account of the Neighbourhood Plan.

Name	**Papplewick Neighbourhood Plan 2017-2028 (2018)**
Author	Papplewick Parish Council
Source	https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans/papplewick/
Description	The Neighbourhood Plan for Papplewick sets out its vision and objectives for Papplewick. The plan covers from 2017 to 2028. The objectives are:-

	(A) Preserve and enhance Papplewick's historic built environment (B) Protect and enhance Papplewick's natural environment, countryside and Green Belt setting (C) Protect and develop the community of Papplewick (D) Ensure that Papplewick is not adversely affected by the strategic growth of Gedling and Ashfield
Targets	No set targets.
Implication for GLDP	The policies of the Neighbourhood Plan should not conflict with the strategic policies in the Gedling Local Development Plan.
Implication for SA	The SA Framework should take account of the Neighbourhood Plan.

Name	**Burton Joyce Neighbourhood Development Plan 2017-2028 (2019)**
Author	Burton Joyce Parish Council
Source	https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans/burtonjoyce/
Description	The Neighbourhood Plan for Burton Joyce sets out its vision and objectives for Burton Joyce. The plan covers from 2017 to 2028. There are eight community objectives:- 1. Ensuring that all new development is designed and located so that it minimises its impact on the natural and built environment, whilst providing direct benefit to local people by: 3.5 a) Being suitable to meet Parish needs, and 3.6 b) Being informed by the Village Appraisal (as well as other District and County studies), 3.7 c) Being underpinned by extensive local consultation, and 3.8 d) By not exacerbating the existing flooding issues in the village. 2. Ensuring that all new development is designed so that it 3.9 a) respects the materials, style, and layout of the existing settlement (where applicable), and 3.10 b) enhances, rather than diminishes, the existing character of Burton Joyce Parish. 3. Ensuring that the landscape character of Burton Joyce Parish is protected by ensuring that 3.11 a) Burton Joyce remains separate from the Nottingham built up area.

	3.12 b) The long views and vistas from the ridgelines above the village looking south across the Trent Valley are protected. 3.13 c) The soft green edges of the village remain with immediate walking access to high quality landscape areas along the river and north over the ridgelines. 3.14 d) The value of the bio diversity in the parish with its green and open spaces, ancient woodland, veteran trees and hedgerows and trees is recognised and where possible native trees and hedgerows are planted as part of new development. 4. Ensuring that future housing growth provides a mix of house types particularly smaller dwellings to meet local as well as district need for properties for downsizing and for starter homes. 5. Seeking opportunities to maintain and enhance services and facilities within Burton Joyce, particularly the renovation of the Old School building, and ensuring that future development does not place an unacceptable burden on the local doctors and primary school. 6. Encouraging development that improves the village centre. 7. Seeking opportunities to improve and extend the walking and cycling routes through the Parish and improving pedestrian safety along the A612 and within the village centre. 8. Encouraging pre-application community consultation so the community and developers can work together to produce schemes designed to a high standard and in the most appropriate locations.
Targets	No set targets.
Implication for GLDP	The policies of the Neighbourhood Plan should not conflict with the strategic policies in the Gedling Local Development Plan.
Implication for SA	The SA Framework should take account of the Neighbourhood Plan.

Name	**Linby Neighbourhood Development Plan 2018-2032 (2019)**
Author	Linby Parish Council
Source	https://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/neighbourhoodplans/linby/
Description	The Neighbourhood Plan for Linby sets out its vision and objectives for Linby. The plan covers from 2018 to 2032. There are five objectives:- 1. To maintain Linby's distinctive character as a historic rural settlement in Gedling Borough.

	2. To ensure that Linby Village is not adversely affected by the remaining strategic site that is planned in the parish by Gedling Borough Council and the strategic growth planned in Ashfield. 3. To ensure that Linby is a sustainable settlement, offering a balanced mix of uses, including a range of employment and community facilities. 4. To provide high quality, well-designed new housing to meet current and future needs and to ensure that new developments have a strong sense of place, creating safe, convenient and sustainable environments. 5. To inform and shape the design and development at the Top Wighay site.
Targets	No set targets.
Implication for GLDP	The policies of the Neighbourhood Plan should not conflict with the strategic policies in the Gedling Local Development Plan.
Implication for SA	The SA Framework should take account of the Neighbourhood Plan.

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Gedling Local Development Plan

Consultation Draft: Sustainability Appraisal Scoping Report

Appendix B: Baseline data

May 2026

Serving people, **Improving lives**

Introduction

This appendix updates and supersedes Appendix B of the Scoping Report (July 2025) prepared to support the Gedling Local Development Plan.

This is an appendix which provides the baseline data for the administrative area of Gedling Borough Council. The baseline data has been divided into different themes as shown on the list below. For information, the data is provided for the council area as a whole and does not include data at ward or parish level.

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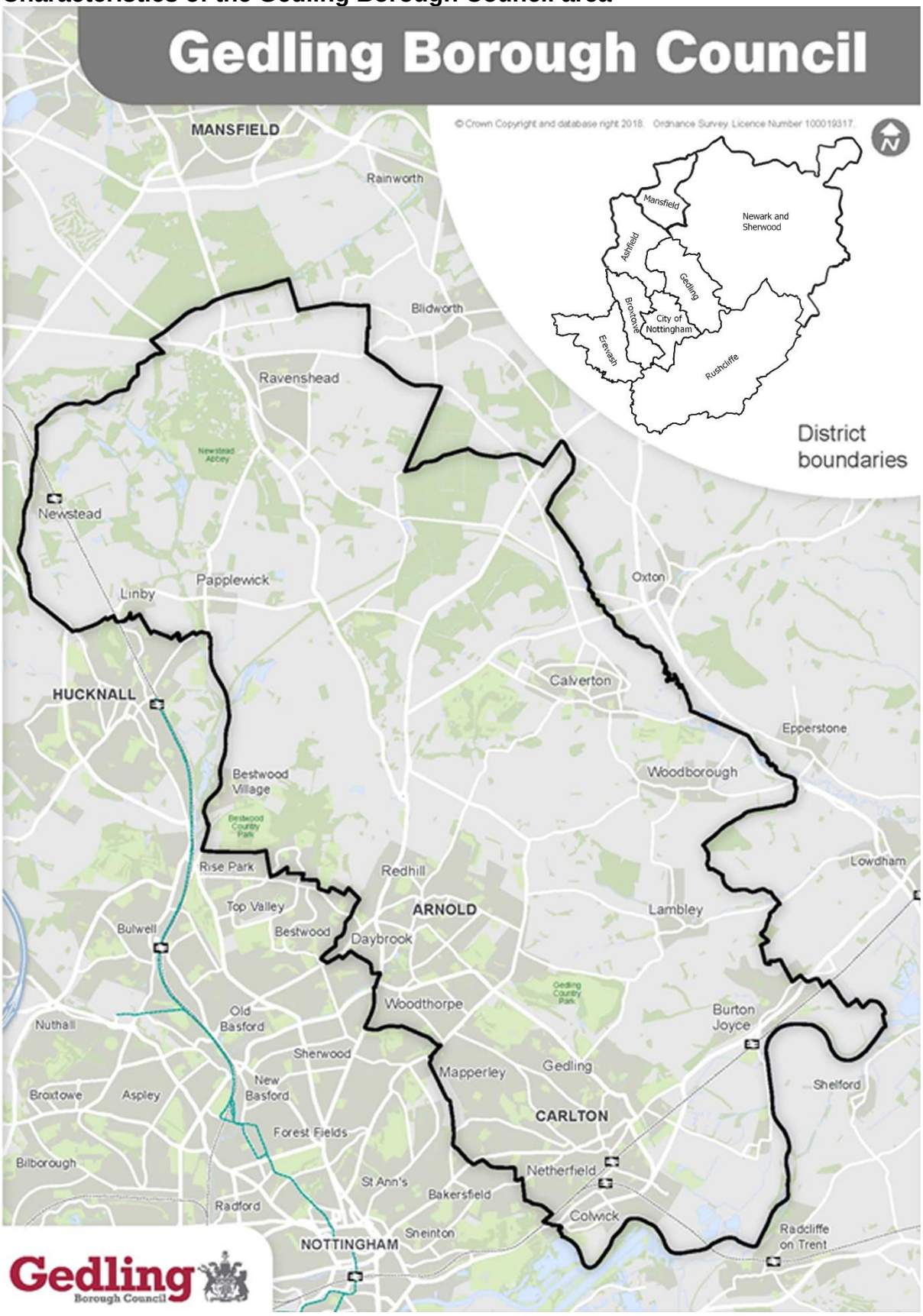
Characteristics of the Gedling Borough Council area



Size of administrative area (ha) Size of the council area by hectares. Source:- Local authorities	11,998 ha
Population density (people per ha) Figures based on data from "Size of administrative area (ha)" and "Population – total". Source:- ONS - Dataset TS006 – Population Density	9.8

Population and demographics

Population – total Total number of population. Source:- ONS website	2021: 117,300 2011: 113,700
Population – by males and females Number of males and females of the population. Figures do not always tally with the figures as shown in "Population – total". Source:- ONS website	2021 Males: 60,400 Females: 56,900 2017 Males: 57,100 Females: 60,000 2011 Males: 55,500 Females: 58,300
Population – black and minority ethnic (BME) Percentage of the population which consists of black and minority ethnic groups (i.e. all categories except White British). Source:- ONS website	2021: 14.4% 2011: 9.7% 2001: 6.1%

Population – young people Number and percentage of the population aged 18 to 24. Source:- ONS website	2021: 7,273 (6.2%) 2017: 8,100 (6.9%) 2011: 8,800 (7.7%)
Population – working age Number and percentage of the population aged 16 to 64 years. Source:- ONS website	2021: 71,170 (60.7%) 2017: 71,900 (61.4%) 2016: 72,100 (61.8%) 2015: 72,000 (62.0%) 2014: 72,100 (62.3%) 2011: 70,100 (63.0%)
Population – 65 or over Number and percentage of the population at the age of 65 or over. Source:- ONS website	2021: 25,285 (21.6%) 2017: 24,200 (20.7%) 2016: 23,800 (20.4%) 2015: 23,500 (20.2%) 2014: 23,100 (19.9%) 2011: 21,200 (18.6%)
English Index of Multiple Deprivation The local authority district with a rank of 1 is the most deprived, and 317 the least deprived for 2019 (326 the least deprived for 2010 and 2015). At the time of publication of the IMD 2019 there were 317 local authorities in England. At the time of publication of the IMD 2010 and IMD 2015 there were 326 local authorities in England. For clarification, the 'rank of average score' figures are used. Source:- English indices of deprivation www.gov.uk website (File 10: local authority district summaries)	2019: 209 out of 317 2015: 203 out of 326 2010: 199 out of 326 See also File 7: all ranks, deciles and scores for the indices of deprivation for super output areas (SOAs) within Gedling. Online map is available at Index of Multiple Deprivation webpage.

Number of housing completions (net) Net housing completions include new build dwellings, conversions and changes of use and take account of existing dwelling losses. Main figures also include purpose-built student dwellings (units only). <u>Source:-</u> Local authorities	<u>2011 to 2025:</u> 4,815 2024/25: 464 2023/24: 604 2022/23: 691 2021/22: 357 2020/21: 310 2019/20: 360 2018/19: 286 2017/18: 237 2016/17: 198 2015/16: 174 2014/15: 311 2013/14: 321 2012/13: 227 2011/12: 275 No purpose-built student dwellings built.
Number of housing completions – affordable Affordable housing includes social rented, affordable rented and intermediate housing. It can be a new-build property or a private sector property that has been purchased for use as an affordable home. <u>Source:-</u> Local authorities	<u>2011 to 2025:</u> 740 (15%) 2024/25: 62 (13%) 2023/24: 120 (20%) 2022/23: 128 (18%) 2021/22: 37 (10%) 2020/21: 31 (10%) 2019/20: 19 (5%) 2018/19: 50 (17%) 2017/18: 52 (22%) 2016/17: 39 (20%) 2015/16: 18 (10%) 2014/15: 38 (12%) 2013/14: 56 (17%) 2012/13: 36 (16%) 2011/12: 54 (20%)
Census 2021 housing type – by dwelling type Number of detached houses, semi-detached houses, terrace houses and flats, maisonettes or apartments in 2011. <u>Source:-</u> ONS website	All dwellings: 51,330 Detached house: 20,119 Semi-detached house: 17,741 Terraced house: 7,672 Flat, maisonette or apartment: 5,798

Number of housing completions – by dwelling type and size Number of houses/bungalows and flats, maisonettes or apartments by bedroom size since 2011. Figures exclude conversions and changes of use. Source:- Local authorities	2011 to 2024:- Houses/bungalows 1 bed: 30 (0.7%) 2 bed: 560 (13.6%) 3 bed: 1,297 (31.4%) 4 bed: 1,417 (34.3%) 5+ bed: 216 (5.2%) Flats, maisonettes or apartments 1 bed: 254 (6.2%) 2 bed: 355 (8.6%) 3+ bed: 0 (0%)
Average house prices Average house prices for all property types (detached, semi-detached, terraced and flats). Source:- HM Land Registry UK House Price Index	January 2025 £268,548 July 2023 £241,699 March 2019 £183,758 March 2011 £130,592
Number of homelessness acceptances Number of households accepted as homeless and in priority need. The Homelessness Reduction Act 2017 came into force on 3 April 2018 and it has extended the definition of homelessness. Source:- Local authorities	2023/24: 322 2022/23: 286 2021/22: 268 2020/21: 288 2019/20: 358 2018/19: 351 2017/18: 99 2016/17: 100 2015/16: 75 2014/15: 74 2013/14: 51 2012/13: 56 2011/12: 63

Number of vacant dwellings – by type Number of vacant dwellings. Up until April 2013, dwellings undergoing major structural repairs for up to 12 months and those vacant for less than 6 months were eligible for a council tax exemption (Class A and C respectively). In April 2013, these exemptions were replaced with a new flexible discount which applied to all empty properties. Local authorities are now entitled to apply any level of discount from 0% to 100% to all empty properties. Source:- Live tables on dwelling stock www.gov.uk website (Table 615 All vacant dwellings by local authority district, England)	2024: All vacant: 1,484 LA owned: 0 Private Register Provider: 28 Other Public Sector: no data 2018: All vacant: 1,313 LA owned: 2 Private Register Provider: 37 Other Public Sector: no data 2011: All vacant: 1,737 LA owned: 0 Private Register Provider: 35 Other Public Sector: 0

Economy

	Gedling
Number of employee jobs Employee job numbers from Business Register and Employment Survey. An employee is defined as anyone aged 16 years or over that is paid directly from the payroll, in return for carrying out a full-time or part-time job or being on a training scheme. Employment includes employees plus the number of working owners who receive drawings or a share of the profits. Full-time is defined as working more than 30 hours per week with part-time defined as working 30 hours or less per week. Source:- ONS website	2023: 33,000 2022: 33,700 2021: 31,500 2020: 30,300 2019: 29,500 2018: 30,900 2017: 32,400 2016: 31,400 2015: 30,300

Key Employers

The following list identifies the top 20 key employers in Gedling, ranked by business turnover as of June 2025, based on business data obtained from the Fame database, a service provided by Moody's.

Source:-
Fame (Moody's Analytics)

1 HUNTER DOUGLAS HOLDINGS LIMITED
Main activity: Services
Trade Description: A group engaged in the manufacture and retail of window coverings and architectural products.
2025 Rank: 1
Revenue: £3,513,344,000
Number of employees: 21,655

2 XYLEM WATER HOLDINGS LIMITED
Main activity: Services
Trade Description: Holding company
2025 Rank: 2
Revenue: £327,681,000
Number of employees: 992

3 HUNTER DOUGLAS UK RETAIL LIMITED
Main activity: Manufacturing
Trade Description: The manufacturing and retailing of venetian, roller, roman, pleated and vertical house blinds, awnings and shutters for the domestic and contract markets.
2025 Rank: 3
Revenue: £236,898,000
Number of employees: 1,460

4 XYLEM WATER SOLUTIONS UK LTD
Main activity: Services
Trade Description: The transport and treatment of water including the design, supply, rental and service of submersible fluid handling equipment.
2025 Rank: 4
Revenue: £220,253,000
Number of employees: 646

5 GREENWOOD ACADEMIES TRUST
Main activity: Services
Trade Description: Engaged in the provision of a wide variety of educational support services and programs.
2025 Rank: 5
Revenue: £180,681,000
Number of employees: 3,245

6 REDHILL ACADEMY TRUST

Main activity: Services
Trade Description: Provision of education for students of different abilities between the ages of 11 and 18 specialising in performing arts and science.
2025 Rank: 6
Revenue: £97,619,000
Number of employees: 1,882

7 ENVA ENGLAND LIMITED
Main activity: Services
Trade Description: Waste collection and recycling.
2025 Rank: 7
Revenue: £57,019,000
Number of employees: 317

8 THE WILKINS GROUP LIMITED
Main activity: Manufacturing
Trade Description: A group engaged as design consultants and printers of high-quality packaging.
2025 Rank: 8
Revenue: £49,701,000
Number of employees: 456

9 KEN WILKINS PRINT LIMITED
Main activity: Manufacturing
Trade Description: Design consultants and high-quality printers of packaging.
2025 Rank: 9
Revenue: £47,874,000
Number of employees: 326

10 HUNTER DOUGLAS UK TRADE LTD
Main activity: Services
Trade Description: Engaged in the management activities of holding companies
2025 Rank: 10
Revenue: £34,863,000
Number of employees: 21

11 HURON TOPCO LIMITED
Main activity: Services
Trade Description: A group engaged in the provision of school group travel arrangements on a worldwide basis across a range of educational, language, music, sport and ski tours.
2025 Rank: 11
Revenue: £32,820,000
Number of employees: 104

12 FRANK KEY HOLDINGS LIMITED
Main activity: Wholesale
Trade Description: A group engaged in supply of building materials and associated goods and services.

2025 Rank: 12
Revenue: £32,184,000
Number of employees: 201

13 LEIVERS BROTHERS LIMITED
Main activity: Wholesale
Trade Description: Wholesale of meat and cheese products.
2025 Rank: 13
Revenue: £29,547,000
Number of employees: 52

14 ERF ELECTRICAL WHOLESALERS LTD.
Main activity: Wholesale
Trade Description: Wholesale of electrical products.
2025 Rank: 14
Revenue: £26,673,000
Number of employees: 102

15 FRANK KEY (NOTTINGHAM) LIMITED
Main activity: Wholesale
Trade Description: The supply of building materials and associated goods and services.
2025 Rank: 15
Revenue: £25,629,000
Number of employees: 126

16 HALSBURY TRAVEL LIMITED
Main activity: Services
Trade Description: The provision of group travel arrangements on a worldwide basis across a range of education, cultural and special interest tours.
2025 Rank: 16
Revenue: £22,317,000
Number of employees: 85

17 NORTHFIELD CONSTRUCTION LIMITED
Main activity: Services
Trade Description: Construction.
2025 Rank: 17
Revenue: £21,230,000
Number of employees: 56

18 GROVETREE LIMITED
Main activity: Wholesale
Trade Description: A group engaged in the packing and sale of farm products, manufacture of fuels and contract services, production and wholesale of culinary oils.
2025 Rank: 18
Revenue: £21,010,000
Number of employees: 94

19 MET - CLAD CONTRACTS LIMITED

Main activity: Services
Trade Description: Roofing and cladding specialists.
2025 Rank: 19
Revenue: £18,909,000
Number of employees: 61

20 CUSTOMWEST TRADING LIMITED
Main activity: Wholesale
Trade Description: Wholesale of shutters
2025 Rank: 20
Revenue: £18,082,000
Number of employees: 8

Employment and unemployment rate Proportion of people who are in paid work and unemployed. Employment measures the number of people in paid work and differs from the number of jobs because some people have more than one job. The employment rate is the proportion of people aged from 16 to 64 years who are in paid work. Unemployment measures people without a job who have been actively seeking work within the last four weeks and are available to start work within the next two weeks. The unemployment rate is not the proportion of the total population who are unemployed. It is the proportion of the economically active population (those in work plus those seeking and available to work) who are unemployed. <u>Source:-</u> ONS website	<u>2021</u> Employment: 53,815 (75.6%) Unemployment: 2,450 (3.4%) <u>2018</u> Employment: 57,000 (74.8%) Unemployment: 2,300 (3.8%) <u>2011</u> Employment: 56,300 (74.1%) Unemployment: 3,700 (6.2%)
Earnings – by place of work and by place of residence Gross weekly pay (median earnings) in pounds for full time employees. <u>Source:-</u> ONS website	<u>Place of work</u> Weekly pay of full time employees working in the area: 2024: £696.30 2022: £624.10 2018: £607.30 2011: £393.20 <u>Place of residence</u> Weekly pay of full time employees living in the area: 2024: £707.60 2022: £590.00 2018: £560.20 2011: £456.70
Employment by occupation Percentage is a proportion of all persons in employment. Figures used for April to March period. <u>Source:-</u> ONS website	Managers, directors and senior officials:- 2024: 14.3 2023: 13.1% 2018: 12.9% 2011: 12.4% Professional occupations:- 2024: 23.6 2023: 28.8% 2018: 17.5% 2011: 17.6%

	Associate professional & technical:- 2024: 16.2% 2023: 10.3% 2018: 20.7% 2011: 8.8% Administrative and secretarial occupations:- 2024: 12.5% 2023: 10.7% 2018: 10.3% 2011: 14.1% Skilled trades occupations:- 2024: n/a 2023: 7.1% 2018: 8.2% 2011: 11.3% Caring, leisure and other service occupations:- 2024: n/a 2023: n/a 2018: 6.6% 2011: 11.2% Sales and customer service occupations:- 2024: 9.7% 2023: 10.1% 2018: 8.3% 2011: 8.0% Process plant & machine operatives:- 2024: n/a 2023: 7.5% 2018: 7.3% 2011: 6.7% Elementary occupations:- 2024: n/a 2023: n/a 2018: 8.2% 2011: 9.9%

Qualifications – by type Working age people with the following qualifications:- • No qualifications – no formal qualifications held. • NVQ1 and above – e.g. fewer than 5 GCSEs at grades A-C, foundation GNVQ, NVQ 1, intermediate 1 national qualification (Scotland) or equivalent. • NVQ2 and above – e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent. • NVQ3 and above – e.g. 2 or more A levels, advanced GNVQ, NVQ 3, 2 or more higher or advanced higher national qualifications (Scotland) or equivalent. • NVQ4 and above – e.g. HND, Degree and Higher Degree level qualifications or equivalent. Figures used for January to December period. Source:- ONS website	Does not apply:- 2021: 17.7% No qualifications:- 2021: 14.5% 2018: No data 2011: 7.5% NVQ1 and above:- 2021: 67.7% 2018: 90.2% 2011: 87.8% NVQ2 and above:- 2021: 59.8% 2018: 78.1% 2011: 76.7% NVQ3 and above – 2021: 43.3% 2018: 54.8% 2011: 56.8% NVQ4 and above:- 2021: 28.3% 2018: 34.2% 2011: 36.6%
Enterprise Zones Number of Enterprise Zones. Year designated is shown in bracket. Source:- Local authorities	None.
Industrial units and floorspace Number of rateable properties (known as “hereditaments”) and floorspace. Source:- Non-domestic rating: stock of properties including business floorspace www.gov.uk website	2023: 820 properties 434,000 sqm 2016: 730 properties 422,000 sqm 2011: 690 properties 445,000 sqm

Office units and floorspace Number of rateable properties (known as "hereditaments") and floorspace. Source:- Non-domestic rating: stock of properties including business floorspace www.gov.uk website	2023: 330 properties 49,000 sqm 2016: 320 properties 44,000 sqm 2011: 310 properties 43,000 sqm
Retail units and floorspace Number of rateable properties (known as "hereditaments") and floorspace. Source:- Non-domestic rating: stock of properties including business floorspace www.gov.uk website	2023: 790 properties 172,000 sqm 2016: 760 properties 161,000 sqm 2011: 760 properties 151,000 sqm
Area of employment land lost to housing or other uses Area of employment land lost to housing or other uses. To avoid double counting, losses are recorded when the loss is first implemented i.e. commencement of the first dwelling. Source:- Local authorities	2011 to 2024: 8.9 ha 2023/24: 0.52 ha 2022/23: No loss 2021/22: 5.32 ha 2020/21: 0.32 ha 2019/20: 0.10 ha 2018/19: No loss 2017/18: No loss 2016/17: 0.22 ha 2015/16: No loss 2014/15: 1.40 ha 2013/14: No loss 2012/13: 0.33 ha 2011/12: 0.69 ha

Town centres

Number of town, district and local centres and centre of neighbourhood importance Number of city centre, town, district and local centres and centre of neighbourhood importance. Source:- Local authorities	1 Town Centre Arnold 8 Local Centres Burton Joyce Calverton Carlton Hill Carlton Square Gedling Village Mapperley Plains Netherfield

	Ravenshead
Number of units and vacant units in town, district and local centres Number of ground floor units, including those that are vacant, within shopping centre boundary. Percentage of all units being vacant is provided in bracket. Date of survey undertaken is shown in bracket Source:- Local authorities NOTE: This does not include updated study work undertaken as part of the Greater Nottingham Strategic Plan Centres Study.	Arnold (Primary Area) 110 units 13 vacant (12%) Arnold (Secondary Area) 105 units 13 vacant (12%) Burton Joyce 19 units 2 vacant (11%) Calverton 19 units 1 vacant (5%) Carlton Hill 86 units 4 vacant units (5%) Carlton Square 24 units 4 vacant (17%) Gedling Village 45 units 5 vacant (11%) Mapperley Plains 92 units 8 vacant (9%) Netherfield 86 units 8 vacant (9%) Ravenshead 17 units 1 vacant (6%) (April 2025)

Healthy and safe communities

Life expectancy at birth How long, on average, people are expected to live[1]. Figures are 3-year averages. Source:- ONS website	2021-23 Male: 79.5 years Female: 83.5 years 2020-22 Male: 79.1 years Female: 83.3 years 2018-20 Male: 80.2 years Female: 83.4 years 2014-16 Male: 80.0 years Female: 83.2 years 2008-10 Male: 79.0 years Female: 82.7 years
Crime All crimes reported to Nottinghamshire Police. Source:- Nottinghamshire Police	2023/24: 6,274 2022/23: 6,469 2021/22: 6,117 2020/21: 5,794*

Definitions
All crime: The overall number of crimes reported to Nottinghamshire Police.
*Figures for 2020 will reflect Covid 19 social distancing restrictions

[1] Period expectation of life at a given age for an area in a given time period is an estimate of the average number of years a person of that age would survive if he or she experienced the particular area's age-specific mortality rates for that time period throughout the rest of his or her life. The figure reflects mortality among those living in the area in each time period, rather than mortality among those born in each area. It is not therefore the number of years a person in the area in each time period could actually expect to live, both because the death rates of the area are likely to change in the future and because many of those in the area may live elsewhere for at least some part of their lives. Period life expectancy at birth is also not a guide to the remaining expectation of life at any given age. For example, if female life expectancy at birth was 80 years for a particular area, the life expectancy of women aged 65 years in that area is likely to exceed 15 years. This reflects the fact that survival from a particular age depends only on the death rates beyond that age, whereas survival from birth is based on death rates at every age.

Number of doctor surgeries, health facilities, community centres, leisure centres, libraries Community centres do not include village halls.	13 GP practices 18 community centres 6 leisure centres 9 libraries Not including privately owned
Residents participation in sports Definitions are shown below. Data shown in percentage figures. <u>Source:-</u> Sport England Active Lives Survey interactive table (Activity level by region option)	Inactive (less than 30 mins a week): 24.6% Fairly Active (30-149 mins a week): 10.8% Active (150+ mins a week): 62.7% Active 2 times in past 28 days: 64.6% (November 2022 to November 2023)

Definitions:-

- “Inactive” includes respondents playing sport for less than 30 minutes at moderate intensity per week.
- “Fairly active” includes respondents playing sport for at least 30 minutes at moderate intensity at least once a week.
- “Active” includes respondents playing sport for 150+ minutes at moderate intensity at least once a week.
- “Active 2 times in past 28 days” includes respondents who have taken part in sport and physical activity least twice in the last 28 days.

Transport

Railway station usage Estimated total number of entries and exits made at the station in a given year. Notes the statistics for 2019/20 cover the period before and immediately following the government's announcement of measures to limit the impact and transmission of the coronavirus (COVID-19) pandemic in mid-March 2020. Rail passenger journeys decreased following announcements advising against all unnecessary travel. Source:- Office of Rail and Road	Burton Joyce 2023/24: 11,014 2022/23: 9.426 2021/22: 6,146 2020/21: 1,826 2019/20:15,330 2018/19: 16,084 2017/18: 16,268 2016/17: 11,542 2015/16: 8,228 2014/15: 5,372 2013/14: 5,302 2012/13: 6,928 2011/12: 6,786 Carlton 2023/24: 43,120 2022/23: 36,846 2021/22: 27,610 2020/21: 12,254 2019/20: 57,552 2018/19: 54,632 2017/18: 54,282 2016/17: 46,578 2015/16: 36,344 2014/15: 25,168 2013/14: 20,298 2012/13: 21,410 2011/12: 22,372 Netherfield 2023/24: 7,780 2022/23: 6,946 2021/22: 5,556 2020/21: 1,210 2019/20: 8,292 2018/19: 9,150 2017/18: 8,644 2016/17: 7,742 2015/16: 6,544 2014/15: 6,050 2013/14: 5,382 2012/13: 6,682 2011/12: 7,410 Newstead 2023/24: 33,046 2022/23: 31,702

	2021/22: 23,010 2020/21:8,570 2019/20: 44,200 2018/19: 40,288 2017/18: 41,796 2016/17: 35,868 2015/16: 31,932 2014/15: 33,938 2013/14: 28,624 2012/13: 30,872 2011/12: 34,750
Proportion of households within distance of a bus stop with an hourly and better bus service Time period is daytime on weekdays Mondays to Saturdays 0600-1800 hours. <u>Source:-</u> Performance, Intelligence & Policy Team, Nottinghamshire County Council	Within 800 metres or 10 mins walk of a bus stop: 93% Within 400 metres or 5 mins walk of a bus stop: 73% (October 2024)
Park and Ride sites Number of park and ride sites where people park and take public transport into Nottingham. <u>Source:-</u> Local authorities	None.

Number of public transport trips on bus Bus boardings in Gedling Borough by operator. Source:- Nottingham City Council	**Bus boardings 2023/24** Nottingham City Transport 5,061,343 Trent Barton Data not available Stagecoach East Midlands Data not available Nottinghamshire County Council Fleet Service 7,502 Ravenshead Community Transport 3,360
Traffic growth Vehicle kilometres travelled. Data for traffic growth is based on vehicle kilometres travelled across the road network and the data covers the period 2010-17 with a 2010 base. Data is based on a variety of traffic count sources including permanent and temporary traffic counters and a number of manual traffic counts undertaken by Nottinghamshire County Council Highways department and the Department for Transport. Source:- Transport Planning & Programme Development, Nottinghamshire County Council	2010-23 Traffic growth has increased by 0.6% since 2010 base. 2023: 0.6% 2022: -0.2% 2021: -7.2% 2020: -16.0% 2019: 3.7% 2018: 3.1% 2017: 4.1% 2016: 2.8% 2015: 2.5% 2014: 3.2% 2013: -0.8% 2012: -2.8% 2011: -0.2% 2010: 0.0%

Cycle growth Number of cycling trips. Data for growth in cycling trips is based on a network of permanent cycle counters across the council areas (6 in Broxtowe, 5 in Gedling, 14 in Nottingham City and 4 in Rushcliffe) and the data covers the period 2010-17 with a 2010 base. <u>Source:-</u> Transport Planning & Programme Development, Nottinghamshire County Council	<u>2010-23</u> Cycle growth has increased by 4.1% since 2010 base. 2023: 4.1% 2022: 14.8% 2021: 18.3% 2020: 45.7% 2019: 4.4% 2018: 12.3% 2017: 8.4% 2016: 11.9% 2015: 13.1% 2014: 11.2% 2013: 5.8% 2012: -0.2% 2011: 7.6% 2010: 0.0%

<u>Effective use of land</u>

Number of housing completions – on previously developed land Includes new build, change of use and conversion on previously developed land since 2011. Figures are gross. Percentage is shown as percentage of dwellings on previously developed land. <u>Source:-</u> Local authorities	<u>2011 to 2025:</u> 1,522 (32%) 2024/25: 61 (13%) 2023/24: 105 (17%) 2022/23: 221 (32%) 2021/22: 92 (25%) 2020/21: 92 (29%) 2019/20: 185 (50%) 2018/19: 175 (58%) 2017/18: 141 (54%) 2016/17: 103 (49%) 2015/16: 53 (28%) 2014/15: 51 (16%) 2013/14: 89 (27%) 2012/13: 25 (11%) 2011/12: 129 (44%)

Number of sites on Brownfield Land Register Number of sites on the councils' Brownfield Land Register. Part 1 of the Register includes sites that the Council considers suitable for residential development. Inclusion in Part 2 of the Register means that sites will automatically be granted 'permission in principle'. An end date means a site is no longer valid or active (e.g. fully built). Source:- Local authorities	48 brownfield sites 24 of these are no longer considered brownfield land Not including sites with an end date, there are 30.21 hectares of brownfield land 0 sites have permission in principle Information is available on the Council's SHLAA and brownfield land register.

Green Belt

Area of Green Belt Area of Green Belt in ha. Source:- Local authorities	8,794 ha
Percentage of administrative area designated as Green Belt Percentage of area designated as Green Belt. Figures based on data from "Size of administrative area (ha)" and "Area of Green Belt". Source:- Local authorities	73%

Climate change and flooding

Air Quality Management Area Number and location of Air Quality Management Area (AQMA). Air Quality Management Areas are designated when levels of pollutants in local area are above the UK limits. Source:- Local authorities	None. The AQMA previously located on the A60 in Daybrook (Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road) has been revoked.
Carbon dioxide emissions estimates End-user carbon dioxide emissions (kt CO_2). Estimates of carbon dioxide emissions have been produced from the following broad source categories: industry, commercial & public sector, domestic, transport and land use, land use change and forestry. Excludes large industrial sites, railways, motorways and land-use. Source:- UK local authority and regional greenhouse gas emissions statistics www.gov.uk website	2022: 3.3 2021: 3.7 2020: 3.3 2019: 3.6 2018: 3.7 2017: 3.6 2016: 3.7 2015: 3.9 2014: 4.0 2013: 4.4 2012: 4.6 2011: 4.3
Average energy per meter – by type Average electricity and gas use (mean consumption) per meter in kilowatt hours (kWh). Source:- Electricity data is available from Regional and Local Authority Electricity Consumption Statistics and gas data is available from Regional and Local Authority Gas Consumption Statistics www.gov.uk websites	2023 Domestic users Electricity: 3,221 Gas: 12,209 Industrial and commercial (non-domestic) users Electricity: 50,794 Gas: 875,803 2017 Domestic users Electricity: 3,718 Gas: 14,756 Industrial and commercial (non-domestic) users Electricity: 54,575

	Gas: 1,027,585 2011 Domestic users Electricity: 3,986 Gas: 15,529 Industrial and commercial (non-domestic) users Electricity: 61,662 Gas: 880,835
Energy consumption – by type Final energy consumption in kilotonne of oil equivalent (ktoe) by coal*, manufactured fuels, petroleum**, gas, electricity and bioenergy and wastes. * Includes coal/petroleum (as appropriate) consumed in all the following sectors: Industrial, commercial, domestic, rail, public sector, agriculture. ** Petroleum also includes petroleum used for road transport. Source:- Total final energy consumption at regional and local authority level: 2005 to 2022 www.gov.uk website	2022 Coal: 0.6 Manufactured fuels: 4.3 Petroleum: 43.2 Gas: 84.3 Electricity: 26.9 Bioenergy & wastes: 6.2 2017 Coal: 0.7 Manufactured fuels: 2.8 Petroleum: 43.0 Gas: 91.9 Electricity: 29.7 Bioenergy & wastes: 2.6 2011 Coal: 1.0 Manufactured fuels: 4.1 Petroleum: 42.2 Gas: 90.6 Electricity: 30.9 Bioenergy & wastes: 1.9

Residential and non-residential properties in Flood Zones 2 and 3 Number of fluvial and coastal flood risk property counts within Flood Zones 2 and 3. Land within flood zone 2 is shown to have between a 1 in 100 and 1 in 1,000 annual probability of river flooding. Land within flood zone 3 is shown to have a 1 in 100 or greater annual probability of river flooding. Source:- Environment Agency	Flood Zone 2: 2,341 residential properties 305 non-residential properties Total 2,646 properties Flood Zone 3: 3,122 residential properties 683 non-residential properties Total 3,805 properties

Natural environment

Number of open space managed to green flag award standard Number of winners awarded for Green Flag Award in 2024. The Green Flag Award is the benchmark national standard for publicly accessible parks and green spaces in the United Kingdom. Source:- Green Flag Award website	4 sites • Arnot Hill Park • Gedling Country Park • Burton Road Jubilee Park • Breck Hill Park
Number of open space managed to other award standard Number of winners awarded for Green Flag Community Award and Green Heritage Award in 2023. Source:- Local authorities	N/A

Number and area of Sites of Special Scientific Interest Number and area of Sites of Special Scientific Interest. Sites of Special Scientific Interest are designated by Natural England under the Wildlife and Countryside Act 1981. Source:- Natural England Designated Sites View	1 Site of Special Scientific Interest:- • Linby Quarries (38.69 ha)
Number of named rivers Number of named rivers. Source:- Blue-green infrastructure strategy (July 2020)	• Lambley Dumble • Cocker Beck • River Trent • Ouse Dyke • Crock Dumble • Woodborough Brook • Grimesmoor Dyke • Dover Beck • River Leen

List of Sites of Special Scientific Interest

Name	Location	Reason for Designation
Linby Quarries	Gedling	The site is the best remaining area of mixed calcareous scrub in Nottinghamshire and is of regional importance.

Number and area of National Nature Reserves Number and area of National Nature Reserves. National Nature Reserves were established to protect some of most important habitats, species and geology, and to provide 'outdoor laboratories' for research. For clarification, Sherwood Forest National Nature Reserve falls outside the HMA and Attenborough Nature Reserve in Broxtowe is not a National Nature Reserve. Source:- National Nature Reserves in England www.gov.uk website	None.
Number and area of Local Nature Reserves Number and area of Local Nature Reserves. Local Nature Reserves are non-statutory habitat of local significance designed by a local authority where protection and public understanding of nature conservation is encouraged under the powers of the National Parks and Access to the Countryside Act 1949. Source:- Local authorities	5 Local Nature Reserves:- • Gedling Country Park • Gedling House Meadow • Gedling House Woods • Netherfield Lagoons • The Hobbucks (total 178.29 ha)

Number and area of Local Wildlife Sites and Local Geological Sites Number and total area of Local Wildlife Sites and Local Geological Sites. Local Wildlife Sites are a non-statutory designation used to identify high quality wildlife sites. They include semi-natural habits such as ancient woodland and flower-rich grassland. Formerly known as Sites of Importance for Nature Conservation (SINCs). Local Geological Sites are a non-statutory designation that is of local importance for its geological interest. Sites showing special geological features and/or representing the variation in the rock types. Formerly known as Regional Important Geological Sites (RIGSs). <u>Source:-</u> Nottinghamshire Biological & Geological Records Centre and Derbyshire Wildlife Trust	78 Local Wildlife Sites Total 1,386.8 ha 5 Local Geological Sites Total 21.5 ha (2024)

Woodland area Type and area of woodland by hectares. Information taken from the Forestry Commission National Forest Inventory (dated March 2020). <u>Source:-</u> Forestry Commission	Total 1,795.8 ha • Broadleaved: 1,053.6 ha • Conifer: 371.6 ha • Mixed predominantly Broadleaved: 26.3 ha • Mixed predominantly Conifer: 34.8 ha • Coppice: 0 ha • Coppice with Standards: 0 ha • Young Trees: 116.7 ha • Low Density: 3.3 ha • Assumed Woodland: 30.9 ha • Ground Prepared for new planting: 79.0 ha • Shrub: 4.8 ha • Felled: 36.3 ha • Failed: 0 ha • Windblow: 0 ha • Uncertain: 0 ha • Open Water: 0.9 ha • Grassland: 17.0 ha • Urban: 20.6 ha
Ancient woodland area Type and area of ancient woodland by hectares. <u>Source:-</u> Forestry Commission 2023	Total 55.1 ha Ancient & Semi-Natural Woodland: 55.1 ha Ancient Replanted Woodland: 0 ha

Historic environment

Number and area of Conservation Areas Number and name of Conservation Areas. Total area of Conservation Areas is provided. Source:- Local authority	7 Conservation Areas:- • Bestwood Village • Calverton • Lambley • Linby • Papplewick • Woodborough • Gedling Village Total area: 195.16 ha
Number of Listed Buildings Number of Listed Buildings by Grade I, Grade II* and Grade II in 2025. Source:- Historic England's National Heritage List for England webpage	Total 195 6 Grade I 15 Grade II* 174 Grade II See Historic England's National Heritage List for England webpage for listing
Historic Environment Record Database of information on archaeological sites and finds, historic buildings and historic landscapes in Nottinghamshire. Source:- Historic Environment Record (HER) | Nottinghamshire County Council	
Number of Non-designated Heritage Assets Number of non-designated heritage assets in 2025. Source:- Local authority	Total 147 assets in total as at 2025.
Number of Scheduled Monuments Number of Scheduled Monuments in 2025.	9 Scheduled Monuments:-

Source:- Historic England's National Heritage List for England webpage	• Bestwood Colliery engine house • Cockpitt Hill, Ramsdale Park • Fox Wood earthworks • Papplewick Pumping Station • Round Hill • Site of Abbey Church • Standing Cross known as Bottom Cross • Standing Cross known as Top Cross • Two Roman camps 350m north east of Lodge Farm
Number and area of Parks and Gardens Number and area of Parks and Gardens in 2025. Source:- Historic England's National Heritage List for England webpage	4 Parks and Gardens:- • Bestwood Pumping Station • Newstead Abbey • Papplewick Hall • Papplewick Pumping Station Total area: 15.35 ha
Number of heritage assets – at risk Number of heritage assets at risk in 2025. Source:- Historic England's Heritage at Risk webpage	5 heritage assets at risk:- 3 Listed Buildings:- • Church of the Good Shepard, Woodthorpe • Porch to Engine House, Papplewick • Newstead Abbey and adjoining boundary wall, Newstead 2 Scheduled Monuments:-

	• Round Hill, Lambley • Papplewick Pumping Station, Ravenshead
Number of accredited museums Number of accredited museums in 2025. Non-accredited museums are not included such as Bestwood Winding Engine House. Source:- Local authorities Arts Council, UK Museum Accreditation Scheme	2 accredited museums:- • Papplewick Pumping Station • Newstead Abbey

Sustainable use of materials

Mineral Safeguarded Areas – Economic Resource Defined by area (hectares). * Safeguarded areas around existing sand quarries. ** Single Hard Rock Limestone Quarry at Linby. Source:- Nottinghamshire County Council. Data is based on the British Geological Survey 2003. Digital Geological Map of Great Britain 1:625 000 [DiGiMap-625] Superficial Deposits [CD-Rom] Version 1.0 Keyworth, Nottingham : British Geological Survey. Release date 30-04-2003.	Surface Coal	0 ha
	Sand and Gravel	463 ha
	Sherwood Sandstone	463 ha *
	Brick Clay	1,725 ha
	Limestone	3 ha **
	Gypsum	0 ha

Traveller sites

Number of gypsy and traveller pitches and travelling showpeople plots Number of pitches and plots. Annex 1: Glossary of the Planning Policy for Travellers Sites (2015) provides the following definitions: "pitch" means as 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. <u>Source:-</u> Local authorities	<u>2011 to 2025</u> 1 (Land to the West of 175 Mansfield Road, Papplewick, NG15 8FL)

Gedling Local Development Plan

Consultation Draft: Sustainability Appraisal Scoping Report

Appendix C: Consultation Comments

May 2026

Serving people, **Improving lives**

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Introduction

This document serves as a comprehensive record of the representations received and the Council's responses during the preparation of the Sustainability Appraisal. It constitutes a supporting technical document to the Gedling Local Development Plan.

The Sustainability Appraisal is a continuous and iterative process. Accordingly, the appraisal framework has been refined in tandem with the emerging Local Plan to ensure that environmental, social, and economic considerations are integrated into policy development. This appendix outlines how the representations from statutory consultation bodies, internal stakeholders and residents have been considered and, where appropriate, incorporated into the SA process. The document is structured into two parts, Part 1: Scoping Report Consultation and Part 2: Informal Consultation - Refining Policy Alternatives and Assessing Options, reflecting the iterative nature of the appraisal:

Part 1: Scoping Report Consultation

This section covers the Strategic Vision and Spatial Objectives, and the representations received when the Council sought comments on the Scoping Report alongside the Issues and Options Consultation (July-August 2025). At this stage, the focus was on the overarching vision, how housing and jobs should be distributed, and the broad spatial strategy for the Borough. Responses and the Council's response and suggested changes are identified below.

1. Plans, policies and programmes

1a. Have all plans, policies and programmes that affect the Gedling Local Development Plan been included in Section 3 and Appendix A of the Scoping Report?

Statutory Consultees

The **Environment Agency** was satisfied that key plans, policies and strategies were included within the scoping report.

Historic England noted that not all relevant plans, policies and programmes had been included within Section 3 and Appendix A of the Scoping Report. It was recommended adding key Historic England guidance documents, including Historic England Advice Note 3 and 8 (3. The Historic Environment and Site Allocations in Local Plans, 2015 and 8. Sustainability Appraisal and Strategic Environmental Assessment, 2016), Good Practice Advice in Planning 1-4 (1. The Historic Environment in Local Plans, 2015; 2. Managing Significance in Decision-Taking in the Historic Environment, 2015; 3. The Setting of Heritage Assets - 2nd Edition, 2017; and 4. Enabling Development and Heritage Assets, 2020).

It was also advised to reference Heritage Counts publications, which provide evidence on the relationship between heritage, the economy, climate change and well-being, and could assist in identifying additional sustainability issues or indicators.

Historic England recommended including the National Model Design Code under 'Achieving well-designed places' and the Gedling Borough Heritage Strategy 2018 under 'Conserving and enhancing the historic environment'. It was suggested that the Scoping Report should clarify how unknown archaeology will be considered in line with NPPF footnote 75, and that registered parks and gardens should be specifically referred to within this section.

Other Organisations

The Gedling Climate Change Group noted that the Gedling Carbon Management Strategy and Action Plan was included but does not include the recent plan approved at Cabinet on 10th July 2025. In addition it was noted that it does not include reference to the Draft UK Net Zero Carbon Standard.

1b. Please provide any comments regarding the plans, policies and programmes included in the Scoping Report.

Other Organisations

The Club Captain for **Mapperley Golf Club** referred to paragraph 3.5 and noted that a number of items listed in 'issues identified for review' were particularly pertinent to the potential development site at Mapperley Golf Course, including promoting healthy and safe communities, making effective use of land, meeting the challenge of climate change and flooding and conserving and enhancing the natural environment.

The **Gedling Climate Change Group** noted the Carbon Management Strategy and Action plan 2021-2030 had broad aspirations to achieve net zero in Gedling Borough by 2030. However, it was noted that it did not include any hard baseline data, nor set out any clear targets, actions, measures or timescales to show a clear roadmap on what needs to be done to meet the ambitions.

Council Response

Historic England's comments regarding unknown archaeology and Registered Parks and Gardens are noted. The Sustainability Appraisal report categorises unknown archaeology as a non-designated asset, and Objective 15 of the SA framework specifically seeks to preserve and enhance such heritage assets and their setting while improving public engagement. Furthermore, Registered Parks and Gardens are recognised within the SA as designated heritage assets to be conserved and enhanced.

The Environment Agency's support for the documents included is welcomed. It is agreed that the Gedling Carbon Management Strategy and Action Plan should be included, following Cabinet approval on 10th July 2025 but the draft UK Net Zero Carbon Standard should not be included as it is a draft document. Comments on the Mapperley Golf Course site are noted. References to the Carbon Management Strategy and Action Plan are noted. Comments on the National Model Design Code are noted. Gedling Borough Council's Design Code Framework provides locally specific guidance and will inform design across the Borough. References to the Guidance Documents and Heritage Counts publications are noted.
Changes Made Reference will be included to the Gedling Carbon Management Strategy and Action Plan (July 2025). Reference will be included to the Gedling Borough Heritage Strategy 2018 under 'Conserving and enhancing the historic environment' on p. 25. Reference to the Registered Parks and Gardens will be included under 'Conserving and enhancing the historic environment' on p. 25. <u>Reference will be included to the following guidance documents:</u> • Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015) • Historic England Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment (2016) • Historic Environment Good Practice Advice in Planning 1: The Historic Environment in Local Plans (2015) • Historic Environment Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015) • Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets - 2nd Edition (2017) • Historic Environment Good Practice Advice in Planning 4: Enabling Development and Heritage Assets (2020) • Heritage Counts

2. Baseline data

2a. Does Appendix B of the Scoping Report identify an appropriate and accurate range of relevant baseline data?

Statutory Consultees

The **Environment Agency** considered that the baseline data used in the scoping report was largely relevant, accurate, comprehensive, and up to date. It was recommended that the following to Water Framework Directive (WFD) legislation should be updated:

- **Water framework directive legislation (2000) mentioned on p69** - requirement for nearly all inland and coastal waters to achieve 'good status'. by 2015. **This has been updated to '2027' by the 'Water Framework Directive Regulations 2017'** update of the water framework directive, therefore should be updated, including the targets mentioned.
- **Within table on p96 – Environmental Improvement Plan 2023 –** recommend including: 'achieve good ecological status for 75% of water bodies in England by 2027.' Following the target to *'improve water quality and reduce pollution from agriculture and wastewater'.*

Natural England referred to the section on Healthy & Safe Communities and advised that access to green space was an important aspect of improving health and well-being and should be considered with the benefits highlighted within Natural England's Green Infrastructure Framework. The "Green in 15" target set out in the Environmental Improvement Plan was also noted which encourages provision of green space within 15 minutes walking distance. It was noted that the Green Infrastructure Mapping Tool (within the Green Infrastructure Framework) shows where green and blue infrastructure is accessible at different scales, such as doorstep, local and neighbourhood scales using Access to Greenspace Standards (AGSt) Assessment. It was suggested that this could be used to identify communities that do not have access to greenspace at the different scales. It was also suggested utilising this tool to assess Green Infrastructure provision to ensure it is accessible and inclusive at different scales and in line with government targets.

Natural England suggested a separate section on air quality within the Baseline data as currently it falls within Climate Change and Flooding. Reference to air quality impacts from agriculture should be made noting 88% of ammonia emissions come from agriculture and that ammonia can lead to significant environmental impacts via contributing to nitrogen deposition and eutrophication. Further detail was referenced at - Emissions of air pollutants in the UK – Ammonia (NH3) - GOV.UK

Natural England referred to the climate change section and suggested nature-based solutions for climate change should be mentioned, particularly through the implementation of local plan policies. Measures include the installation of green roofs and walls in new buildings; the provision of Sustainable Urban Drainage Systems (SuDs) and wetlands; planting of street trees; habitat creation and enhancement providing increased connectivity between fragmented areas of habitat to build up resilience to climate change and contribute to the Nature Recovery Network. Reference was made to Natural England published report on Climate Change

Adaptation Climate Change Adaptation Manual - NE751 for nature conservation and a. Nature Networks Evidence Handbook - NERR081.

Natural England also suggested that soils and their protection should be included within the baseline data. The Local Plan should have a policy for the protection of Best and Most Versatile (BMV) agricultural land. Avoiding loss of BMV land should be a priority as mitigation will not be possible on many development sites.

Other Organisations

The **Gedling Climate Change Group** noted that the Carbon Management Strategy and Action plan 2021-2030 has broad aspirations to achieve net zero in Gedling Borough by 2030. However, it does not include any hard baseline data nor does it set out any clear targets, actions, measures or timescales to show a clear roadmap on what needs to be done to meet the ambitions. No baseline data for high quality communications and well designed places.

2b. Please provide any comments regarding the baseline data used in the Scoping Report.

Other Organisations

The Club Captain for **Mapperley Golf Club** referred to paragraph 4.31 (healthy and safe communities) and noted that Mapperley Golf Club provides a space where a large number of people across a wide demographic benefit from getting exercise. In relation to paragraphs 4.31 – 4.41 (Transport) it was noted that the existing road infrastructure near Mapperley Golf Club is already very busy with Woodborough Road / Plains Road being one of the main routes in and out of Nottingham City Centre with a high volume of traffic.

The Gedling Climate Change Group noted that the Government has commissioned a detailed assessment of electricity use, demand, generation and carbon emissions through commissioning Local Area Energy Plans (LEAPs). It was noted that work undertaken by Mott McDonald will provide important and useful data which will assist Gedling Borough in prioritising how to reduce carbon emissions across Gedling. The report should be added to the data set when available.

Council Response

The amendments suggested by the Environment Agency are welcomed.

The comments regarding access to Green Space are noted and it is considered that this is already addressed through sustainability assessments and the use of the digital connectivity tool launched in July 2025 by the Department for Transport and MHCLG https://www.gov.uk/guidance/connectivity-tool. The tool considers Output Areas across England and Wales and provides a standard way to consider connectivity to education, leisure and community, health, shopping, residential and workplaces by four modes of transport – walking, cycling, public transport and driving.

It is considered that air quality is more logically included within the Climate Change section than the Baseline data section.

The suggested Natural England references will be added to the baseline data.

It is not considered necessary to include a policy for the protection of Best and Most Versatile (BMV) agricultural land as this matter is covered by the NPPF.

Comments on the Council's Carbon Management Strategy and Action plan 2021-2030 are noted. The suggestion that the Mott McDonald assessment of electricity use, demand, generation and carbon emissions is added to the data set when available is noted.

Changes Made

Reference will be included to the following documents:-

- Natural England report on Climate Change Adaptation Climate Change Adaptation Manual - NE751.
- Natural England Evidence Handbook Nature Networks Evidence Handbook - NERR081

Amendments as follows:-

- Update the reference to the water framework directive legislation (2000) mentioned on p69 to refer to '2027' under the 'Water Framework Directive Regulations 2017', including the targets mentioned.
- Amend the table on p96 – Environmental Improvement Plan 2023 to include 'achieve good ecological status for 75% of water bodies in England by 2027.' Following the target to *'improve water quality and reduce pollution from agriculture and wastewater'.*

3. Key sustainability issues

3a. Are the key sustainability issues identified in Section 5 of the Scoping Report correct for the Council area?

Statutory Consultees

Historic England agreed with the key sustainability issues identified in Section 5 of the Scoping Report. It was noted that while the Green Belt will not be included within the SA Framework, it will be addressed separately through the Plan process, including site selection. The inclusion of sections relating to heritage assets and character/sense of place was welcomed.

Landowners/Developers/Agents

Mark Jackson Planning on behalf of WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley considered that additional

sustainability issues should be included and how these are likely to impact upon the Gedling Local Development Plan. (No further information was provided).

Other Organisations

The **Gedling Climate Change Group** considered that risk assessment and subsequent mitigations in relation to flooding was limited. It was noted that UK GBC have identified Nottingham and Nottinghamshire as at risk of overheating and wildfires and there is limited risk assessment and subsequent mitigations identified. There should be more detail on improving energy efficiency and reducing carbon emissions.

3b. Please identify any other sustainability issues that should be included and how these are likely to impact upon the Gedling Local Development Plan.

Landowners/Developers/Agents

Mark Jackson Planning on behalf of WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley, suggested new housing should be located in a planned way that supports economic growth and is of a sufficiently high standard to improve quality of life. The need to create sustainable places where people want to live, work and live well within a community. The need to enable housing growth and plan for a mix of accommodation to suit all household types was highlighted. The need to support economic development in the rural areas was raised as well as the requirement to address forecast deficits in particular school places and health provision. The need to safeguard existing community facilities and services and ensure the timely delivery of new facilities to meet needs arising from new development was also noted. Reference was also made to the need to ensure that new development is adaptable to the effects of climate change and whether the current Green Belt boundaries should be revised given the limited available previously developed land and grey belt. Consideration should also be given to the identification of grey belt land that does not strongly contribute to the core purposes of the Green Belt.

Other Organisations

The Gedling Climate Change Group referred to their response to 3a. These key areas should be threaded through the Gedling Local Development Plan and should be mitigated through best practice planning, design and innovation.

Council Response

The comment that additional sustainability issues should be included is noted but additions have not been suggested. The request for more detail on improving energy efficiency is too detailed for the scoping report. The suggestions by Mark Jackson Planning are noted but the matters raised will be addressed through the site selection process and are not a matter for the scoping report.

Changes Made

None.

4. SA Framework – SA objectives

4a. Do the SA objectives in the SA Framework in Section 6 of the Scoping Report adequately cover the key sustainability issues facing the Council area?

Statutory Consultees

The **Environment Agency** considered that the objectives, targets and assessment criteria are in large part clear, measurable and identify the key issues within the Environment Agency's remit. The following is recommended:

Table 8: SA Framework 2 – Site Allocation Criteria, under section 13. Natural Environment, Biodiversity and Blue-Green Infrastructure - add more detail on aquatic ecosystems and watercourses. For example 'minor/major negative' – results in potential WFD deterioration of watercourse. Equally in the 'major positive' column, a mention of 'de-culverting watercourses to improve aquatic habitats' could be included.

Natural England welcomed the SA Framework and considered that their interests in the natural environment were accounted for.

Historic England agreed that the SA objectives adequately address the key sustainability issues within the Borough and welcomed SA Objective 15 relating to the built and historic environment.

Landowners/Developers/Agents

Mark Jackson Planning on behalf of WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley considered that the key sustainability issues were not adequately covered.

Other Organisations

The **Gedling Climate Change Group** considered that the Housing objective should distinguish between new build and older housing stock as the issues and challenges of making each sustainable are different and require separate plans to retrofit older houses with more sustainable solutions. Energy and Climate change should also be threaded through as a key component of some other objectives. For example, living in poorly insulated housing will affect residents' health and wellbeing and be very expensive.

4b. Please identify how the objectives should be amended, bearing in mind that the number of objectives should be manageable.

Landowners/Developers/Agents

Mark Jackson Planning on behalf of WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley suggested that objectives should be amended to support the vitality of rural centres.

Other Organisations

The Gedling Climate Change Group suggested that a separate objective be included to reduce waste including plastics and single use plastics and encouraging a sustainable reuse and recycle culture. An example of where this has worked was provided: How Derry and Strabane Council created a zero waste circular economy strategy | Local action

Council Response

Broad support from the Environment Agency and Natural England is welcomed.

The Environment Agency's recommendation that more detail is added to Table 8: SA Framework 2 – Site Allocation Criteria, under section 13. Natural Environment, Biodiversity and Blue-Green Infrastructure is acknowledged.

The comment that sustainability issues are not adequately covered is noted but no amendments are suggested. The retrofitting of existing properties is not a matter for the local plan and is covered by Building Regulations.

Regarding the suggestion that objectives should support the vitality of rural centres, this matter will be addressed through the site selection. It is considered that the suggestion that objectives should address waste reduction including single use plastics is too detailed for the scoping report.

Changes Made

Amend table 8: SA Framework 2 – Site Allocation Criteria, under section 13. Natural Environment, Biodiversity and Blue-Green Infrastructure. For 'minor/major negative' add 'results in potential WFD deterioration of watercourse'. In the 'major positive' column, add 'de-culverting watercourses to improve aquatic habitats'.

5. SA Framework 1 – Policy Criteria

5a. Are the policy criteria questions in the SA Framework 1 in Section 6 of the Scoping Report appropriate?

Statutory Consultees

Historic England recommended that the Council expand the scope of the Sustainability Appraisal to include additional considerations related to the historic environment.

Other Organisations

The Gedling Climate Change Group suggested that the housing objective - should distinguish between new build and older housing stock as the issues and challenges of making each sustainable are different and require separate plans to retrofit older houses with more sustainable solutions. Energy and Climate change should also be threaded through as a key component of some other objectives.

5b. Please identify how the policy criteria questions should be amended.

Statutory Consultees

Historic England recommended that the scope be extended to include reference to the efficiency of existing built stock. It was advised that this could be included under SA Objective (SAO) 10 - Energy and Climate Change at Bullet Point 2 with revised wording to read "Will it improve energy efficiency of **existing and** new buildings?" Relating to SAO 12 – Flooding and Water Quality, Historic England advised that the scope of the SA would need to be sufficient to consider watering or dewatering impacts on buried remains as a result of development proposals. The policy criteria questions proposed under SAO 15 - Built and Historic Environment were welcomed.

Other Organisations

The Gedling Climate Change Group suggested that the plan should reflect an objective to reduce the number of older poorly insulated homes in the Borough and including targets, measures and timescales.

Council Response

The comment that additional considerations related to the historic environment should be included is noted, but additions have not been suggested regarding the advice in relation to SAO 12.

Comment on the energy efficiency of existing buildings is noted but the role of the local plan is for new development. Building Regulations and Future Homes Standards cover the energy efficiency performance targets for existing buildings.

Comments on the retrofitting of older properties are noted but the role of the Local Plan is to plan for new growth. Building Regulations and Future Homes Standards cover the renovation of existing stock with Part L setting out minimum energy efficiency performance targets for buildings, airtightness requirements and improved insulation standards.

Changes Made

No change.

6. SA Framework 2 – Site Allocation Criteria

6a. Are the site allocation criteria questions in the SA Framework 2 in Section 6 of the Scoping Report appropriate?

Statutory Consultees

Historic England noted that some columns in the SA Framework 2, Section 6 of the Scoping Report, were blank for certain criteria questions, which they expect will be completed as the Plan and SA work progress.

Landowners/Developers/Agents

Mark Jackson Planning on behalf of WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley considered that questions were not appropriate.

Other Organisations

The Gedling Climate Change Group suggested that the questions for Employment and Jobs should identify if the site will provide appropriate jobs to meet the demand of the green industries, such as renewable technology, sustainable new builds and retrofitting housing. It should also identify whether the site will provide jobs above the minimum wage. For Economic Structure and Innovation, questions should establish if the site will generate electricity via solar panels, will it be energy efficient/ well insulated? Questions should identify flooding risk of all sites allocated and how these will be mitigated through long term planning.

6b. Please identify how the site allocation criteria questions should be amended.

Statutory Consultees

Historic England supported the site allocation criteria and assessment methodology but recommended further targeted assessment following Historic Environment Advice Note 3. This should be added as an SA addendum or separate paper to strengthen the plan's positive approach to the historic environment, in line with NPPF requirements.

Landowners/Developers/Agents

Mark Jackson Planning on behalf of WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley, suggested questions for Objective 1 should ask whether appropriate mix of housing will be provided to meet local needs and whether sufficient opportunities for open space provision will be provided.

Bellway Homes Limited (promoting land at Oxton Road/Flatts Lane and also south of Oxton Road, Calverton) suggested a key policy criteria question for SA Objective 1: Housing should be, "does the policy provide a suitable mix and tenure of housing, including affordable homes and homes suitable for first-time buyers?". Given the projected increase in population, this addition will ensure that allocations are

assessed not only on the quantity of housing delivered, but also on their capacity to meet the diverse needs of the local population.

Other Organisations

The Gedling Climate Change Group referred to their response to 6a.

Council Response

Historic England's observation regarding the blank criteria in SA Framework 2, Section 6, is acknowledged. These blanks remain because certain criteria are not expected to produce meaningful outcomes and therefore have been intentionally left unfilled and will remain unchanged.

The recommendation for further targeted assessment following the Historic Environment Advice Note 3 is noted but no amendments are suggested. The site allocation criteria and assessment methodology are considered sufficient, as supported by Historic England.

The comment that the questions are not appropriate is noted but no alternatives have been suggested.

Whether a site will provide jobs above the minimum wage is not a matter for the local plan. Flood risk will be considered through the site selection process.

Whether a site delivers an appropriate mix will be determined on a site by site basis at the application stage. A standard formula relates to the provision of open space.

Changes Made

None.

7. SEA Directive requirements

7a. Does the SA Framework meet the requirements of the SEA Directive?

Statutory Consultees

Historic England confirmed that the SA Framework meets the requirements of the Strategic Environmental Assessment (SEA) Directive.

7b. Please identify why the SA Framework does not meet the requirements of the SEA Directive and how this can be rectified.

No comments received.

Council Response Historic England's confirmation that the SA Framework meets the requirements of the SEA Directive is acknowledged.
Changes Made None.

8. Other comments

8a. Do you have any other comments to make about the Scoping Report?

Statutory Consultees

The **Environment Agency provided a detailed update on the development of a** River Leen Strategy commencing in September 2025 and which is programmed to take between 2 and 3 years to complete. Building on discussions taking place with Nottingham City, the Environment Agency suggest working with Gedling Borough Council to support the Local Plan and Strategy development simultaneously.

Historic Environment suggested expanding the historic environment section (paragraphs 4.56 to 4.58) to better reflect Gedling Borough's heritage beyond statutory functions. It was recommended considering the 2018 Gedling Borough Heritage Strategy to incorporate language that highlights local distinctiveness, which could also strengthen connections with other Sustainability Appraisal objectives like natural environment, climate change, health, and design.

Other Organisations

The Club Captain for Mapperley Golf Club referred to paragraphs 2.16-2.19 and noted the importance of undertaking an Habitat Regulations Assessment. It was considered important to undertake an appropriate assessment of habitat for the Mapperley Golf Course site if it is being considered as a development site. Reference was also made to paragraphs 2.23-2.24 and the importance of undertaking an Health Impact Assessment, also especially important to undertake for the Mapperley Golf Course site given the significant impact on physical and well being of a number of people who currently use the facilities.

The Gedling Climate Change Group referred to the statement on Energy and Climate Change – "To minimise energy usage and to develop low carbon energy resource and encourage nature-based solutions to climate change. This is assessed as Uncertain as the impact of development is dependent upon opportunities for

either renewable energy provision or energy efficiency measures or nature-based solutions." It was noted that all new housing should be energy efficient and sustainable and that all new developments have opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions. It was considered that the Scoping Report should reflect the wider ambitions of the Council and seek to create mitigations via planning standards.

It was considered encouraging to see the conclusion that the SA Framework needs to include objectives relating to reducing carbon emissions and that the Gedling Local Development Plan should include policies to minimise energy use. These were viewed both strong and clear statements, however the impact of this will depend on a strong carbon reduction plan with clear targets, actions, measures and timescales.

The inclusion of the Gedling Borough Council Design Code Framework (2024) was supported. However, it concludes that the Gedling Local Development Plan should ONLY give consideration to the Design Code Framework and reflect the priorities embedded within the Framework. It was viewed that 'Reflecting the priorities' is much weaker than saying that The Gedling Local Development Plan should include policies to ensure the Design Code Framework is met and reflect the ambitious strategies set out by the Council in relation to Climate Change.

It was considered that the Local Plan needs to set out clearly how the devolution white paper may impact the plan in coming years and the rationale and impact of Gedling Borough Council's preference to align with North Nottinghamshire.

Council Response

The suggestion to expand the historic environment section using the Gedling Borough Heritage Strategy is noted. However, at this stage, the current scope of the SA is considered sufficient to meet the plan's requirements and effectively address heritage considerations alongside other sustainability objectives.

A Habitat Regulations Assessment and Health Impact Assessment will be prepared to support the publication draft Gedling Local Development Plan. It is considered that the Scoping Report already reflects the wider ambitions of the Council. Comments regarding the inclusion of objectives to reduce carbon emissions and policies to minimise energy use are welcomed. The implications of the devolution white paper and the impact of Gedling Borough Council's preference to align with North Nottinghamshire is not a matter for the SA Scoping Report.

The proposed suggestion of working in partnership with the Environment Agency on the River Leen Strategy is welcomed.

Despite the impact of devolution being unclear government have confirmed that local authorities should continue with their plan making despite the uncertainty.

Changes Made

None.

Part 2: Informal Consultations: Refining Policy Alternatives and Assessing Options

This part of the document records the feedback from two distinct periods of informal technical engagement with statutory bodies and internal specialists. The first phase, undertaken in **December 2025**, focused on the Reasonable Alternatives for Policy Options. This involved refining previous assessments and testing different policy directions. The second phase, conducted in **March 2026**, involved a comparative analysis of all available policy options against the SA objectives and allowed the Council to compare how different choices performed against one another, predict their potential outcome and ensure the final Plan is based on the most sustainable path forward.

The Council engaged with statutory bodies, such as the Environment Agency and Natural England, as well as internal specialists ranging from Ecology and Heritage to Public Health and Economic Growth. This section includes the representations and the Council's response to the feedback received during this refinement of alternative policy approaches. Stakeholder representations and the Counsil's response and proposed changes are identified below.

Gedling Borough Council, Development Management (Conservation Officer) noted that they agree with the findings and strongly endorse the inclusion of a policy on the historic environment. They also support referencing the specific benefits of heritage-led regeneration.

The Council Response was to note the support. It was confirmed that the Publication draft Local Policy recognizes the benefits of heritage-led regeneration.

Changes made: None required; policy already aligns with the representation.

Gedling Borough Council, Food, Health and Housing noted that the document is comprehensive but highlighted that since the majority of housing stock is already in place, it is vital that extensions and renovations are completed sustainably. They further observed that the document does not fully address emissions from transportation and energy infrastructure, though they noted these may be resolved by a wider societal shift to clean energy.

The Council Response was to note that the Sustainability Appraisal already recognizes the importance of carbon dioxide emissions contributing to climate change. The framework includes objectives to reduce these emissions and ensures new development can adapt to climate change effects.

Changes made: No change; policy already aligns with the representation.

The Environment Agency noted that the potential options for climate change seem reasonable and suggested that "Option 3 - amend policy" is the most likely route for water efficiency. They recommended specific policies for watercourse buffer zones (10m minimum), the discouragement of culverting, and the adoption of the optional higher National Housing Standard for water consumption (110 litres per person per day).

The Council Response was to note the detailed feedback. The Council determined that no further changes were required at this time as the Environment Agency's comments had been incorporated into the process at an earlier stage.

Changes made: No change; policy already aligns with the representation.

Gedling Borough Council, Development Management (Ecology Officer) noted that the Council must seek opportunities to comply with the Biodiversity Duty across all wider aspects of policy, not just those specifically related to biodiversity. This includes exploring biodiversity enhancement opportunities, such as the creation of Biodiversity Net Gain (BNG) habitat banks, and ensuring policies are in place to conserve site features and strengthen ecological networks. They also suggested incorporating access to nature into healthy lifestyle policies to support physical and mental wellbeing, referencing Natural England's 'Green Infrastructure Framework' and emphasized the need to consider the priorities and measures within the new Nottinghamshire Local Nature Recovery Strategy.

The Council Response was to note the requirement to adhere to the Biodiversity Duty and the Local Nature Recovery Strategy.

Changes made: No change; as access to nature is covered in relevant policies and Sustainability Appraisal and the emerging plan already recognise the points raised. Additionally, policy alternative option assessments were subject to minor amendments to reflect the technical refinements suggested.

Gedling Borough Council, Scientific Officer noted that they are keen to ensure that air quality, land/soil quality, noise, and environmental pollution remain key considerations in the new plan. They specifically requested that Option 2 of the Vision and Spatial Objectives be considered moving forward and suggested minor tweaks to policy assessment scores.

The Council Response was to note the request. The Council confirmed that the current SA framework already covers all the environmental pollution points raised.

Changes made: The assessments of policy alternative options were subject to minor amendments to reflect the technical refinements suggested.

Gedling Borough Council, Leisure and Wellbeing noted that the Council's Leisure Strategy 2025 and the Playing Pitch and Outdoor Sport Strategy 2023 should inform the Appraisal. They highlighted several strategic outcomes, including inclusive leisure provision and the protection of playing pitches, and suggested these relate to various sections of the SA, including healthy lifestyles and green belt offsetting.

The Council Response was to note the strategic reference documents provided.

Changes made: No change.

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GEDLING LOCAL DEVELOPMENT PLAN

SUSTAINABILITY APPRAISAL

Appendix D: Appraisal of Objectives and Policies

May 2026

Serving people, **Improving lives**

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INTRODUCTION

This appendix contains the assessment of:

- Plan Objectives;
- Policy Options and Reasonable Alternatives;
- Final Strategic Plan Policies (for Regulation 19 Publication Draft).

APPRAISAL OF OBJECTIVES

The objectives contained within the Gedling Local Development Plan are listed below.

Spatial Objectives

The Gedling Local Development Plan contains the following strategic objectives:

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. Arnold and Carlton will be enhanced by supporting opportunities for new office development especially where it aligns with growth in office and commercial development in the City Centre. Mixed use residential and employment sites at Lime Lane supported by a new Park and Ride, Teal Close and Top Wighay Farm will 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. 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 with Arnold town and other local centres. Responding to the changes in retail, office 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 Gedling Borough:** 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 access to 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 is 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. 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 and a Park and Ride facility at Leapool roundabout.

Outcome of the SA assessment

The SA assessment of the GLDP objectives have been reviewed as they have been developed. These reviews have led to amendments to the plan's objectives to ensure they are compatible with the SA objectives. The outcome of the SA assessment of the GLDP objectives compatibility with the SA objectives are shown below.

Compatible key

++	**Strongly compatible** This means that the SA objective and the Gedling Local Development Plan objective are strongly compatible.
+	**Compatible** This means that the SA objective and the Gedling Local Development Plan objective are compatible.
?	**Uncertain** This means that it is not known (or uncertain) on the relationship between the SA objective and Gedling Local Development Plan objective.
0	**No relationship** This means that there is no relationship (or no impact) between the SA objective and Gedling Local Development Plan objective.
-	**Incompatible** This means that the SA objective and the Gedling Local Development Plan objective are not compatible.
--	**Strongly incompatible** This means that the SA objective and the Gedling Local Development Plan objective are strongly incompatible.

Compatibility table

SA objectives	Gedling Local Development Plan objectives											
	1. Climate change	2. High quality new housing	3. Economic prosperity for all	4. Town centres	5. Regeneration	6. Local distinctiveness	7. Well-designed places	8. Communities	9. Opportunities for all	10. Sustainable transport systems	11. Natural assets	12. 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	++	++	+	+	+	+	++	++	+	++	+	++
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

Compatibility commentary table

SA objective	Assessment findings
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA's objectives: - ii. High quality new housing; - vii. Achieving well-designed places; - viii. Strong, safe healthy and cohesive communities; - x. Promoting sustainable transport systems and reducing the need to travel; and - xii. Timely and viable infrastructure. The Gedling Local Development Plan plans for housing growth to ensure that housing needs are met, including provision for gypsies, travellers and travelling showpeople. The Plan aims to achieve well-designed places which include consideration on how new housing is planned. There is a connection between well-designed places and strong, safe, healthy and cohesive communities. The Plan promotes sustainable transport systems and reducing the need to travel which means that housing growth will be in sustainable and accessible locations. The Plan seeks to make best use of existing and provide new infrastructure to support housing growth.
2. Employment and Jobs To create employment opportunities.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA's objective: - ii. High quality new housing; - iii. Economic prosperity for all; - iv. Flourishing and vibrant town centres; - ix. Opportunities for all; - x. Promoting sustainable transport systems and reducing the need to travel; and - xii. Timely and viable infrastructure. The Gedling Local Development Plan plans for economic growth and job opportunities in construction sector including house building industry as well as business parks, employment areas and Arnold and local centres. The Plan promotes sustainable transport systems and reducing the need to travel which means that most job opportunities will be in sustainable and accessible locations such as town centres and transport hubs. However, it is noted some employment uses such as warehouse type uses tend to be in less sustainable locations and some employment uses will be incompatible with existing uses at sustainable locations. The Plan seeks to make best use of existing

SA objective	Assessment findings
	and provide new infrastructure to support economic growth. The following objectives have been assessed to have no relationship with this SA objective: - vi. Protecting and enhancing the area's individual and historic character and local distinctiveness; - vii. Achieving well-designed places; and - xi. Protecting and improving natural 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.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - iii. Economic prosperity for all; - x. Promoting sustainable transport systems and reducing the need to travel; and - xii. Timely and viable infrastructure. The Gedling Local Development Plan plans for economic growth including high quality modern economic structure including infrastructure to support the use of new technologies. The Plan promotes sustainable transport systems and reducing the need to travel which means that economic growth will be in sustainable locations. The Plan seeks to make best use of existing and provide new infrastructure to support economic growth. There is one objective where the impact is not known: - vii. Achieving well-designed places.
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - iv. Flourishing and vibrant town centres; - vii. Achieving well-designed places; - viii. Strong, safe healthy and cohesive communities; - ix. Opportunities for all; and - x. Promoting sustainable transport systems and reducing the need to travel. The Gedling Local Development Plan plans for protection and enhancement of shopping centres supported by sustainable transport systems. The vitality and viability of shopping centres can survive if centres are well-designed. There is a connection between well-designed places and strong, safe, healthy and cohesive communities. The design of public realm including the safety of shopping centres attract shoppers and businesses. The Plan also plans for opportunities for all to provide the highest quality

SA objective	Assessment findings
	inclusive educational, community, cultural, leisure and sport facilities and to prevent the unnecessary loss of valued services and facilities. The shopping centres are where those services and facilities tend to be.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	The following objectives in the Gedling Local Development Plan strongly support this SA objective:- - ii. High quality new housing; - iii. Economic prosperity for all; - iv. Flourishing and vibrant town centres; - vii. Achieving well-designed places; - viii. Strong, safe healthy and cohesive communities; - ix. Opportunities for all; - x. Promoting sustainable transport systems and reducing the need to travel; and - xi. Protecting and improving natural assets. The Gedling Local Development Plan plans to improve health and well-being. The provision of good quality housing is of critical importance for people's health and well-being. The Plan also plans for opportunities for all to provide the highest quality inclusive educational, community, cultural, leisure and sport facilities and to prevent the unnecessary loss of valued services and facilities. The shopping centres are where those health services and facilities tend to be. The Plan seeks well-designed places to be sustainable, functional, inclusive and are easy to get to, to navigate around and well-integrated with the existing community. The Plan seeks to plan positively for the provision and use of shared spaces and promote social interaction and inclusivity by design. The Plan seeks to ensure access to jobs, leisure and services is improved in a sustainable way by encouraging sustainable transport systems, particularly walking, cycling and public transport. The Plan also plans to improve and provide new network of multi-functional green spaces, woodlands, rivers and water bodies for the benefit of people.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - iv. Flourishing and vibrant town centres; - v. Regeneration; - vii. Well-designed places; - viii. Strong, safe healthy and cohesive communities; and - x. Promoting sustainable transport systems and reducing the need to travel.

SA objective	Assessment findings
	The Gedling Local Development Plan plans to improve community safety. The Plan encourages the re-use of brownfield land by bringing back derelict land back into use and town centre regeneration measures. The Plan seeks well-designed places to be sustainable, functional, inclusive and are easy to get to, to navigate around and well-integrated with the existing community. The Plan promotes social interaction and inclusivity using share spaces and good design including designing out crime. Natural surveillance is key to community safety. The Plan encourages sustainable transport systems, particularly walking, cycling and public transport through implementing behavioural change measures. The following objectives have been assessed to have no relationship with this SA objective: - i. Environmentally responsible development addressing climate change; - iii. Economic prosperity for all; and - vi. Protecting and enhancing the area's individual and historic character and local distinctiveness.
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.	The following objectives in the Gedling Local Development Plan strongly compatible with these SA objectives: - ii. High quality new housing; - iii. Economic prosperity for all; - iv. Flourishing and vibrant town centres; - vii. Achieving well-designed places; - viii. Strong, safe healthy and cohesive communities; - ix. Opportunities for all; and - x. Promoting sustainable transport systems and reducing the need to travel. The Gedling Local Development Plan plans to support the development and growth of social capital and to improve social inclusion. The Plan plans for housing growth to ensure that needs are met and to support mixed and balanced communities. The Plan also seeks people to participate in the economy by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities and supporting educational developments at all levels. The Plan also plans to close the gap between the most deprived areas within the plan area. The Plan seeks well-designed places to be sustainable, functional, inclusive and are easy to get to, to navigate around and well-integrated with the existing community. The Plan seeks to plan positively for the

SA objective	Assessment findings
	provision and use of shared spaces and promote social interaction and inclusivity by design. The Plan also plans for opportunities for all to provide the highest quality inclusive educational, community, cultural, leisure and sport facilities and to prevent the unnecessary loss of valued services and facilities. The Plan seeks to ensure access to jobs, leisure and services is improved in a sustainable way by encouraging sustainable transport systems, particularly walking, cycling and public transport.
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.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - i. Environmentally responsible development addressing climate change; - ii. High quality new housing; - vii. Achieving well-designed places; - viii. Strong, safe healthy and cohesive communities; - x. Promoting sustainable transport systems and reducing the need to travel; and - xii. Timely and viable infrastructure. The Gedling Local Development Plan plans to make efficient use of the existing transport infrastructure and to improve travel choice and accessibility to jobs and services as well as cultural, sport and leisure and lifelong learning activities. The Plan aims to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport. The Plan seeks high quality new homes located in sustainable locations. The Plan seeks well-designed places to be sustainable, functional, inclusive and are easy to get to, to navigate around and well-integrated with the existing community. The Plan seeks to improve access to cultural, sport and leisure and lifelong learning activities. The Plan also plans to make the best use of existing and provide new infrastructure, where required to support housing and economic growth, and make sure it is sustainable.
9. Brownfield Land To make efficient use of brownfield land and recognise biodiversity value where appropriate.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - ii. High quality new housing; - iii. Economic prosperity for all; - iv. Flourishing and vibrant town centres; - v. Regeneration; - vii. Achieving well-designed places; - viii. Strong, safe healthy and cohesive communities;

SA objective	Assessment findings
	- x. Promoting sustainable transport systems and reducing the need to travel; and - xii. Timely and viable infrastructure. The Gedling Local Development Plan plans to make efficient use of brownfield land by ensuring brownfield regeneration opportunities are maximised and to encourage the recycling of derelict and other urban land. The Plan seeks that brownfield opportunities are maximised when planning for new housing and employment development and promotes town centre regeneration measures. Well-designed places on brownfield land create strong sense of place with its own identity. The Plan seeks to plan positively for the provision and use of shared spaces and promote social interaction and inclusivity by design. The Plan also plans to make the best use of existing and provide new infrastructure, where required to support housing and economic growth, and make sure it is sustainable.
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resource and encourage nature-based solutions to climate change.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - i. Environmentally responsible development addressing climate change; - vii. Achieving well-designed places; - x. Promoting sustainable transport systems and reducing the need to travel; and - xi. Protecting and improving natural assets. The Gedling Local Development Plan plans to reduce the causes of climate change and to minimise its impacts, through well-designed places including environmentally sensitive design and construction. The Plan encourages the use of sustainable transport systems and reducing the need to travel will benefit climate change. The Plan plans to increase the resilience of biodiversity to climate change by enhancing and developing the network of multi-functional green spaces. There is only one objective where the compatibility is not known: – xii. Timely and viable infrastructure. There is only one objective which has been assessed to have no relationship with this SA objective: – viii. Strong, safe healthy and cohesive communities.

SA objective	Assessment findings
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - i. Environmentally responsible development addressing climate change; - x. Promoting sustainable transport systems and reducing the need to travel; and - xi. Protecting and improving natural assets. The Gedling Local Development Plan plans to reduce the causes of climate change and to minimise its impacts, through well-designed places including environmentally sensitive design and construction and addressing air, noise and other types of pollution. The Plan plans to manage air quality and minimise the risk posed by air, noise and other types of pollution by promoting sustainable transport systems which will reduce air and noise pollution. The Plan also plans to improve and provide new blue-green infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces which will reduce pollution. The following objectives where the compatibility is not known are: – ii. High quality new housing; – iii. Economic prosperity for all; – v. Regeneration; and – xii. Timely and viable infrastructure. There is only one objective which has been assessed to have no relationship with this SA objective: – vi. Protecting and enhancing the area's individual and historic character and local distinctiveness.
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - i. Environmentally responsible development addressing climate change; - xi. Protecting and improving natural assets; and - xii. Timely and viable infrastructure. The Gedling Local Development Plan plans to reduce the risk of flooding, conserve and improve water quality. The Plan plans to improve and provide new blue infrastructure and to protect and enhance the ecological network of nature conservation sites and priority habitats including rivers, canals and water bodies, woodlands and areas of natural and semi natural

SA objective	Assessment findings
	grassland. The Plan also plans to make the best use of existing and provide new and improved blue-green infrastructure, where required to support housing and economic growth, and make sure it is sustainable. The following objectives where the compatibility is not known are: – ii. High quality new housing; – iii. Economic prosperity for all; and – v. Regeneration. The following objectives have been assessed to have no relationship with this SA objective: - iv. Flourishing and vibrant town centres; - viii. Strong, safe healthy and cohesive communities; - ix. Opportunities for all; and - x. Promoting sustainable transport systems and reducing the need to travel.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - i. Environmentally responsible development addressing climate change; and - xi. Protecting and improving natural assets. The Gedling Local Development Plan plans to improve and provide new blue-green infrastructure, to protect and enhance the ecological network of nature conservation sites and priority habitats including rivers, canals and water bodies, woodlands and areas of natural and semi natural grassland. The Plan also plans to increase the resilience of biodiversity to climate change by enhancing and developing the network of multi-functional green spaces. The following objectives have been assessed to have no relationship with these SA objectives: - iii. Economic prosperity for all; and - xii. Timely and viable infrastructure.
14. Landscape To protect and enhance the landscape character.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: – vi. Protecting and enhancing the area's individual and historic character and local distinctiveness; – vii. Achieving well-designed places; and – xi. Protecting and improving natural assets. The Gedling Local Development Plan plans to enhance and maintain the landscape character and to promote

SA objective	Assessment findings
	character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, character, landscape and culture. The Plan also plans to improve and provide new network of multi-functional green spaces, woodlands, rivers, canals and water bodies. The following objectives where the impact is not known are: – ii. High quality new housing; – iii. Economic prosperity for all; and – xii. Timely and viable infrastructure. There is only one objective which has been assessed to have no relationship with this SA objective: – ix. Opportunities for all.
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.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - vi. Protecting and enhancing the area's individual and historic character and local distinctiveness; and - vii. Achieving well-designed places. The Gedling Local Development Plan plans to protect and enhance the townscape character and historic character. The Plans requires new development to be well-designed which should respect local character and to preserve and enhance the distinctive built heritage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	The following objectives in the Gedling Local Development Plan are strongly compatible with these SA objectives: - i. Environmentally responsible development addressing climate change; - v. Regeneration; - x. Promoting sustainable transport systems and reducing the need to travel; and - xi. Protecting and improving natural assets. The Gedling Local Development Plan plans to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and contributing to carbon neutrality in line with local targets which would have positive use of natural resources. The Plan also seeks to ensure that brownfield regeneration opportunities are

SA objective	Assessment findings
	maximised which again represent a positive use of natural resources and prioritisation of this would protect greenfield land. The Plan promotes sustainable transport systems and reducing the need to travel will reduce the levels of fossil fuels consumed through car use. The Plan also plans to improve and provide new network of multi-functional green spaces, woodlands, rivers, canals and water bodies. The following objectives have been assessed to have no relationship with this SA objective: - vi. Protecting and enhancing the area's individual and historic character and local distinctiveness; - viii. Strong, safe healthy and cohesive communities; - ix. Opportunities for all; and - xii. Timely and viable infrastructure.

APPRAISAL OF POLICIES

The appraisal of policy options has been undertaken in stages, mirroring and appraising the Local Plan as it progresses. **The first stage** involved the identification of policy topics, the identification of broad policy options, and their initial appraisal. These options were subject to early consultation with key stakeholders. A draft Scoping Report was issued to the statutory consultation bodies (the Environment Agency, Historic England and Natural England) for informal comments. Amendments were made where appropriate to reflect the feedback received.

A summary of this stage is included in the Gedling Local Development Plan Sustainability Appraisal Report Publication Draft with the appraisals themselves included in this document. Stage one was completed prior to consultation on the Issues and Options consultation.

Stage 2 supported the Issues and Options Consultation (July 2025) and the Council sought comments on the Scoping Report. This stage focused on the vision and spatial objectives, spatial strategy, housing distribution and employment provision and economic development. These appraisals can be found within the Issues and Options: Sustainability Appraisal Report. Overall, responses from the statutory consultation bodies were broadly supportive and confirmed that the approach met the relevant requirements.

Stage 3 built upon the earlier work. A further set of appraisals refined the previous assessments by appraising alternative policy approaches. A draft Reasonable Alternatives for Policy Options report was issued to the statutory consultation bodies, including the Environment Agency, Historic England, Natural England and Nottinghamshire County Council. Key internal consultees were also consulted including Development Management, Borough Ecologist and Heritage Officer, Parks and Street Care, Food, Health and Housing, Community, Leisure and Wellbeing, Housing and Resettlement, and Economic Growth and Regeneration.

Stage 4 built upon the informal consultation undertaken with key stakeholders identified in Stage 3. At this stage, all available policy options were assessed against the Sustainability Appraisal objectives. The performance of each alternative against the plan objectives was compared, and conclusions were drawn in relation to the potential outcomes of each policy alternative. An updated draft reasonable alternatives for policy options report (Appraisal of Objectives and Policies) was issued to the statutory consultation bodies liaised in Stage 3.

Stage 5 appraises the policies contained within the Local Plan, ensuring that the preferred policy framework has been assessed against reasonable alternatives and the sustainability objectives. The full set of policy alternatives, including the preferred alternative, and a summary of each option’s performance and potential impacts are presented in this appendix.

Stage 6 will support the examination stage of the local plan. This stage will incorporate and appraise any comments arising from the Regulation 19 Publication Draft consultation, and will update the Sustainability Appraisal where necessary to reflect any changes to the proposed policies and site allocations.

Sustainability Appraisal Scoring Table

The table below provides guidance on how to score each SA objective.

Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
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	The policy would have a minor positive impact on at least one of the policy criteria questions	Unknown effect or the policy has no implications for the objective	The policy would have a minor negative impact on at least one of the policy criteria questions	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

Topic Area 1: Climate Change, Sustainable Development and Flood Risk

1.1 Climate Change and Energy

1.2 Renewable Energy Schemes

1.3 Managing Flood Risk and Watercourses

1.4 Surface Water Management

1.5 Managing Water Quality

1.6 Aquifer Protection

1.1: Climate Change and Energy

Reasonable alternatives for appraisal:

Options	Is it a reasonable alternative?
Retain the scope of the policy established under existing Policy 1 of the Aligned Core Strategy	Yes
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.	Yes
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.	Yes
Do not have a policy	No, because it is a requirement of the NPPF. Paragraph 20 of the NPPF requires strategic policies to make sufficient provision for flood risk and coastal change management and planning measures to address climate change mitigation and adaptation.

1.1: Climate Change and Energy

Reasonable alternatives for appraisal:

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.

SA objectives	A	B	C	Commentary	Mitigation
1. Housing	+	+	?	All options will have a positive impact on the quality of housing stock. The impact of option C, whilst achieving higher standards, may be to decrease the affordability of new housing due to significantly higher build costs. As such the impact of option C is uncertain.	
2. Employment and Jobs	0	0	0	All options are likely to have a neutral impact on jobs and productivity.	
3. Economic Structure and Innovation	0	?	?	Option A is likely to have a neutral impact. However, uncertain for options B and C as it may result in more attractive units with lower running costs but option C may significantly increase the build costs thereby making new development less attractive.	
4. Shopping Centres	0	?	?	Option A is likely to have a neutral impact. However, uncertain for options B and C as it may be that higher standards in relation to emissions either increase the build costs thereby making redevelopment less attractive, or result in more attractive units with lower running costs.	
5. Health and Well Being	+	++	++	All options promote health and wellbeing by mitigating the impacts of climate changes. Options B and C provide opportunities to improve access generally, through promoting active travel, and improving access to BGI. These options also seek to minimise energy demand for heating, lighting and cooling.	

6. Community Safety	0	0	0	All options will have a neutral effect on this objective. Policies that manage the design and specific location of development would have a greater impact on achieving this objective.	Other strategies policies should include criteria that address design and layout, providing safe communities.
7. Social Inclusion	0	?	?	As for objective 4, in relation to the number of facilities, option A is likely to have a neutral impact. However, uncertain for options B and C as it may be that higher standards in relation to emissions either increase the build costs thereby making redevelopment less attractive, or result in more attractive units with lower running costs.	
8. Transport	0	+	+	Options B and C make specific reference to measures that enable sustainable lifestyles such as promoting active travel through design and layout to ensure accessibility to everyday services and facilities on foot, by bicycle or public transport.	
9. Brownfield Land	0	+	+	Options 2 and 3 require development to integrate with existing BGI, recognising the role of BGI in addressing climate change.	Other policies within the Strategic Plan should seek to minimise impact on biodiversity.
10. Energy and Climate Change	++	++	++	All three options will have a major positive impact on this objective. Options B and C will have a greater impact than option A as all policy criteria are likely to be met. Option C sets limits on energy use, space heating demand and embodied carbon and the impact will be greater than for option B which requires new buildings to achieve net zero (regulated operational emissions).	

11. Pollution and Air Quality	+	++	++	All three options will have a positive impact on this objective. Options B and C will have a greater impact than option A, resulting from a reduction in the use of fossil fuels, promotion of active travel and enhanced linkages to BGI.	Strategic policies should ensure sites incorporate principles of 20-minute neighbourhoods, including the provision of local services and facilities, and the provision of non-car based transport infrastructure to these facilities and those outside the site.
12. Flooding and Water Quality	+	+	+	All three options support the precautionary principle and sequential test. Options 2 and 3 also address surface water runoff in accordance with the NPPF.	Need a policy relating to flooding and water quality for new development, in particular to ensure new development is suitably located outside of flood risk areas, conserve water and avoid impact of new

					development upon water quality.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	+	+	Option A will have a neutral impact on this objective, albeit that an indirect impact of this policy will be to reduce the impact of climate change and improve the natural environment. Options B and C will have a positive impact as reference is made to integration with existing BGI and contribution to offsite networks.	
14. Landscape	0	+	+	Option A will have a neutral impact on this objective, albeit that an indirect impact of this policy will be to reduce the impact of climate change and improve the natural environment. Options B and C will have a positive impact as reference is made to integration with existing BGI and contribution to offsite networks, thereby improving visual amenity.	Landscape protection and enhancement policy criteria should be included in the Strategic Plan.
15. Built and Historic Environment	0	+	+	Options 2 and 3 include specific reference to the need for the potential impacts of SuDS on the setting of heritage assets.	All options would benefit from strategic policies which address the protection and enhancement of local character, distinctiveness and heritage assets.
16. Natural Resources and Waste Management	0	++	++	Options 2 and 3 require development to integrate with existing BGI, recognising the role of BGI in addressing climate change. In addition, these options require waste minimisation through using recycled/ secondary aggregates and reusing material from excavation.	All options would benefit from strategic policies which address the use of raw

					materials, promote sustainable design and construction and the protection of best and most versatile land.

SUMMARY AND CONCLUSIONS OF APPRAISALS

Topic Area 1: Climate Change, Sustainable Development and Flood Risk 1.1 Climate Change and Energy	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	?	+	+	++	++	+	+	+	+	++

Conclusions

All options score positives against a number of objectives, with all scoring major positives in relation to energy and climate change.

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.

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.

1.2 Renewable Energy Schemes

How to determine applications for renewable energy schemes.

Reason - to provide guidance on National Planning Policy Framework paragraphs 168–169, which state that when determining planning applications for renewable and low carbon energy, local planning authorities should "give significant weight to the benefits associated with renewable and low carbon energy generation" and that "applications outside these (designated) areas should demonstrate that the proposed location meets the criteria used in identifying suitable areas."

Option A – allocate areas

Include a policy to identify and designate areas as suitable for renewable energy; different areas for different technologies.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Employment and Jobs	?	Unknown impact on range of jobs/business activity.	
3. Economic Structure and Innovation	+	Providing land for renewable energy infrastructure and supporting energy supply.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	++	Supports the generation and use of renewable energy.	
11. Pollution and Air Quality	-	Potential impacts during development, though reduced air pollution in the longer term.	Reduce air pollution and reduced consumption of raw materials.
12. Flooding and Water Quality	0	Would be addressed through flooding policy.	
13. Natural Environment, Biodiversity, Blue-	-	Potential impacts on biodiversity and green infrastructure, though mitigation is possible.	Scope to identify areas away from sensitive areas.

Green Infrastructure			
14. Landscape	-	Possible impact on landscape character, with scope for mitigation.	Scope to identify areas away from sensitive areas.
15. Built and Historic Environment	-	Possible impacts on historic landscapes and settlements, though mitigation is possible.	Identify areas away from heritage assets.
16. Natural Resources and Waste Management	-	Potential impacts on water resources and greenfield/agricultural land. Reduce air pollution and reduced consumption of raw materials. Waste benefits from AD (Anaerobic Digestion) plants.	Could steer away from greenfield sites and agricultural land.

Option B – include a criteria based policy

Include a criteria based policy setting out the factors against which schemes will be assessed; what are the impacts and how it will be assessed if they are acceptable or not.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	?	Unknown impact on range of jobs/business activity.	
3. Economic Structure and Innovation	+	Allows for required infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	No specific reference to brownfield land.	
10. Energy and Climate Change	++	Will improve energy efficiency of new buildings, use of renewable energy and support development of community energy systems. Also ensures	

		buildings address future climate change.	
11. Pollution and Air Quality	+	Scope to promote use of sustainable techniques.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Possible impact but can mitigate.	Criteria to protect environment, biodiversity and Green Infrastructure.
14. Landscape	-	Possible impact but can mitigate.	Criteria to protect landscape.
15. Built and Historic Environment	-	Possible impact but can mitigate.	Criteria to balance heritage concerns with benefits of renewable energy.
16. Natural Resources and Waste Management	0	No impact on waste recovery.	Criteria to protect greenfield and agricultural land.

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	?	Unknown impact on range of jobs/business activity.	
3. Economic Structure and Innovation	+	Allows for required infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	No specific reference to brownfield land.	
10. Energy and Climate Change	-	Reliant on the National Planning Policy Framework, with no local policy guidance.	
11. Pollution and Air Quality	?	Unknown impact. Depends on application.	

12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	--	Impact on the environment.	
14. Landscape	--	Impact on landscape.	
15. Built and Historic Environment	--	Impact on heritage.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 10 as it would actively support renewable energy generation and contribute to climate change mitigation. Option A also scored a minor positive for Objective 3. However, Option A scored minor negatives for Objectives 11, 13, 14 and 15, reflecting potential adverse impacts on air quality, the natural environment, landscape and the built and historic environment. Option A also scored a minor negative for Objective 16.

Option B scored a major positive for Objective 10, reflecting strong benefits for energy and climate change through support for renewable and low carbon energy generation. Minor positives were also recorded for Objectives 3 and 11, indicating benefits for economic structure and innovation and for pollution and air quality. However, Option B scored minor negatives for Objectives 13, 14 and 15, reflecting potential adverse impacts on biodiversity and blue-green infrastructure, landscape character, and the built and historic environment associated with renewable energy development.

Option C scored a minor positive for Objective 3, suggesting some potential support for economic structure and innovation through renewable energy development. However, it recorded a minor negative for Objective 10 and major negatives for Objectives 13, 14 and 15, indicating significant potential adverse effects on biodiversity and blue-green infrastructure, landscape, and the built and historic environment where reliance is placed on national policy alone without a local policy framework to guide development.

Overall, Option A provides stronger benefits for Objective 10. Option B provides clear benefits for climate change mitigation while enabling potential environmental impacts to be assessed through local criteria and provides a clearer local policy framework. In contrast, Option C performs negatively across several key environmental objectives, highlighting the importance of a local policy framework to manage renewable energy development effectively.

1.3. Managing Flood Risk and Watercourses

Whether to include a policy to protect water quality on the Trent, Leen, Ouse Beck and Lambley Dumble and Day Brook.

Reason - to provide guidance on National Planning Policy Framework paragraph 171, which states that local plan policies should be informed by a strategic flood risk assessment and should "manage flood risk from all sources" and take account of advice from the Environment Agency and other relevant flood risk management authorities such as lead local flood authorities.

Option A – include a policy

Include a policy similar to the existing Local Planning Document Policy LPD 3 (Managing Flood Risk) and update to cover further water management issues such as the de-culverting of watercourses.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in an increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on brownfield land.	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	++	Protects water quality and prevents contamination of watercourses.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	Would help to improve biodiversity and avoid harm to protected species.	

14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on heritage or built environment.	
16. Natural Resources and Waste Management	++	Protects water quality in the Trent, Leen, Dover Beck, Ouse Beck, Lambley Dumble and Day Brook.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in an increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on brownfield land.	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	-	Reliant on national policy only to protect water quality and prevent contamination.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Reliant on national policy only to protect biodiversity and avoid harm to protected species.	
14. Landscape	0	No impact on character and amenity.	

15. Built and Historic Environment	0	No impact on heritage or built environment.	
16. Natural Resources and Waste Management	-	Reliant on national policy only to protect water resources and prevent contamination.	

Conclusions

Option A scored major positives for Objectives 11, 13 and 16, reflecting strong benefits for pollution and air quality, biodiversity and blue-green infrastructure, and natural resources and waste management through improved water quality protection and watercourse management. These benefits arise from the inclusion of a local policy framework that supports measures such as the protection and enhancement of watercourses and the de-culverting of rivers and streams.

Option B scored minor negatives for Objectives 11, 13 and 16, indicating potential adverse effects on pollution and air quality, biodiversity and blue-green infrastructure, and natural resource management where reliance is placed on national policy alone without a locally specific framework to guide development and watercourse management.

Overall, Option A provides clear environmental benefits through stronger protection and management of watercourses. In contrast, Option B performs negatively across several environmental objectives, highlighting the importance of a local policy to support water quality and watercourse management.

1.4 Surface Water Management

Whether to include a policy to manage surface water and protect development from surface water flooding.

Reason - Paragraph 171 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to "manage flood risk from all sources," taking account of advice from the Environment Agency and other relevant flood risk management authorities, including lead local flood authorities, and provide policies to manage surface water flood risk where appropriate.

Option A – include a policy

Include a policy similar to the existing Local Plan Policy LPD 4 - Surface Water Management).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on the reuse of brownfield land.	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	++	Protects waater quality and prevents contamination of watercourses.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-	++	Would help to improve biodiversity and avoid harm to protected species.	

Green Infrastructure			
14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on heritage or built environment.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on brownfield land	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	-	Reliant on national policy only to protect water quality and prevent contamination.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Reliant on national policy only to protect biodiversity and avoid harm to protected species.	

14. Landscape	0	No impact on landscape character or amenity.	
15. Built and Historic Environment	0	No impact on heritage or built environment.	
16. Natural Resources and Waste Management	-	Reliant on national policy only to protect water resources and prevent contamination.	

Conclusions

Option A scored major positives for Objectives 11 and 13 due to improved control of surface water and protection of environmental assets. Option B scored minor negatives for Objectives 9, 11, 13 and 16, reflecting weaker protection for surface water management and environmental quality.

Overall, Option A demonstrates stronger environmental benefits, while Option B presents risks across several key objectives.

1.5 Managing Water Quality

Consider a policy to manage water quality in Gedling Borough.

Reason - to provide guidance on protecting surface and groundwater in line with the EU Water Framework Directive (WFD), the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017, and the National Planning Policy Framework, which expects planning to support the delivery of environmental objectives to "prevent deterioration of water bodies, reduce pollution and support sustainable water use."

Option A – include a policy

Include a policy similar to the existing Local Planning Document Policy LPD 5.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply.	
2. Employment and Jobs	0	No direct impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	+	Reduces risk of water pollution, benefiting public health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Supports healthy communities and recreational water use.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	++	Protects water quality and prevents contamination.	
12. Flooding and Water Quality	+	Supports mitigation of flood impacts through sustainable water management.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	Protects aquatic ecosystems, biodiversity, and green infrastructure.	
14. Landscape	0	No impact on landscape character or visual amenity.	

15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	++	Maintains water quality and prevents contamination of water resources.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Reduced local control could increase risk of water pollution affecting health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	-	Fewer protections for recreational water use and community health.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on brownfield land	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	-	Limited local control could reduce protection of water quality.	
12. Flooding and Water Quality	0	No direct impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Limited local control could lead to adverse effects on aquatic ecosystems and biodiversity.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	

16. Natural Resources and Waste Management	-	Higher risk of water contamination and deterioration of water resources.	

Conclusions

Option A scored major positives for Objectives 11, 13, and 16, reflecting strong benefits for pollution and air quality, biodiversity and blue-green infrastructure, and natural resources and waste management. Minor positives were also recorded for Objectives 5, 7, and 12, indicating benefits for health and wellbeing, social inclusion, and flood risk management.

Option B scored minor negatives for Objectives 5, 7, 11, 13, and 16, suggesting potential deterioration in environmental and social outcomes without a local policy in place.

Overall, Option A delivers clear environmental and social benefits across multiple objectives, while Option B performs negatively across the same key objectives, highlighting the value of a local water quality policy.

1.6 Aquifer Protection

Whether to include a policy to protect groundwater in aquifers.

Reason – advice from the Environment Agency.

Option A – include a policy

Include a policy similar to the existing Local Planning Document Policy LPD 6 (Aquifer Protection).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	0	No impact on pollution or air quality.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	

16. Natural Resources and Waste Management	++	Improves quality of groundwater in aquifers and prevents contamination of water.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework or other pollution control regimes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No direct local control on health impacts.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No local guidance on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	-	Limited local protection; reliant on national policy only	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Limited local protection; reliant on national policy only to protect biodiversity.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	-	Limited local control; reliant on national policy only to protect groundwater and prevent contamination.	

Conclusions

Option A scored a major positive for Objective 16, reflecting clear benefits for natural resources and waste management through the protection of groundwater resources within aquifers. The remaining objectives recorded neutral effects, reflecting the narrow scope of the policy and its focus on safeguarding groundwater quality rather than delivering wider social, economic or environmental outcomes.

Option B scored minor negatives for Objectives 11, 13 and 16, indicating potential adverse effects on pollution and air quality, biodiversity and blue-green infrastructure, and natural resources and waste management where reliance is placed on national policy and other pollution control regimes without a locally specific policy framework.

Overall, Option A provides clear benefits for the protection and management of groundwater resources, while Option B performs negatively across several environmental objectives due to the absence of a local policy framework.

Topic Area 2: Environmental Protection

2.1 Contaminated Land

2.2 Unstable Land

2.3 Hazardous Substances

2.4 Pollution

2.5 Air Quality

2.1 Contaminated Land

Consider a specific policy on contamination.

Reason - to provide guidance from the National Planning Policy Framework paragraphs 196-198, which state that planning policies and decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination, and should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment.

Option A - include a policy

Retain Policy LPD 7 (Contaminated Land) of the Local Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing depending on location.	
2. Employment and Jobs	-	Could restrict supply of land for new businesses; may impact range of jobs/business activity.	
3. Economic Structure and Innovation	-	Could restrict supply of land for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	+	Could protect against contamination and pollution.	
12. Flooding and Water Quality	+	Could protect against contamination of surface and groundwaters.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Could protect biodiversity and natural environment depending on location.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	

16. Natural Resources and Waste Management	++	Would address contamination issues.	

Option B - do nothing

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing depending on location.	
2. Employment and Jobs	-	Could restrict supply of land for new businesses; may impact range of jobs/business activity.	
3. Economic Structure and Innovation	-	Could restrict supply of land for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No local guidance on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	-	Reliant on national policy only to prevent contamination and manage pollution.	
12. Flooding and Water Quality	-	Reliant on national policy only to prevent contamination and manage pollution.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Limited local protection; reliant on national policy only to protect biodiversity.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	

16. Natural Resources and Waste Management	-	Limited local control; reliant on national policy only to manage contaminated land and resources.	

Conclusions

Option A scored major positives for Objective 16, reflecting strong benefits for natural resources and waste management. Minor positives were also recorded for Objectives 11, 12 and 13, indicating benefits for pollution and air quality and for biodiversity and blue-green infrastructure.

However, Option A scored minor negatives for Objectives 1, 2, and 3, suggesting potential constraints on housing delivery, employment, and economic development outcomes.

Option B scored minor negatives for Objectives 1, 2, 3, 11, 12, 13, and 16, highlighting potential adverse effects on key environmental and economic objectives where a local policy is not in place.

Overall, Option A provides clear environmental benefits and targeted protections for contaminated land, while Option B performs negatively across the same key objectives, demonstrating the added value of retaining a local policy.

2.2 Unstable Land

Consider a specific policy on land stability.

Reason - to provide guidance on National Planning Policy Framework paragraph 196, which states that planning policies and decisions should ensure that "a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination."

Option A - include a policy

Retain Policy LPD 8 (Unstable Land) of the Local Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing depending on location.	
2. Employment and Jobs	-	Could restrict supply of land for new businesses; may impact range of jobs/business activity.	
3. Economic Structure and Innovation	-	Could restrict supply of land for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	0	Relates to land stability; no direct effect on pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Relates to land instability; no loss of biodiversity or change to green infrastructure.	
14. Landscape	0	Relates to land instability; no impact on character or visual amenity.	

15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	0	Relates to land stability; no impact on natural resources or waste.	

Option B - do nothing

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing depending on location.	
2. Employment and Jobs	-	Could restrict supply of land for new businesses; may impact range of jobs/business activity.	
3. Economic Structure and Innovation	-	Could restrict supply of land for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No local guidance on reuse of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	0	Relates to land stability; no direct effect on pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or change to green infrastructure.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	0	No impact on natural resources or waste.	

Conclusions

Option A scored minor negatives for Objectives 1, 2 and 3, reflecting potential constraints on housing delivery, employment opportunities and economic structure and innovation. The remaining objectives recorded neutral effects, reflecting the focused scope of the policy and its primary role in ensuring site suitability and safe development rather than delivering wider sustainability benefits.

Option B also scored minor negatives for Objectives 1, 2 and 3, indicating similar potential constraints on housing, employment and economic development. All other objectives recorded neutral effects, reflecting the limited influence of the policy approach on wider environmental and social outcomes.

Overall, both options perform similarly. However, Option A provides a clearer local policy framework for managing development on unstable land, while Option B relies on national policy to address land stability considerations.

2.3 Hazardous Substances

Consider a policy on hazardous substances.

Reason - to provide guidance on National Planning Policy Framework paragraph 198, which states that new development is "appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development".

Option A - include a policy

Include a policy on hazardous substances.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	++	Reduces risk to public health from hazardous substances.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Helps protect communities from hazards.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on reuse of brownfield land.	
10. Energy and Climate Change	0	No impact on energy or efficiency.	
11. Pollution and Air Quality	+	Reduces risk of soil and water contamination.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Reduces risk to ecosystems and biodiversity.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	

16. Natural Resources and Waste Management	+	Protects soil and water resources from contamination.	

Option B - do nothing

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Reduced local control could increase risk to public health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	-	Reduced opportunities to protect communities from hazards.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No local guidance on reuse of brownfield land.	
10. Energy and Climate Change	0	No impact on energy or efficiency.	
11. Pollution and Air Quality	-	Limited local control could result in contamination of soil or water.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Limited local control could result in adverse effects on biodiversity or green infrastructure.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	-	Potential contamination of soil or water if not locally managed.	

Conclusions

Option A scored a major positive for Objective 5, reflecting strong benefits for health and wellbeing through the management and control of hazardous substances. Minor positives were also recorded for Objectives 7, 11, 13, and 16, indicating benefits for social inclusion, pollution and air quality, biodiversity and blue-green infrastructure, and natural resources and waste management.

Option B scored minor negatives for Objectives 5, 7, 11, 13, and 16, suggesting potential adverse effects on health, environmental quality, and natural resource management where no local policy is in place.

Overall, Option A delivers clear health and environmental benefits across several objectives, while Option B performs negatively across the same key objectives, highlighting the importance of a local policy to manage hazardous substances.

2.4 Pollution

Consider a policy on pollution.

Reason - to provide guidance on National Planning Policy Framework paragraph 198, which states that new development is "appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development".

Option A - include a policy

Retain Policy LPD 10 (Pollution) of the Local Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	+	Opportunity to make a positive impact on public health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Positive impact on community activities.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on reuse of brownfield land.	
10. Energy and Climate Change	+	Co-benefits of air quality mitigation on climate change	
11. Pollution and Air Quality	++	Reduces pollution levels in soil, air, water, and noise.	
12. Flooding and Water Quality	+	could protect against pollution of surface and groundwaters	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Reduces pollution levels in soil, air, water which may impact on the natural environment and local ecosystems.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	

16. Natural Resources and Waste Management	+	Positive impact on the natural environment	

Option B - do nothing

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land availability for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Reduced local control could negatively affect public health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	-	Reduced opportunities for community activities.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No local guidance on reuse of brownfield land.	
10. Energy and Climate Change	-	Reduced local control could negatively affect this objective.	
11. Pollution and Air Quality	-	Potential for soil, water, or air pollution if not actively managed locally.	
12. Flooding and Water Quality	-	Reduced local control could negatively affect this objective.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Reduced local control could negatively affect this objective.	
14. Landscape	0	No impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	-	Potential for contamination of water, soil, or air if not managed locally.	

Conclusions

Option A scored a major positive for Objective 11, reflecting strong benefits for pollution and air quality through the inclusion of a specific local policy. Minor positives were also recorded for Objectives 5, 7, 10, 12, 13 and 16, indicating benefits for health, climate change, water quality, biodiversity, wellbeing and social inclusion.

Option B scored minor negatives for Objectives 5, 7, 10, 11, 12, 13 and 16, suggesting potential adverse effects on health, environmental quality, climate change, water quality, biodiversity, natural resources and waste management where no local policy is in place.

Overall, Option A provides clear benefits for managing pollution and protecting health and environmental quality, while Option B performs negatively across the same key objectives, demonstrating the value of retaining a local pollution policy.

2.5 Air Quality

Consider a specific policy on air quality.

Reason - to provide guidance on National Planning Policy Framework paragraph 192, which states that planning policies and decisions should "sustain and contribute towards compliance with relevant limit values or national objectives for pollutants," taking into account cumulative impacts and opportunities to improve air quality.

Option A - include a specify policy

Include a policy on air quality.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict housing supply in areas of poor air quality.	
2. Employment and Jobs	-	Could restrict types of businesses due to air quality constraints.	
3. Economic Structure and Innovation	-	Could limit land availability for development.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	0	No direct effect on health (local air quality managed elsewhere).	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No direct effect on social inclusion.	
8. Transport	+	Could help to reduce journeys undertaken by car.	
9. Brownfield Land	0	No direct impact on brownfield land reuse.	
10. Energy and Climate Change	+	co-benefits of air quality mitigation on climate change.	
11. Pollution and Air Quality	++	Addresses air pollution issues and reduces emissions.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Reduces air pollution levels which may impact on the natural environment and local ecosystems.	
14. Landscape	0	No impact on landscape character or visual amenity.	

15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	0	No direct impact on natural resources or waste recovery.	

Option B - do nothing

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict housing supply in areas of poor air quality or due to vehicle emissions from new housing.	
2. Employment and Jobs	-	Could restrict types of businesses in areas of poor air quality, affecting job opportunities.	
3. Economic Structure and Innovation	-	Could limit land availability for development.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	0	No direct impact on health at local level.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No direct effect on social inclusion.	
8. Transport	+	Could help to reduce journeys undertaken by car.	
9. Brownfield Land	0	No direct impact on brownfield land reuse.	
10. Energy and Climate Change	-	Reduced local control could negatively affect this objective.	
11. Pollution and Air Quality	+	Addresses air pollution issues through national policy only.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Reduced local control could negatively affect this objective.	
14. Landscape	0	No impact on landscape character or visual amenity.	

15. Built and Historic Environment	0	No impact on heritage assets or built environment.	
16. Natural Resources and Waste Management	0	No direct impact on natural resources or waste recovery.	

Conclusions

Option A scored a major positive for Objective 11, reflecting strong benefits for pollution and air quality through the introduction of a specific local policy. Minor positives were recorded for Objectives 8, 10 and 13, indicating climate change, biodiversity and potential transport-related benefits where measures support improved air quality outcomes.

However, Option A scored minor negatives for Objectives 1, 2, and 3, suggesting potential constraints on housing delivery, employment, and economic development where stricter air quality controls may limit development opportunities.

Option B scored minor positives for Objectives 8 and 11, indicating some benefits for transport and air quality through reliance on national guidance. However, Option B also scored minor negatives for Objectives 1, 2, 3, 10 and 13 reflecting similar potential constraints on housing and economic growth.

Overall, both options deliver positive outcomes for air quality and transport objectives, with Option A providing stronger benefits for Objective 11. Option B performs similarly but with fewer positive effects overall due to the absence of a dedicated local policy.

Topic Area 3 Spatial Strategy and Housing Target

3.1 Spatial Strategy

3.2 Delivering the Identified Housing Target

3.3 Housing Need and Target

3.1 Spatial Strategy

Identification of reasonable alternatives

Options	Is it a reasonable alternative?
Retain existing policy approach as set out in the Core Strategy of urban concentration. Most development to be located within or adjoining the main built-up area (including adjacent to Hucknall) and Key Settlements identified for growth.	Yes
Do not have a spatial strategy policy.	No. Paragraph 17 of the NPPF states that development plans must include strategic policies to address each local planning authority's priorities for the development and use of land in its area.
Disperse development broadly beyond the main built-up area, within existing and new settlements that are within the Green Belt.	Yes
Retain existing policy approach and 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.	Yes
Focus on location of new development with regard to existing and proposed transport infrastructure.	Yes
Alongside the strategic location of development, include 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.	Yes

3.1 Spatial Strategy

Reasonable alternatives for appraisal:

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 where feasible (including adjacent to Hucknall) and Key Settlements identified for growth.

B - Disperse development broadly beyond the main built-up area, within existing or new settlements that are within or beyond the Green Belt.

C - Retain existing policy approach and 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 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 compact and connected neighbourhoods, creating attractive places, and delivering economic growth.

SA objectives	A	B	C	D	E	Commentary	Mitigation
1. Housing	+ +	+	+ +	+ +	+ +	These options address the strategic distribution of development across the plan area, including housing. All options will deliver the required housing stock. Major positive for options A, C, D and E because the location of new housing growth would be within and adjoining the main built up area and would have regard to existing and proposed transport infrastructure. Minor positive for option B because this option would provide policy approach for new housing growth to meet housing requirement, which would involve the range and affordability of new housing for all social groups. Option E includes the strategic priority that, where pertinent, developments meet identified housing needs.	In respect of option C, the policy would need to ensure that development is located outside of flood zones to allow an enhanced green space or buffer zone next to the river to ensure suitable biodiversity and environmental enhancements.
2. Employment and Jobs	+	+	+	+	+ +	These options address the strategic distribution of development across the plan area, including employment. Minor positive for all options because each option would provide policy approach for new economic development growth which should provide new jobs. Option E includes the consideration of economic growth as a strategic priority.	
3. Economic Structure and Innovation	+ +	+	+ +	+ +	+ +	All options perform positively against this objective. However, options A, C, D and E are identified as major positive because the location of new employment, retail and other types of development growth would be within and adjoining the main built up area and would have regard to existing and proposed transport infrastructure. Minor positive for option B because this option would provide policy approach for new economic development growth. Option E includes specific consideration of blue and green infrastructure, public transport, active travel, 20-minute neighbourhoods, and economic growth.	In respect of option C, the policy would need to ensure that development is located outside of flood zones to allow an enhanced green space or buffer zone next to the river to ensure suitable biodiversity and environmental enhancements.

SA objectives	A	B	C	D	E	Commentary	Mitigation
4. Shopping Centres	+ +	+	?	?	+	Option A will deliver development within the main built-up area and key settlements, of which contain town and local centres. Option B is similar however it would benefit centres within key settlements more, to the detriment of centres within the main built-up area, as more development would be dispersed to these locations. Uncertain for options C and D as it depends on the locations and proposals of new development, it is considered that the impact of the options on shopping centres is uncertain.	
5. Health and Well Being	?	?	+ +	?	+	Prioritising new development that protects and enhances blue and green infrastructure (Option C) will have health and wellbeing benefits as this will provide accessible open space, including natural greenspace, recreational areas, sports pitches, and active travel routes. Uncertain for options A, B and D as it depends on the locations and proposals of new development. It is expected that large housing allocations would provide new open space or enhance the quality of existing open space or blue-green infrastructure which could provide opportunities for recreational physical activity.	Ensure that new development does not affect access to health services and provide new open space or enhance the quality of existing open space or blue-green infrastructure. Opportunities to promote the enhancement of blue green infrastructure should be encouraged.
6. Community Safety	0	0	0	0	0	All options will have a neutral effect on this objective. Policies that manage the design and specific location of development would have a greater impact on achieving this objective.	Strategic policy criteria (Option E) should include criteria that address design and layout, providing safe communities.

SA objectives	A	B	C	D	E	Commentary	Mitigation
7. Social Inclusion	+	0	+	0	+	Option A and E will direct development towards the main urban area where most deprived areas are located. Whilst Option B may direct development away from most deprived areas within the main urban area, overall it is considered neutral. Options C would, by preserving and enhancing BGI protect existing cultural assets, encourage community activities related to local BGI and provide educational environments. Option D is neutral as transport infrastructure will not influence this objective.	Strategic policy criteria (included in Option E) should include requirements that developments deliver sustainable and prosperous communities.
8. Transport	+ +	-	+	+ +	+ +	Options A, D and E score major positive against this objective as they would utilise existing transport infrastructure within urban areas, minimise impacts on the environment and reduce journeys undertaken by private cars. Option D will help develop transport networks. Option B would, due to the reduced transport infrastructure beyond the main built up area and key settlements, not use existing infrastructure, minimise impacts on the environment, reduce journeys by private car or increase accessibility to services. Option C would help develop active travel infrastructure (walking and cycling).	Option B would be mitigated by policies in the plan that require significant improvements to public transport and active travel infrastructure. This should be identified within the Infrastructure Delivery Plan and be tested within the viability appraisal.

SA objectives	A	B	C	D	E	Commentary	Mitigation
9. Brownfield Land	+ +	--	?	?	+	Whilst Option A would still result in the use of greenfield land to deliver its housing and employment targets, it would make the most efficient use of brownfield land within the urban area Option B would require the use of significant areas of greenfield land as there is unlikely to be sufficient brownfield opportunities adjacent to existing settlements or within locations identified to deliver new settlements. Option C and D are unknown as it depends on the locations selected for development. Option D is likely to locate development within urban areas where transport infrastructure is located, however it may direct development to transport nodes within or closer to locations beyond the built-up area. Option C could direct development towards existing BGI where brownfield opportunities may or may not exist. Option E would include criteria that promotes sustainable development. This would comprise the use of brownfield land.	If available, the selection of locations with brownfield land available would improve Option B's performance against this objective.

SA objectives	A	B	C	D	E	Commentary	Mitigation
10. Energy and Climate Change	+	?	+ +	+	+	Option C scores major positive against this objective as the prioritisation of BGI will reduce urban heat island effects, sequester carbon, reduce carbon (by increasing active travel opportunities), increase resilience of biodiversity to climate change, help people adapt to climate change and increase ecosystem services. Option B may result in a less sustainable distribution of development and may increase private car use and carbon emissions. However, this will depend on the locations selected for growth. Option A and E would have a minor positive effect on this objective. It is likely to deliver a more sustainable distribution of development. Option D would have a positive impact as this option would have regard to existing and proposed public transport infrastructure, particularly public transport .	Policies within the plan should encourage BGI, improve the energy efficiency of new buildings, and renewable energy generation.

SA objectives	A	B	C	D	E	Commentary	Mitigation
11. Pollution and Air Quality	-	--	+ +	+	+	Option A would increase development within the Nottingham Urban Area Agglomeration zone. Option B is likely to increase the use of private car as development is distributed across a wider area, including outlying settlements where there is less public transport provision and private car journeys would be longer. The promotion of BGI within Option C will help mitigate air, noise and water pollution. Option D's impact on pollution will be minor positive as locating new development alongside new or existing public transport infrastructure will help manage air pollution. Option E includes specific consideration of blue and green infrastructure, public transport and active travel.	Policies should ensure sites incorporate principles of 20-minute neighbourhoods, including the provision of local services and facilities, and the provision of non-car based transport infrastructure to these facilities and those outside the site. Need a policy relating to pollution and air quality for new development.
12. Flooding and Water Quality	?	?	+ +	?	+	Whilst option A and E would direct development to locations within or adjacent to the main urban area where there are significant areas of within Flood Zones 2 and 3 (primarily within the Trent Valley), the effects of this option remain uncertain as elevated areas outside these flood zones could provide locations for development. Option E includes specific consideration of blue and green infrastructure. Option C would, through the provision of BGI, provide land for flood water storage and improvements in water quality. Options B and D's effects on this objective will also depend on the locations of development.	Need a policy relating to flooding and water quality for new development, in particular to ensure new development is suitably located outside of flood risk areas, conserve water and avoid impact of new development upon water quality.

SA objectives	A	B	C	D	E	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	+ +	?	+	For options A, B and D, it depends on the locations and proposals of new development. Option C would have a major positive effect on this objective as protection and enhancement of BGI would have clear benefits to the natural environment. Option E includes specific consideration of blue and green infrastructure.	Strategic policies should embed BGI within development requirements. This should optimise opportunities to deliver environmental net-gain, active travel, recreational open space and the other benefits that BGI brings. Priority habitats should be created, connected protected and enhanced to improve the ecological network.

SA objectives	A	B	C	D	E	Commentary	Mitigation
14. Landscape	+	-	?	?	+	Option B is likely to have an adverse effect on landscape as the dispersal of development across the plan area is likely to create more urban townscapes in areas of more rural character. Whilst this could be mitigated to a degree through site selection, the overall effect will be an urbanisation of landscapes locally. Conversely, Option A and E would focus development within urban townscapes where it would be easier to accommodate visually. The effects of Options C and D upon this objective would depend on the location, some of which may be in less urbanised environments.	Informed by site appraisals, site policies in the Plan should promote landscape protection and enhancement. Landscape protection and enhancement policy criteria should be included in the Plan. Landscape and visual impacts of development in urban fringe locations could be reduced by integrating it with the existing urban area and by avoiding fringe locations that have sensitive landscape features and/or are valued for their visual amenity.

SA objectives	A	B	C	D	E	Commentary	Mitigation
15. Built and Historic Environment	?	?	+	?	+	It depends on the locations and proposals of new development in relation to existing designated and non-designated heritage assets (including Scheduled Monuments, Registered Parks and Gardens, Listed Buildings, Conservation Areas, locally interest buildings and archaeology) and whether the proposals would respect, maintain and strengthen the local character and distinctiveness of the townscape or settlement character. There may be opportunities for heritage led regeneration projects to include housing. Promoting growth alongside BGI (Option C and E) would however, where appropriate to do so, enable the preservation of existing heritage assets and their setting.	All options would benefit from policies which address the protection and enhancement of local character, distinctiveness and heritage assets
16. Natural Resources and Waste Management	+	--	?	?	+	Option B would result in the loss of significantly more greenfield land if development is redirected away from the main urban area towards outlying settlements where there is less brownfield land available. Conversely, Option A and E would be minor positive. Option C is uncertain as it depends on the location development that is being delivered alongside existing and new BGI. This may or may not be brownfield. The effect of Option D is also unknown, as this will depend on the locations of development selected. Some may be located in more urban areas (for example close to railway stations in rural areas).	All options would benefit from policies which address the use of raw materials, promote sustainable design and construction and the protection of best and most versatile land.

SUMMARY AND CONCLUSIONS OF APPRAISALS

Topic Area 3 Spatial Strategy and Housing Target 3.1 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 where feasible (including adjacent to Hucknall) and Key Settlements identified for growth.	++	+	++	++	?	0	+	++	++	+	-	-	?	+	?	+
B - Disperse development broadly beyond the main built-up area, within existing or new settlements that are within or beyond the Green Belt.	+	+	+	+	?	0	0	-	--	?	--	?	?	-	?	--
C - Retain existing policy approach and 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 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	+	++	+	+	+	+	+	+	+	+

CONCLUSIONS

The appraisal of alternative approaches to Topic Area 3.1 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), this scored minor or major 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.

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 too.

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 issues that combined to ensure sustainable development. Unsurprisingly, given the criteria suggested, it scored well against all the SA objectives.

On balance, Option C is preferred as it retains the current approach of an urban concentration whilst seeking to integrate new developments with green infrastructure and existing transport infrastructure would comprise a sustainable strategy for the distribution of development.

3.2 Delivering the Identified Housing Target

Identification of reasonable alternatives

Options	Is it a realistic option
Deliver the identified housing target by allocating additional strategic sites.	Yes
Deliver the identified housing target within a mix of strategic sites and non-strategic sites	Yes

3.2 Delivering the Identified Housing Target

Reasonable alternatives for appraisal:

A - Deliver the identified housing targets by allocating additional strategic sites.

B - Deliver the identified housing targets within a mix of strategic and non-strategic sites

SA objectives	A	B	Commentary	Mitigation
1. Housing	+ +	+ +	Both options will ensure that the housing stock meets housing needs. Delivery within strategic sites either in part or in full (Options A and B) are likely to provide greater opportunities to deliver pitches and plots for travellers and showpeople. The greater economies of scale will also provide the required infrastructure.	Where required, Local Plans should identify sufficient plots and pitches to meet travellers and showpeople's needs. Infrastructure Delivery Plans will identify required infrastructure.
2. Employment and Jobs	+	+ +	Both options are likely to have a minor positive effect on employment and jobs. Options A will provide opportunities for mixed use (employment and housing) strategic sites. Option B will provide employment opportunities within both strategic sites and non-strategic rural sites.	Employment policies should deliver sufficient employment land to meet identified needs.
3. Economic Structure and Innovation	+	+	Options A and B would deliver strategic scale development that would, to deliver sustainable communities, include a mix of uses and local employment.	Employment policies should deliver sufficient employment land to meet identified needs.

SA objectives	A	B	Commentary	Mitigation
4. Shopping Centres	+	+ +	Both options are positive. However, option A will direct strategic sites away from some key settlements and their local centres. Option B will facilitate the distribution of sites across the plan area where it will benefit all centres.	
5. Health and Well Being	+	+	Options A and B will deliver strategic scale development that could deliver health facilities and provide comprehensive green infrastructure.	Informed by the Infrastructure Delivery Plan, policies in the plan should deliver sufficient health facilities and green infrastructure to meet needs.
6. Community Safety	?	?	The effects of the options will depend on the location, design, and layout of developments. Consequently, their effects are unknown and uncertain.	
7. Social Inclusion	+	+	The delivery of strategic sites within Options A and B could include community facilities and neighbourhood centres.	Informed by the Infrastructure Delivery Plan, policies in the plan should deliver sufficient community facilities.

SA objectives	A	B	Commentary	Mitigation
8. Transport	?	?	Option B would result in an increased number of non-strategic sites. Distributed over a wider area this would have the potential to increase the journey distances of private car. Conversely, the delivery of larger strategic sites would enable the delivery of accessible and connected public transport and active travel infrastructure on-site. However, this is still uncertain, as it will depend on the selected sites (and their potential for connectivity) and the specific policy requirements.	Informed by Transport Modelling and the Infrastructure Delivery Plan, site specific development requirements should ensure appropriate transport infrastructure is delivered. Policies should ensure contributions for transport infrastructure are provided.
9. Brownfield Land	-	?	Option A would focus development within larger strategic sites. This would provide less flexibility during site selection and would require predominantly greenfield land. Options B is uncertain.	

SA objectives	A	B	Commentary	Mitigation
10. Energy and Climate Change	?	?	The effects of both options upon this objective will depend on other factors, notably policies which seek to manage the energy use of new development. Option B may result in a more dispersed pattern of non-strategic sites. Without sufficient transport infrastructure or continued transition to electric vehicles this could increase rather than reduce greenhouse gas emissions. Effects of these options on biodiversity's resilience to climate change and ecosystem services will depend on the sites selected.	Policies should set out how developments will contribute to the achievement of net-zero. Including reductions in emissions and the mitigation of causes and effects of climate change. Biodiversity and blue green infrastructure policies should deliver net-gains in biodiversity and enhance the biodiversity network. This will enhance resilience to climate change.
11. Pollution and Air Quality	?	?	The effects of both options upon this objective will depend on other factors, notably policies which seek to manage air, noise and other types of pollution.	Policies should direct development to locations with access to public transport services and active travel infrastructure. Concepts of 20-minute neighbourhoods, where services and facilities are within easily accessible locations would mitigate the effect of new development on pollution levels.

SA objectives	A	B	Commentary	Mitigation
12. Flooding and Water Quality	?	?	The effects of both options on this objective will depend on the specific locations of development.	Policies should direct development within flood zone 1 unless justified through the sequential and exception tests. Policies should also require SuDS and water efficiency measures (Nottinghamshire is water stressed area and currently reliant on the Sherwood aquifer for supply)
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	Effects of these options on biodiversity and blue and green infrastructure will depend on the sites selected.	Strategic policies should embed BGI within development requirements. This should optimise opportunities to deliver environmental net-gain, active travel, recreational open space and the other benefits that BGI brings. Priority habitats should be created, connected protected and enhanced to improve the ecological network.

SA objectives	A	B	Commentary	Mitigation
14. Landscape	-	0	Effects of these options on landscape will depend primarily on the sites selected. However, Option A is, due to the scale and number of strategic sites, likely to have greater landscape impacts. Dispersing non-strategic sites would provide more opportunities to integrate development within the landscape, unlike large strategic sites.	Landscape considerations should inform strategic site selections. Informed by site appraisals, strategic site policies in the Plan should promote landscape protection and enhancement. Landscape protection and enhancement policy criteria should be included in the Plan.
15. Built and Historic Environment	?	?	Effects of these options on the built and historic environment will depend primarily on the sites selected. Larger strategic sites would enable layouts and master planning that avoids or integrates heritage and built assets. Dispersing non-strategic sites would provide more opportunities to avoid built and historic environment constraints.	
16. Natural Resources and Waste Management	?	?	Effects of these options on natural resources, specifically the loss of greenfield best and most versatile land, will depend primarily on the sites selected. However, Option B may allow, due to the greater flexibility of smaller non-strategic sites opportunities to avoid best and most versatile land.	

SUMMARY AND CONCLUSIONS

Topic Area 3 Spatial Strategy and Housing Target 3.2 Delivering the Identified Housing Targets	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 - Deliver the identified housing targets by allocating additional strategic sites.	++	+	+	+	+	?	+	?	-	?	?	?	?	-	?	?
B - Deliver the identified housing targets within a mix of strategic and non-strategic sites	++	++	+	++	+	?	+	?	?	?	?	?	?	0	?	?

CONCLUSIONS

Options A (delivery by allocating additional strategic sites) and B (combination of delivery within a mix of strategic and non-strategic sites) scored positively against the housing, economic, health and social inclusion objectives. Option B was uncertain or unknown against the objectives in relation to services, facilities and infrastructure on site, as non-strategic sites will limit the viability of the delivery of services, facilities and infrastructure on site. Both options have uncertain effects on transport, with negative effects on 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.

In conclusion, notwithstanding the inherent uncertainty of all options, Option B the delivery of a mix of strategic sites and non-strategic sites avoided any negative effects and had more major positive effects.

3.3 Housing Need and Target

Identification of reasonable alternatives

Options	Is it a realistic option
Retain existing housing target within the Core Strategy.	No. Paragraph 61 of the NPPF requires housing targets are informed by the standard method in national guidance unless exceptional circumstances justify an alternative approach. Both options would likely result in an alternative housing target.
Do not have a policy	No. Paragraph 66 of the NPPF requires Strategic policy-making authorities establish a housing requirement figure for their whole area.
Use standard method as a minimum for housing targets. This is medium growth option and requires land release from the Green Belt.	Yes. Paragraph 62 of the NPPF requires housing targets are informed by the standard method in national guidance unless exceptional circumstances justify an alternative approach.
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. This is a low growth option and would limit development to non Green Belt areas.	Yes. Paragraph 11 of the NPPF states that strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, unless the application of policies in the NPPF, including Green Belt and environmental policies would restrict the scale of development.
Increase the minimum amount of housing required, based on the standard method for calculating housing need. This alternative method would consider demographic trends, market signals and economic forecasts. This is a high growth option and would include all Reasonable Alternative housing sites.	Yes. Paragraph 69 of the NPPF states that the housing requirement figure may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment.

3.3 Housing Need and Target

Reasonable alternatives for appraisal:

A - Use standard method as a minimum for housing targets (This would equate to 11,484 dwellings including existing supply of 5544 and is a medium growth option and requires land release from the Green Belt).

B - Lower the amount of housing required in order to avoid the loss of Green Belt and harm to environmental assets and deliver a sustainable distribution of development (This would equate to 7,904 dwellings including existing supply of 5544 and is a low growth option).

C - Increase the minimum amount of housing required, based on the standard method for calculating housing need. This alternative method would consider demographic trends, market signals and economic forecasts. (This would equate to 22,409 dwellings including existing supply of 5544 and is a high growth option and requires the highest land release from the Green Belt).

SA objectives	A	B	C	Commentary	Mitigation
1. Housing	+ +	+	+ +	Major positive for options A and C because they would meet the housing needs, involving the range and affordability of new housing for all social groups. Option B relates to reduced number of homes, however it is considered that it is minor positive because new housing would still be provided.	

SA objectives	A	B	C	Commentary	Mitigation
2. Employment and Jobs	?	?	?	Option B relates to reduced housing required to take account of the existing Green Belt and other factors such as demographic trends and market signals and option C relates to increased housing required to include additional buffer and take account of the same factors as Option B. Both could result in change in employment opportunities. Option A relates to minimum housing requirement, which is a medium growth option compared to the two other options, and could result in change in employment opportunities.	Policies should encourage strategic scale developments to include construction training programs for residents. Ensure there are employment opportunities in or near area of new housing growth and accessible locations.
3. Economic Structure and Innovation	?	?	?	The effects of these options will depend on the sites selected. Option A could result in existing poor quality employment land being released for housing to meet the minimum housing requirement. Option B relates to reduced housing required to take account of the existing Green Belt and other factors such as demographic trends and market signals, this could still result in existing employment land being released for housing. Option C relates to increased housing required to include additional buffer and take account of other factors such as future demographic trends and market signals so there could be demand for new employment land.	Ensure demand for employment land not affected.

SA objectives	A	B	C	Commentary	Mitigation
4. Shopping Centres	?	?	?	All options would have an unknown effect on this objective as the location of development and accessibility to centres would determine whether they would increase the vitality of town and local centres.	Ensure the vitality of existing centres not affected by new development. Policies should ensure appropriate levels of housing are located within or close to centres and that sufficient transport infrastructure or services are provided to link new residents to these centres.
5. Health and Well Being	?	?	?	All options would have an unknown effect on this objective as the location of development, its scale and its layout and design will determine whether health facilities are required, open space will be provided, or existing spaces improved. It is expected that large housing allocations would provide new open space or enhance the quality of existing open space or blue-green infrastructure which could provide opportunities for recreational physical activity.	Policies should require, where deficits exist, contributions to or the provision of health facilities. Blue-Green Infrastructure policies should require the creation, protection and enhancement of BGI and set the context for supplementary plans where required.
6. Community Safety	0	0	0	All options will have a neutral effect on this objective as the reduction in crime and fear of crime, and the contribution to a safe and secure environment will depend on the layout and design of new developments.	Design policies within the plan should include consideration of crime reduction and set the context for supplementary plans where required.

SA objectives	A	B	C	Commentary	Mitigation
7. Social Inclusion	?	?	?	Impacts on existing cultural assets will depend on the location and scale of development.	Policies should require, where deficits exist, contributions to or the provision of community facilities, including education facilities.
8. Transport	?	?	?	The effect of these options on transport infrastructure will depend on the scale and location of development. It will also depend on policies that require transport infrastructure where this is required to deliver sites and meet the needs of occupants.	Ensure that new development is located close to existing transport infrastructure or a new transport network is established to minimise the impact on the environment. Ensure measures to encourage alternative modes of transport are in place and good accessibility to services and facilities. Transport Modelling and the Infrastructure Delivery Plan should identify required transport infrastructure that will contribute to a reduction in the use of private car.

SA objectives	A	B	C	Commentary	Mitigation
9. Brownfield Land	-	+	-	Option A will require the use of greenfield land and therefore potentially impact on biodiversity value and therefore minor negative. Option B would reduce pressure to release greenfield land for development and a minor positive. Conversely Option C would require the release of more greenfield land to meet an increased housing target.	Policies should direct development to urban locations, where brownfield land is more likely to be available. Policies should also seek to reduce the loss greenfield land.
10. Energy and Climate Change	-	+	-	The effects of all three options upon this objective will depend on other factors, notably policies which seek to manage the energy use of new development and the location of development. However, Options B and C, which promote either less or more development, are likely to have different effects on ecosystem services and the resilience of biodiversity to climate change.	Policies in the plan should set out how developments will contribute to the achievement of net-zero. Including reductions in emissions and the mitigation of causes and effects of climate change.
11. Pollution and Air Quality	-	-	--	All options will increase development within the plan area and consequently this is likely to increase pollution. Option C would deliver more development and is likely to have a major negative effect on this objective.	Policies should direct development to locations with access to public transport services and active travel infrastructure. Concepts of 20-minute neighbourhoods, where services and facilities are within easily accessible locations would mitigate the effect of new development on pollution levels.

SA objectives	A	B	C	Commentary	Mitigation
12. Flooding and Water Quality	-	-	--	The effect of all three options on this objective on flooding are to a degree unknown as it will depend on the location of development. However, the provision of new housing would likely increase water consumption and could reduce water quality if pollution is not controlled. As Option C would deliver more housing, these effects would be greater.	To ensure housing development does not increase risks of flooding, policies should direct development away from areas of flood risk and reduce the risk of flooding elsewhere. Policies should also ensure development does not adversely affect the water quality of water courses. As the plan area is identified as being water stressed, policies should require new developments meet standards that reduce water consumption.

SA objectives	A	B	C	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	?	It depends on the locations and proposals of new development. It is recognised that options A and C may require land release from the Green Belt so this would have impact on natural environment, biodiversity and blue-green infrastructure depending on location. Although it is expected that large housing allocations would provide new open space or green space and would be subject to biodiversity net gain. The delivery of blue and green infrastructure is unknown as this will depend on policy requirements in the plan.	A policy would be required to provide the protection and enhancement of biodiversity, protected species. Policies should ensure developments consider and incorporate appropriate blue and green infrastructure as a priority. These should integrate with and enhance the wider blue and green infrastructure network.
14. Landscape	-	+	-	Unlike effects on the natural environment and blue and green infrastructure, where site selection can avoid BGI assets, there is greater certainty that the overall number of new homes will have an effect on landscape. Especially within Gedling where an increased housing target could only be accommodated through further greenfield releases. Option C is likely to have a greater adverse effect on landscapes due to the increase in housing development and likelihood that it will require more greenfield land. A reduction in the housing target within Option B (considering Green Belt and other environmental constraints) will have a minor positive effect on this objective. Option A would result in the loss of some greenfield land and is therefore minor negative.	Policies should require consideration of landscape impacts and set out the framework for landscape protection within supplementary plans and masterplans where necessary.

15. Built and Historic Environment	-	+	-	An increased housing target may require greater densities and loss of amenity open spaces within urban areas. The townscapes have the potential to be adversely affected. In addition, the character of outlying settlements would be adversely affected by significant levels of housing that cannot be accommodated within the urban area. However, impacts on specific heritage assets will depend on the locations and proposals of new development. It is recognised that the locations or number of homes could be limited due to heritage assets nearby. There may be opportunities for heritage-led regeneration projects to include housing. Regarding the managing of assets, encouraging access, regeneration and heritage-based tourism, the effects of all three options are uncertain or neutral and achieving these will depend on the sites selected and heritage policies in the plan.	Policies should ensure developments protect and enhance the historic environment, foster heritage led regeneration and promotes sustainable tourism. Regarding the managing of assets, encouraging access, regeneration and heritage-based tourism, the effects of all three options on this objective are uncertain or neutral and achieving these aims will depend on the sites selected and heritage policies within the plan

SA objectives	A	B	C	Commentary	Mitigation
					.
16. Natural Resources and Waste Management	-	-	--	Whichever option is selected, housing supply within the plan area will include significant quantities of greenfield land, some of which will be best and most versatile. Therefore, options A and B are considered minor negative. Option C will result in more greenfield land and best and most versatile land, therefore, is considered major negative. It will also result in more waste being generated from more households. Whilst Option B will result in less greenfield land and best and most versatile land being lost, losses will still occur. It will also still result in an increase in waste being generated. Option A would also result in the loss of some greenfield land and best and most versatile land.	Sites should avoid best and most versatile land and policies should discourage the use of such land. Policies should promote the use of sustainable design and construction.

SUMMARY AND CONCLUSIONS

Topic Area 3 Spatial Strategy and Housing Target 3.3 Housing Need and Target	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 - Use standard method as a minimum for housing targets. (This is medium growth option and requires land release from the Green Belt).	+	?	?	?	?	0	?	?	-	-	-	-	?	-	-	-
B - Lower the amount of housing required in order to avoid the loss of Green Belt and harm to environmental assets and deliver a sustainable distribution of development (low growth option).	--	?	?	?	?	0	?	?	+	+	-	-	?	+	+	-
C - Increase the minimum amount of housing required, based on the standard method for calculating housing need. This alternative method would consider demographic trends, market signals and economic forecasts and Reasonable Alternative sites (high growth option).	++	?	?	?	?	0	?	?	-	-	--	--	?	-	-	--

CONCLUSIONS

Broadly, the effects of all three options upon the SA objectives 2 to 8 are similar. Notably their effects upon economy, shopping centres, health and well-being, community safety, social inclusion and transport objectives are either uncertain as effects will depend on the location of development.

There is greater certainty that meeting the housing needs, either set by the standard method (Option A) or an increased need (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 an adverse effect on many of these objectives.

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.

Whilst meeting need identified through the standard method Option A would have adverse effects, albeit not as great as Option C. It would allow for a sustainable distribution of development and sensitive site selection (avoiding environmental or heritage assets, or sensitive townscapes or landscapes) could mitigate these effects, and therefore this option is considered more favourable overall.

Topic Area 4: Green Belt

4.1 The Green Belt
4.2 Reuse of Buildings within the Green Belt
4.3 Extensions to Buildings within the Green Belt
4.4 Replacement of Buildings within the Green Belt
4.5 Infill Development within the Green Belt
4.6 Homes for Rural Workers

4.1 The Green Belt

Identification Of Reasonable Alternatives

Options	**Is it a realistic alternative?**
Not have a policy to maintain the principle of the Green Belt.	No because it is a requirement of the NPPF. Paragraphs 145 to 147 of the NPPF states the importance of maintaining Green Belts and that, once established, Green Belt boundaries should only be altered where exceptional circumstances exist. Paragraph 156 of the NPPF states that for land released from the Green Belt through plan preparation Golden Rules apply, including new or improved green spaces.
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.	Yes
Retain the existing approach as set out in the Core Strategies which retains the principle, and reviews the Green Belt boundaries, but include compensatory improvements to the environmental quality and accessibility of remaining Green Belt land where Green Belt land has been lost.	Yes
Retain the existing approach as set out in the Core Strategies but include the designation of additional safeguarded land.	Yes
Retain the existing Green Belt and do not undertake a review of Green Belt boundaries.	Yes

4.1 The Green Belt

Reasonable alternatives for appraisal:

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 which retains the principle, and reviews the Green Belt boundaries, 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.

SA objectives	A	B	C	D	Commentary	Mitigation
1. Housing	++	++	++	--	Options A to C would provide the mechanism to review Green Belt boundaries to meet development requirements which would include meeting housing need. Additional safeguarded land would provide potential flexibility but this would be beyond the plan period. Option D would reduce the ability to meet housing needs.	
2. Employment and Jobs	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. It would depend on the type and location of development.	
3. Economic Structure and Innovation	++	++	++	--	Options A to C would provide the mechanism to review Green Belt boundaries to meet development requirements which would include providing the land required to meet economic and business need. Option D would reduce the ability to meet economic and business needs.	
4. Shopping Centres	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. It would depend on the location and type of development and whether this resulted in benefits to existing shopping centres.	
5. Health and Well Being	?	++	?	?	It is considered that the impact for Options A and C would be uncertain as it depends on the type and location of development. Option D is considered uncertain as it is unlikely to result in improvements to health, open space although it may retain food growing opportunities. Option B would include improvements to accessibility of Green Belt land which would increase opportunities for recreational activities and may also include provision of open space.	Ensure that compensatory improvements include enhancing accessibility and providing opportunities for recreational activities.
6. Community Safety	0	0	0	0	It is considered that all options would have no implications for the objective.	
7. Social Inclusion	0	?	0	0	It is considered that Options A, C and D would have no implications for the objective. Option B may provide access to community activities but this is considered to be uncertain.	Ensure compensatory measures include consideration for how improved access can facilitate social inclusion opportunities.

SA objectives	A	B	C	D	Commentary	Mitigation
8. Transport	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. It would depend on the location of development.	Ensure consideration is given to proximity to public transport and to existing facilities and services.
9. Brownfield Land	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. Option D may result in a greater focus on brownfield land. However, there is also brownfield land within the Green Belt which may be released as part of a review. Therefore, the impact is considered to be uncertain for all options.	Ensure consideration is given to brownfield land within the Green Belt when reviewing Green Belt boundaries.
10. Energy and Climate Change	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. It depends on the type and location of the development. Option B, which includes compensatory improvements to environmental quality, may increase resilience of biodiversity to climate change but this is considered to be uncertain.	Ensure that compensatory measures include improving resilience of biodiversity to climate change.
11. Pollution and Air Quality	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. Development may increase air, noise and other types of pollution but this depends on the type and location of development.	Ensure consideration is given to pollution and air quality, for example through considering proximity to public transport links and accessibility to facilities and services.
12. Flooding and Water Quality	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. Option B may include improving to water quality through environmental quality improvements but this is considered to be uncertain. Option D may direct development towards areas of higher flood risk.	Ensure consideration is given to flood risk when considering Green Belt boundaries. Ensure compensatory improvements consider water quality.
13. Natural Environment, Biodiversity, Blue-	?	+	?	+	It is considered that Options A and C would have an uncertain impact on this objective. Removing land from the Green Belt for development or designating additional safeguarded land may have an impact on the natural	Ensure consideration is given to the natural environment,

SA objectives	A	B	C	D	Commentary	Mitigation
Green Infrastructure					environment, biodiversity and blue-green infrastructure but this depends on the location and characteristics of the development site. Option B would include compensatory improvements which would improve environmental quality and accessibility. Option D is more likely to protect and conserve biodiversity, blue and green infrastructure and the natural environment but is unlikely to lead to any improvements.	biodiversity and blue-green infrastructure when considering Green Belt boundaries.
14. Landscape	?	?	?	+	It is considered that Options A, B and C would have an uncertain impact on this objective. 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. Option D is more likely to protect existing landscape character.	Ensure consideration is given to landscape character and quality when considering Green Belt boundaries.
15. Built and Historic Environment	?	?	?	?	It is considered that all options would have an uncertain impact on this objective. Preserving the setting and special character of historic towns is one of the five purposes of the Green Belt and should be taken into account as part of reviewing Green Belt boundaries or designating additional safeguarded land. However, more development in town and cities may also have an impact on the built and historic environment.	Ensure consideration is given to preserving the setting and special character of historic towns.
16. Natural Resources and Waste Management	?	?	?	++	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. Option D is likely to protect agricultural land and prevent loss of greenfield.	Consider whether the land is the best and most versatile agricultural land and consider whether the land is greenfield or brownfield when considering Green Belt boundaries and the designation of additional safeguarded land.

SUMMARY TABLE

Topic Area 4: Green Belt 4.1 The 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
Option A – Retain existing ACS approach	++	?	++	?	?	0	0	?	?	?	?	?	?	?	?	?
Option B – Review the Green Belt boundaries, and include compensatory improvements	++	?	++	?	++	0	?	?	?	?	?	?	+	?	?	?
Option C – Designate additional safeguarded land	++	?	++	?	?	0	0	?	?	?	?	?	?	?	?	?
Option D - Retain the existing Green Belt and do not undertake a review of Green Belt boundaries.	--	?	--	?	?	0	0	?	?	?	?	?	+	+	?	++

CONCLUSIONS

Four options were considered as part of the appraisal.

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.

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 an uncertain as it may provide access to community facilities which may help social inclusion.

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.

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.

Option D score 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.

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.

Overall, Options A, B and C provide significant benefits for housing and economic growth, with Option B offering additional advantages for health, wellbeing and environmental quality. In contrast, Option D prioritises the protection of the natural environment, landscape and natural resources but performs poorly in meeting development needs. However, for Options A, B and C, a number of environmental effects remain uncertain as outcomes will depend on the location and type of development.

4.2 Reuse of Buildings within the Green Belt

How to approach the reuse of buildings in the Green Belt when not in the same use.

Reason - to provide guidance on National Planning Policy Framework paragraph 154, which states that "the re-use of buildings provided that the buildings are of permanent and substantial construction" is not inappropriate development in the Green Belt, provided it preserves openness and does not conflict with the purposes of including land in the Green Belt, and to avoid loopholes where appropriate development is converted to inappropriate use shortly after being built.

Option A – include a time period policy

Include a policy to require that buildings granted for appropriate uses must be used for a period of at least 10 years prior to reuse/redevelopment for inappropriate uses i.e. the period it would need to be genuinely used for.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Supports the reuse and potential expansion of existing dwellings helping to bring vacant buildings back into use.	
2. Employment and Jobs	0	No direct impact on employment	
3. Economic Structure and Innovation	0	No impact	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	-	Buildings likely to be in inaccessible locations, could increase travel.	
9. Brownfield Land	0	No impact on brownfield land reuse; policy applies in Green Belt.	
10. Energy and Climate Change	0	No impact on energy efficiency or renewable energy.	
11. Pollution and Air Quality	0	No direct impact on pollution.	
12. Flooding and Water Quality	0	Reuse or change of use of building = no impact on flood risk.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Relates to time period only; no effect on biodiversity or green infrastructure.	
14. Landscape	0	No change to landscape character or visual amenity.	
15. Built and Historic Environment	0	No change to reuse of existing building.	
16. Natural Resources and Waste Management	0	No impact on natural resources or waste recovery.	

Option B – include a criteria based policy

Set out a series of criteria against which the reuse of buildings is to be judged. Proposals which do not comply with the majority of the criteria are considered to not preserve the openness of the countryside and are therefore inappropriate in the Green Belt but could be granted if there are 'special circumstances'.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Proposals are assessed against a range of criteria	
2. Employment and Jobs	0	No direct impact on employment	
3. Economic Structure and Innovation	0	No impact	
4. Shopping Centres	0	No direct impact on shopping centres	
5. Health and Well Being	0	No direct impact on health outcomes	
6. Community Safety	0	No impact on crime or safety	
7. Social Inclusion	0	No impact on social inclusion or community access	
8. Transport	0	More restricted on location	
9. Brownfield Land	0	No specific impact on brownfield land	
10. Energy and Climate Change	0	No increase in renewable energy use or impact on energy efficiency	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution	
12. Flooding and Water Quality	0	No impact on flood risk or water quality	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure	
14. Landscape	0	No impact on character and amenity	
15. Built and Historic Environment	0	No change to reuse of existing buildings; dependent on design of proposals	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and case law.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Existing building being reused for residential.	
2. Employment and Jobs	0	No direct impact on employment	
3. Economic Structure and Innovation	0	No impact	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	-	Building likely to be in an inaccessible location.	
9. Brownfield Land	0	Policy applies in Green Belt; no direct impact on brownfield land reuse.	
10. Energy and Climate Change	0	No impact on energy efficiency or renewable energy.	
11. Pollution and Air Quality	-	Policy does not restrict change of use; potential local impacts.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Policy does not restrict reuse; may have negative effects on biodiversity or green infrastructure.	

14. Landscape	-	Policy does not restrict reuse; potential negative effect on openness/landscape character.	
15. Built and Historic Environment	?	Depends on the design of replacement building.	
16. Natural Resources and Waste Management	-	Policy does not restrict; may increase resource use or environmental impact.	

Conclusions

Option A scored a minor positive for Objective 1, reflecting potential benefits for housing through enabling the reuse of existing buildings within the Green Belt where they have been in an appropriate use for a specified period. A minor negative was recorded for Objective 8 (Transport), reflecting the potential for additional travel demand associated with development in rural locations. The remaining objectives recorded neutral effects, reflecting the focused nature of the policy and its limited wider environmental, social or economic impacts.

Option B also scored a minor positive for Objective 1, reflecting the potential for the reuse of existing buildings to contribute to housing provision. All other objectives recorded neutral effects, reflecting the flexible, criteria-based approach which allows proposals to be assessed on a case-by-case basis without generating clear additional effects across other sustainability objectives.

Option C scored a minor positive for Objective 1, reflecting the continued potential for building reuse under national policy. However, minor negatives were identified for Objectives 8, 11, 13, 14 and 16, indicating potential adverse effects relating to transport, pollution and air quality, biodiversity and blue-green infrastructure, landscape, and natural resources and waste management where development may occur without the additional clarity and safeguards provided by a local policy.

Overall, Option A provides benefits for housing while introducing a clearer local policy mechanism to manage the reuse of buildings in the Green Belt. Option B provides a criteria-based approach to assessing proposals providing benefits for housing with all other objectives being neutral. Option C performs negatively across several environmental objectives due to the absence of a local policy framework.

4.3 Extensions to Buildings within the Green Belt

How to define 'disproportionate additions' in relation to extensions to a building.

Reason - to provide guidance on National Planning Policy Framework paragraph 154, which states that the extension or alteration of a building is not inappropriate development in the Green Belt provided that it "does not result in disproportionate additions over and above the size of the original building."

Option A - include a policy

Allow for extensions up to 50% of the existing floor space. Extensions beyond this are deemed to be disproportionate and therefore inappropriate in the Green Belt.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	May increase housing range, investment, and reduce unfit homes.	
2. Employment and Jobs	+	Flexible approach allows adaptation of agricultural and commercial buildings.	
3. Economic Structure and Innovation	+	Flexible approach helps businesses adapt buildings for their purpose.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No direct effect on social factors.	
8. Transport	0	Neutral effect on transport.	
9. Brownfield Land	0	Policy applies in Green Belt; no direct impact on brownfield reuse.	
10. Energy and Climate Change	0	Neutral; no effect on energy efficiency or renewable energy.	
11. Pollution and Air Quality	-	Site-by-site impact; likely extension into garden/greenfield rather than green infrastructure.	
12. Flooding and Water Quality	-	Reduces soft areas for runoff; increases hard surfacing in already developed areas.	Could allow conditions on drainage to be imposed.

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Likely impacts on biodiversity/green infrastructure depending on site.	Need separate policies on natural environment.
14. Landscape	?	Site-specific impact; cannot make general assessment.	Need separate policies on landscape.
15. Built and Historic Environment	?	Site-specific impact; cannot make general assessment.	Need separate policies on heritage.
16. Natural Resources and Waste Management	-	Potential loss of greenfield or agricultural land.	Need separate policies.

Option B - include a criteria based policy

Set out a series of criteria against which extensions can be assessed. Decision makers will need to make a judgement about whether an extension is disproportionate taking account of the criteria.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Possibly increase range of housing. May increase investment and reduce unfit homes. Less clarity than Option A.	
2. Employment and Jobs	0	Less clarity over whether extensions would be allowed.	
3. Economic Structure and Innovation	0	Less clarity.	
4. Shopping Centres	0	No impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	0	No impact.	
9. Brownfield Land	0	Impact on greenfield land and agricultural land is minimal.	
10. Energy and Climate Change	0	No impact.	
11. Pollution and Air Quality	0	No impact on waste recovery or pollution.	
12. Flooding and Water Quality	+	Covered in criteria - provision of sustainable drainage systems.	Need to build in criteria.

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Site by site impact – unable to make general assessment. Depends on criteria chosen.	Need to build in criteria to protect.
14. Landscape	?	Site by site impact - unable to make general assessment. Depends on criteria chosen.	Need to build in criteria to protect.
15. Built and Historic Environment	?	Site by site impact - unable to make general assessment. Depends on criteria chosen.	Need to build in criteria to protect.
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Less clarity than Option A; less positive impact on housing.	
2. Employment and Jobs	0	Does not actively support employment reuse.	
3. Economic Structure and Innovation	0	No active guidance on building extensions or employment.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No direct impact on social factors.	
8. Transport	0	Neutral effect on transport.	
9. Brownfield Land	0	No direct impact; policy applies in Green Belt.	
10. Energy and Climate Change	0	Neutral; no effect on energy efficiency or renewable energy.	
11. Pollution and Air Quality	-	Lack of clarity; policy does not restrict extensions that could increase resource use or environmental impact.	
12. Flooding and Water Quality	-	Potential reduction in soft areas; relies on other policies for mitigation.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Potential adverse impacts; reliant on other policies to mitigate.	
14. Landscape	-	Least clarity; reliant on other policies to protect landscape character.	
15. Built and Historic Environment	-	Least clarity; reliant on other policies to protect heritage.	
16. Natural Resources and Waste Management	-	Potential loss of greenfield or agricultural land; reliant on other policies.	

Conclusions

Option A scored minor positives for Objectives 1, 2, and 3, reflecting benefits for housing, employment, and economic structure and innovation by allowing extensions of up to 50% of existing floor space. However, Option A scored minor negatives for Objectives 11, 12, 13, and 16, indicating potential adverse effects on pollution and air quality, flood risk and water quality, biodiversity and blue-green infrastructure, and natural resources and waste management. Impacts on landscape and the built and historic environment were uncertain, reflecting variability depending on the scale and location of extensions.

Option B scored a minor positive for Objective 1 and Objective 12, suggesting limited benefits for housing and flood risk and water quality through a more flexible, criteria-based approach. The impacts on a number of environmental and heritage objectives, including Objectives 13, 14, and 15, were uncertain, reflecting the need for case-by-case judgement when assessing whether extensions are disproportionate.

Option C scored minor negatives for Objectives 11, 12, 13, 14, 15, and 16, indicating potential adverse effects on environmental quality, landscape, the built and historic environment, and natural resources where no local policy is in place and reliance is placed solely on national guidance.

Overall, Option A supports housing and economic objectives but records negative effects for several environmental objectives. Option B provides a more balanced approach with limited positive effects and greater flexibility, although outcomes remain uncertain for some environmental and heritage objectives. Option C performs negatively across key environmental and heritage objectives, highlighting the risks of not providing local policy guidance.

4.4 Replacement of Buildings within the Green Belt

How to approach the replacement of buildings in the Green Belt when not in the same use.

Reason - to provide guidance on National Planning Policy Framework paragraph 154, which states that the replacement of a building is not inappropriate development in the Green Belt provided that “the new building is in the same use and not materially larger than the one it replaces”. Also to provide guidance on National Planning Policy Framework paragraph 154 which states "development in the Green Belt is inappropriate, unless… (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces ".

Option A – include a time period policy

Include a policy to require that buildings granted for appropriate uses must be used for a period of at least 10 years prior to reuse/redevelopment for inappropriate uses i.e. the period it would need to be genuinely used for.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Encourages replacing older housing stock to meet housing needs.	
2. Employment and Jobs	?	Depends on how restrictive the policy is.	
3. Economic Structure and Innovation	--	Policy restricts scope for employment uses in the Green Belt.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime or safety.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	-	Buildings likely to be in inaccessible locations, could increase travel.	
9. Brownfield Land	0	No direct impact on previously developed land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	

11. Pollution and Air Quality	0	No direct change to air or water pollution.	
12. Flooding and Water Quality	0	Replacement or change of use of a building would have no impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Relates to the time period of use, so no direct environmental change.	
14. Landscape	0	No change to visual amenity or landscape character.	
15. Built and Historic Environment	0	Depends on the design of the replacement building.	
16. Natural Resources and Waste Management	0	No impact on resource use or waste recovery.	

Option B – include a criteria based policy

Set out a series of criteria against which the replacement of buildings is to be judged. Proposals which do not comply with the majority of the criteria are considered to not preserve the openness of the Green Belt and are therefore inappropriate in the Green Belt but could be granted if there are 'special circumstances'.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Proposals are assessed against a range of criteria	
2. Employment and Jobs	?	Depends on how restrictive the policy is for employment use.	
3. Economic Structure and Innovation	-	Less restrictive than Option A	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	0	More restricted on location	

9. Brownfield Land	0	Policy applies in Green Belt; no direct impact on brownfield land reuse.	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on pollution.	
12. Flooding and Water Quality	0	Replacement or change of use = no impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Relates only to time period; no effect on biodiversity or green infrastructure.	
14. Landscape	0	No change to landscape character or visual amenity.	
15. Built and Historic Environment	0	Depends on design of replacement building.	
16. Natural Resources and Waste Management	0	No reference to whether use is more intensive.	

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and case law.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Less clarity than Option A; less positive impact on housing.	
2. Employment and Jobs	0	Does not actively support employment reuse.	
3. Economic Structure and Innovation	0	No impact employment.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social factors.	
8. Transport	-	Buildings likely to be in inaccessible locations, could increase travel.	
9. Brownfield Land	+	Policy does not restrict reuse; positive impact on brownfield land reuse.	

10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	-	Policy does not restrict reuse; may have minor local impacts on resources or emissions.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Policy does not restrict reuse; may have minor negative effects on biodiversity or green infrastructure.	
14. Landscape	-	Policy does not restrict reuse; potential negative effect on openness/landscape character.	
15. Built and Historic Environment	0	Depends on design of replacement building.	
16. Natural Resources and Waste Management	-	Policy does not restrict; may increase resource use or environmental impact.	

Conclusions

Option A scored a minor positive for Objective 1, reflecting potential benefits for housing through managing the replacement of buildings in the Green Belt and ensuring appropriate use over a specified period. However, a major negative was recorded for Objective 3, indicating constraints on economic structure and innovation due to the restrictive nature of the policy, and a minor negative for objective 8 due to houses in inaccessible locations. All other objectives recorded neutral or uncertain effects, reflecting the narrow focus of the policy on controlling replacement development rather than delivering wider social or environmental benefits.

Option B similarly scored a minor positive for Objective 1, reflecting the potential to support housing delivery through a criteria-based approach. A minor negative for Objective 3 was also recorded, reflecting the restrictive impact on economic development, while all other objectives were neutral or uncertain due to the focused scope of the policy.

Option C scored minor negatives for Objectives 8, 11, 13, 14 and 16, indicating potential adverse effects on transport, pollution and air quality, biodiversity and blue-green infrastructure, landscape, and natural resources and waste management where reliance is placed solely on national policy and case law. A minor positive was recorded for Objective 9, as the NPPF is less restrictive than potential local policy regarding reuse, which has a positive impact on brownfield land reuse.

Overall, Option A provides a mechanism to manage replacement development in the Green Belt while constraining economic flexibility. Option B provides a criteria-based approach with similar limitations. Option C performs negatively across several environmental objectives due to the absence of a local policy framework.

4.5 Infill Development within the Green Belt

Approach to infill boundaries.

Reason - to provide guidance on National Planning Policy Framework paragraph 154, which states that exceptions to inappropriate development in the Green Belt include "limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan," and "limited infilling or the partial or complete redevelopment of previously developed sites… which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Option A – include a policy

Include a policy to define limited infilling as the development of small gaps within the wider development or village of no more than one to two dwellings or 150 square metres increase in floorspace . Anything larger or not part of a gap is therefore inappropriate development in the Green Belt.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	Limited infill increases housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	++	Supports land/buildings for business use and supports economic activity.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No direct impact on social factors.	
8. Transport	+	Likely to use existing transport infrastructure; improves access to services.	
9. Brownfield Land	0	Policy primarily addresses Green Belt infill; no direct effect on brownfield reuse.	
10. Energy and Climate Change	0	Neutral; no effect on renewable energy or efficiency.	
11. Pollution and Air Quality	-	Potential minor impacts depending on site selection.	

12. Flooding and Water Quality	-	May impact flood risk depending on site and drainage.	Need separate policies on flood risk.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Could help protect natural environment	
14. Landscape	+	Could help protect important landscape areas and maintain visual amenity.	
15. Built and Historic Environment	-	Consider linkages with Conservation Area boundaries.	Heritage policies will aid protection.
16. Natural Resources and Waste Management	-	Will not prevent loss of natural resources	

Option B – include a criteria based policy

Set out a series of criteria against which planning applications for 'infill' type development can be assessed to establish if they are infill and are limited.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Depends on proposals, will increase the range of housing.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	+	Depends on proposals, will provide land and buildings for business use.	
4. Shopping Centres	0	No impact on shopping centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	+	Will use existing transport infrastructure and increase access to services (if there are any).	
9. Brownfield Land	-	Will not prevent the loss of greenfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No impact on waste recovery or pollution.	
12. Flooding and Water Quality	-	May impact on flood risk.	Need separate policies on flood risk.

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Could help exclude important areas and open space.	
14. Landscape	+	Could help exclude important areas and open space.	
15. Built and Historic Environment	-	Consider linkages with Conservation Area boundaries.	Heritage policies will aid protection.
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and judgements as to whether proposals constitute 'infilling' and are 'limited'.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	May still provide housing through permitted infill development.	
2. Employment and Jobs	0	Neutral; no active policy to encourage business use.	
3. Economic Structure and Innovation	+	May still provide land/buildings for business use.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No direct impact on social factors.	
8. Transport	0	Neutral effect on transport network and modes.	
9. Brownfield Land	0	Limited infill primarily in Green Belt; neutral effect on brownfield reuse.	
10. Energy and Climate Change	0	No effect on energy efficiency or renewable energy.	
11. Pollution and Air Quality	-	Lack of restriction may allow development that affects local resources.	
12. Flooding and Water Quality	-	May impact flood risk depending on site drainage and surface water management.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	
14. Landscape	0	No direct impact; visual/landscape effects depend on site circumstances.	
15. Built and Historic Environment	0	Dependent on circumstances; no active protection.	
16. Natural Resources and Waste Management	-	Policy does not restrict loss of greenfield land.	

Conclusions

Option A scored major positives for Objectives 1 and 3, reflecting strong benefits for housing delivery and economic structure and innovation by providing clear guidance on limited infill development within the Green Belt. Minor positives were also recorded for Objectives 8, 13 and 14, indicating benefits for transport, biodiversity and blue-green infrastructure, and landscape where infill development is appropriately controlled. However, minor negatives were recorded for Objectives 11, 12, 15 and 16, reflecting potential adverse impacts on pollution and air quality, flooding and water quality, the built and historic environment, and natural resources where development occurs in sensitive locations.

Option B scored minor positives for Objectives 1, 3, 8, 13 and 14, indicating benefits for housing, economic structure and innovation, transport, biodiversity and blue-green infrastructure, and landscape through a flexible criteria-based approach to assessing infill proposals. Minor negatives were recorded for Objectives 9, 12 and 15, reflecting potential impacts on brownfield land, flooding and water quality, and the built and historic environment where infill is permitted under criteria rather than strict limits.

Option C scored minor positives for Objectives 1 and 3, reflecting some potential support for housing and economic outcomes through the application of national policy. Minor negatives were recorded for Objectives 11, 12 and 16, indicating potential adverse effects on pollution and air quality, flooding and water quality, and natural resource management where no local guidance defines the scale or location of infill development. The remaining objectives recorded neutral effects or uncertainty.

Overall, Option A provides strong benefits for housing and economic objectives while also managing environmental and landscape impacts through clear local limits on infill development but with some minor environmental impacts. Option B provides a flexible criteria-based approach with similar benefits but also has some minor environmental impacts. Option C performs negatively across several environmental objectives due to the absence of a local policy framework.

4.6 Homes for Rural Workers

Approach to rural workers dwellings.

Reason - to address the gap left by the loss of Planning Policy Statement 7 Annex A and to provide guidance on National Planning Policy Framework paragraph 83, which states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as "the essential need for a rural worker to live permanently at or near their place of work in the countryside."

Option A – include a policy

Include a policy to identify different types of rural workers (non–exclusive) and adapt Planning Policy Statement 7 Annex A criteria into Gedling specific policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Provides housing for rural workers; gives more certainty when granting permission.	
2. Employment and Jobs	+	May reduce rural unemployment; supports rural economic activity.	
3. Economic Structure and Innovation	++	Provides buildings and land for business use; supports rural enterprises.	
4. Shopping Centres	0	No direct impact on local or town centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	+	Could reduce crime on site.	
7. Social Inclusion	0	No direct impact on social factors.	
8. Transport	-	May increase reliance on private vehicles; limited sustainable transport options.	
9. Brownfield Land	0	Policy generally applies to rural/Greenfield sites; neutral effect on brownfield reuse.	
10. Energy and Climate Change	0	No direct impact on energy efficiency or renewable energy.	
11. Pollution and Air Quality	-	Potential minor local impacts from development.	
12. Flooding and Water Quality	-	Possible increased flood risk depending on site drainage.	Need separate policies on flood risk.

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct protection, minor indirect impacts possible.	
14. Landscape	0	No direct landscape protection; minor indirect impacts possible.	
15. Built and Historic Environment	0	Neutral impact on local character/design.	
16. Natural Resources and Waste Management	-	Likely loss of greenfield land.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and case law.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	May still provide housing for rural workers through national policy.	
2. Employment and Jobs	+	Could reduce rural unemployment by supporting essential workers.	
3. Economic Structure and Innovation	+	May provide buildings to support rural business activity.	
4. Shopping Centres	0	No direct impact on town or village centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	+	Could help reduce crime on site.	
7. Social Inclusion	0	No direct impact on social inclusion.	
8. Transport	-	Likely reliance on private vehicles in rural locations.	
9. Brownfield Land	0	No encouragement for brownfield land reuse.	
10. Energy and Climate Change	0	No increase in renewable energy or efficiency.	
11. Pollution and Air Quality	-	Potential minor local impacts from dispersed rural development.	
12. Flooding and Water Quality	-	May increase flood risk depending on site-specific circumstances.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Lack of local criteria may lead to minor negative impacts.	
14. Landscape	-	Absence of local guidance may result in incremental landscape impacts.	
15. Built and Historic Environment	0	Neutral impact on character; reliant on other policies.	
16. Natural Resources and Waste Management	-	Likely loss of greenfield land; no local safeguards.	

Conclusions

Option A scored a major positive for Objective 3 and minor positives for Objectives 1, 2 and 6, reflecting support for rural employment, housing needs and community safety. However, Option A scored minor negatives for Objectives 8, 11, 12 and 16, indicating potential transport-related impacts and environmental constraints associated with isolated rural development.

Option B scored minor positives for Objectives 1, 2, 3 and 6 but also minor negatives for Objectives 8, 11, 12, 13, 14 and 16. These negatives reflect weaker environmental protection and potential impacts on the natural environment and resources when relying solely on national policy.

Overall, both options show similar social and economic benefits, but Option A includes a major positive by providing buildings and land for business use. Both options present environmental and transport-related challenges.

Topic Area 5: Natural Environment

5.1 Blue-Green Infrastructure and Landscape Character

5.2 Biodiversity

5.3 Landscape Character

5.1 Blue-Green Infrastructure and Landscape Character

Identification of reasonable alternatives

Blue-Green Infrastructure and Landscape Character

Options	Reasonable Alternative?
Blue and Green Infrastructure	
Do not have a policy.	No. Paragraph 180 states that planning policies should contribute to and enhance the natural and local environment.
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.	Yes.
Develop a wider network than currently identified (informed by an updated BGI Strategy).	Yes.
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.	Yes.
Include a policy to encourage 'urban greening' through larger gardens, wider tree lined streets, community orchards, requirement for more green space etc.	Yes.
Include a policy to set targets for % increase in tree canopy cover for each authority.	Yes.
Landscape	
Do not have a policy.	No. Paragraph 180 requires planning policies to protect and enhance valued landscapes.
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.	Yes.
Include policy on landscape character, identifying valued landscapes	Yes.

5.1 Blue-Green Infrastructure and Landscape Character

Reasonable alternatives for appraisal:

Blue-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 the Borough.

SA objectives	A	B	C	D	E	Commentary	Mitigation
1. Housing	0	0	0	0	0	This policy will have no implications for housing.	
2. Employment and Jobs	0	0	0	0	0	This policy will have no implications for employment and jobs.	
3. Economic Structure and Innovation	0	0	0	0	0	This policy will have no implications on economic structure and innovation.	
4. Shopping Centres	0	0	0	0	0	This policy will have no implications for shopping centres.	
5. Health and Well Being	+	?	+	+	+	Option A delivers enhancements to the identified blue and green infrastructure corridors. Option B will develop a wider network and deliver further enhancements. Both options will improve the quality of the existing open space. Option C will set out blue and green infrastructure priorities for development plans and applications, which will improve the existing network and will deliver enhancements. Option D delivers new open space and will improve existing open space through urban greening. Option E will increase tree canopies in the Borough, which will improve the quality of the existing open space.	Mitigation will be sought as part of the detailed design of a development.
6. Community Safety	0	0	0	0	0	The policy will have no implications on community safety.	
7. Social Inclusion	0	0	0	0	0	The policy will have no implications on social inclusion.	
8. Transport	0	0	0	0	0	The policy will have no implications for transport.	
9. Brownfield Land	+	?	+	0	0	Option A delivers enhancements to the identified blue and green infrastructure corridors. Option B will develop a wider network and deliver further enhancements. Both options will	Mitigation will be sought as part of the detailed design of a development.

SA objectives	A	B	C	D	E	Commentary	Mitigation
						minimise the impact of the development on the biodiversity of the site. Option C includes criteria for development proposals to ensure the delivery of blue and green infrastructure strategic priorities. This will minimise the impact of the development on the biodiversity of the site. Option D and E will not have implications to brownfield land.	
10. Energy and Climate Change	++	?	++	+	+	Options A, B and C will increase the resilience of biodiversity to climate change by protecting and enhancing blue and green infrastructure, increasing the habitats for nature to exist in and delivering infrastructure which can reduce greenhouse gases. Options D and E will reduce greenhouse emissions by delivering infrastructure that will contribute to a reduction in carbon such as trees.	Mitigation will be sought as part of the detailed design of a development.
11. Pollution and Air Quality	++	?	++	++	++	All options will deliver an increase in blue and green infrastructure which can improve air quality and reduce pollution.	
12. Flooding and Water Quality	++	?	++	+	+	Options A and B will deliver enhancements to green and blue infrastructure, which can support flood risk mitigation, reduce existing flood risk and improve the quality of water. Option C will set out BGI priorities which will deliver enhancements to green and blue infrastructure. This will ensure that any harm to the network will be mitigated. This will contribute to mitigating and reducing flood risk and can improve water quality and WFD status. Options D and E can contribute to mitigating flood risk by improving water storage and dispersing the water naturally.	Mitigation will be sought as part of the detailed design of a development.
13. Natural Environment,	++	?	++	++	++	All policy options will protect and enhance retained habitats or create new habitats, allowing for biodiversity net gains.	Mitigation will be sought as part of

SA objectives	A	B	C	D	E	Commentary	Mitigation
Biodiversity, Blue-Green Infrastructure						All policy options will help to protect landscapes and open space and blue and green corridors and networks. Options D and E will enhance woodland cover.	the detailed design of a development.
14. Landscape	0	0	0	0	0	The policy will have no implications to the landscape.	
15. Built and Historic Environment	0	0	0	0	0	The policy will have no implications to the built and historic environment.	
16. Natural Resources and Waste Management	0	0	0	0	0	The policy will have no implications on natural resources and waste management.	

5.1 Blue-Green Infrastructure and Landscape Character

Landscape Character

Reasonable alternatives for appraisal:

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.

SA objectives	F	G	Commentary	Mitigation
1. Housing	0	0	The policy will have no implications for housing.	
2. Employment and Jobs	0	0	The policy will have no implications on employment and jobs.	
3. Economic Structure and Innovation	0	0	The policy will have no implications on economic structure and innovation.	
4. Shopping Centres	0	0	The policy will have no implications for shopping centres.	
5. Health and Well Being	0	0	The policy will have no implications for health and well being.	
6. Community Safety	0	0	The policy will have no implications on community safety.	
7. Social Inclusion	0	0	The policy will have no implications on social inclusion.	
8. Transport	0	0	The policy will have no implications for transport.	
9. Brownfield Land	0	0	The policy will have no implications on brownfield land.	
10. Energy and Climate Change	0	0	The policy will have no implications on energy and climate change.	
11. Pollution and Air Quality	0	0	The policy will have no implications on pollution and air quality.	
12. Flooding and Water Quality	+	?	Option A will encourage landscapes to be multifunctional, which can include providing areas to mitigate flood risk as part of the landscape. The implications of Option B on flood and water quality are unknown.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	?	Option A will protect landscape character and will encourage multifunctional landscapes, which can improve the quality of existing open spaces and improve blue and green infrastructure networks. The implications of Option B on flood and water quality are unknown.	

SA objectives	F	G	Commentary	Mitigation
14. Landscape	+	?	Option A will have a positive impact on the visual amenity of the plan area through the enhancement of the blue and green infrastructure network. The implications of Option B on landscape is unknown.	
15. Built and Historic Environment	+	?	Option A will conserve and enhance the landscape character which could benefit the built and historic environment by protecting the landscape setting of historic assets and the heritage of settlements. The implications of Option B on the built and historic environment are unknown.	
16. Natural Resources and Waste Management	0	0	The policy will have no implications on natural resources and waste management.	

SUMMARY TABLE

Topic Area 5: Natural Environment 5.1 Blue-Green Infrastructure and Landscape Character	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																
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.	0	0	0	0	+	0	0	0	+	++	++	++	++	0	0	0
B - Develop a wider network than currently identified (informed by an updated BGI Strategy).	0	0	0	0	?	0	0	0	?	?	?	?	?	0	0	0
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.	0	0	0	0	+	0	0	0	+	++	++	++	++	0	0	0
D - 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

Topic Area 5: Natural Environment 5.1 Blue-Green Infrastructure and Landscape Character	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
E - 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																
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.	0	0	0	0	0	0	0	0	0	0	0	+	++	+	+	0
G - Include policy on landscape character, identifying valued landscapes	0	0	0	0	0	0	0	0	0	0	0	?	?	?	?	0

CONCLUSIONS

Blue-Green Infrastructure

The alternative approaches for 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.

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.

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.

Overall, Options A and C perform most positively across the objectives, particularly in relation to pollution and air quality and the natural environment, biodiversity and blue-green infrastructure. Option A provides the widest range of benefits across multiple objectives due to its broader scope, while Options D and E offer more focused benefits but with a narrower range of positive effects. Option B remains uncertain for a number of objectives due to the undefined nature of the network. On balance, Option A delivers the most comprehensive and consistent positive outcomes across the objectives.

Landscape Character

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.

5.2 Biodiversity

Identification of Reasonable Alternatives

Options	Is it a realistic alternative?
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.	Yes
Do not have a policy	No. Paragraph 187 requires planning policies contribute and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
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.	Yes. Required within paragraph 187.
Do not specify a biodiversity net gain amount.	Yes. Legislation requires (from January 2024) a minimum net-gain of 10%.
Set 10% minimum biodiversity net gain and allow development briefs and masterplans the option to set higher % biodiversity net gain amount feasible.	Yes. Neither environmental legislation nor national planning policy prevent local authorities setting a greater net gain within their local plans. Provided it is justified.
Set minimum biodiversity net-gain of between 10 -20% and allow development briefs and masterplans the option to set higher % biodiversity net gain amount where feasible.	Yes. Neither environmental legislation nor national planning policy prevent local authorities setting a greater net gain within their local plans. Provided it is justified.

5.2 Biodiversity

Reasonable alternatives for appraisal:

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 development briefs and masterplans the option to set higher % biodiversity net gain amount where feasible.

E - Set minimum biodiversity net-gain of between 10 - 20% and allow development briefs and masterplans the option to set higher % biodiversity net gain amount where feasible.

SA objectives	A	B	C	D	E	Commentary	Mitigation
1. Housing	?	?	0	?	-	Options A and B set out the strategic policies that will protect and enhance biodiversity. Impacts on this objective will depend on development sites and their biodiversity value. Their effects are therefore uncertain. Option C will be neutral as biodiversity net gain of 10% is mandatory. Option D's effects are uncertain as these will depend on whether a higher % of net gain is set subsequently. Option E may affect the developable area of development sites and their viability. This may affect their deliverability and/or the ability to provide affordable housing contributions.	Sites selected should have lower biodiversity value to reduce the amount of net-gain. Plan wide viability appraisals must ensure that, if an increased biodiversity net-gain is justified, deliverability of sites and affordable housing contributions are not adversely affected.
2. Employment and Jobs	?	?	0	?	-	Like their effects on the housing objective above, the effects of Options A and B will depend on the development sites. Option C would be neutral as legislation requires a mandatory 10% net gain in biodiversity. Option D is unknown as subsequent development briefs and masterplans will determine whether an increase in biodiversity net gain is justified. Option E may affect the developable area of development sites and their viability.	Sites selected should avoid adversely affecting biodiversity assets and have lower biodiversity value to reduce the amount of net-gain. Plan wide viability appraisals must ensure that, if an increased biodiversity net-gain is justified, deliverability of employment sites is not adversely affected.

SA objectives	A	B	C	D	E	Commentary	Mitigation
3. Economic Structure and Innovation	?	?	0	?	--	Like their effects on the employment and housing objectives above, the effects of Options A and B will depend on the selected development sites. Option C will have a neutral effect as 10% net gain is a mandatory requirement. The effects of option D would be uncertain as development briefs and masterplans will determine whether an increase in the mandatory net-gain is required. An increase in biodiversity net-gain is likely to effect viability of sites and reduce contributions for other infrastructure. Consequently, it may have a major negative effect on this objective.	Sites selected should avoid adversely affecting biodiversity assets and have lower biodiversity value to reduce the amount of net-gain. Plan wide viability appraisals must ensure that, if an increased biodiversity net-gain is justified, deliverability of employment sites is not adversely affected.
4. Shopping Centres	0	0	0	?	-	Options A and B will have a neutral effect on this Objective as developments within shopping centres are unlikely to affect biodiversity assets or the wider network. The effects of option D would also be uncertain as development briefs and masterplans will determine whether an increase in the mandatory net-gain is required. The requirement to provide an increase in net-gain would affect the viability of some developments within the centres. Delivery on site may also be constrained by absence of opportunities within town centres to deliver biodiversity net-gain.	Plan wide viability appraisals must ensure that, if an increased biodiversity net-gain is justified, deliverability of development within centres are not adversely affected.

SA objectives	A	B	C	D	E	Commentary	Mitigation
5. Health and Well Being	+	+ +	0	?	+ +	Options A and B would both protect, create, and enhance biodiversity and natural greenspaces. However, option B would identify and protect the wider ecological networks, that include a numerous range and number of sites and their connections. Option C would be neutral as national policy would determine net-gain. The effects of option D would also be uncertain as development briefs and masterplans will determine whether an increase in the mandatory net-gain is required. Option E would provide more natural green space.	
6. Community Safety	0	0	0	0	0	All options will have a neutral effect on this objective as the reduction in crime and fear of crime, and the contribution to a safe and secure environment will depend on the layout and design of new developments.	Design and green infrastructure strategies should consider the design and layout of green infrastructure and measures that reduce crime or the fear of crime. Setting the context for development briefs, masterplans and supplementary plans where appropriate.

SA objectives	A	B	C	D	E	Commentary	Mitigation
7. Social Inclusion	+ +	+ +	0	?	+	Both options A and B would, through the protection, creation, and enhancement of habitats that complement cultural assets. They also provide opportunities for community and educational activities. Regarding net-gain (Options C to D), the delivery of more priority habitats will bring benefits for social inclusion. Options C will have a neutral effect as 10% net-gain is mandatory. Option D is unknown as any addition net-gain is deferred to development briefs and masterplans. Option E would deliver more and/or higher quality priority habitats. Improving social capital.	
8. Transport	+	+	0	?	+	Delivered alongside transport infrastructure, the creation, protection, and enhancement of biodiversity would assist the minimisation of transport's impacts on the environment. Tree planting for example would reduce noise and pollution levels. A network of multifunctional green spaces that enhance biodiversity could also deliver active travel transport infrastructure. Options C would have a neutral effect as 10% is mandatory. Option D's effects are unknown as any increase in net-gain will be set within development briefs and masterplans. Option E would deliver more priority habitats and therefore greater benefits as set out above.	

SA objectives	A	B	C	D	E	Commentary	Mitigation
9. Brownfield Land	+	+	0	?	+	The protection and enhancement of biodiversity is likely to direct development (in accordance with the mitigation hierarchy) towards less sensitive sites. These are likely to be more brownfield. Some brownfield land will, due to their rarer ground conditions, may contain priority or protected species and these should be protected in accordance with their ecological value. Options C would have a neutral effect as 10% is mandatory. Option D's effects are unknown as any increase in net-gain will be set within development briefs and masterplans. Option E would help steer development away from higher quality habitats which will require even higher quality, or more priority habitats to achieve greater net-gain.	The Plan should make it clear that some priority habitats and species may exist within brownfield land and these should protected and enhanced in line with their ecological importance.
10. Energy and Climate Change	+ +	+ +	0	?	+ +	Options A and B seek to increase biodiversity, through the protection and enhancement of a network of habitats. This will assist the resilience of biodiversity to climate change, provide opportunities for carbon sequestration and increase ecosystem services. Option B would score higher if it were possible as this will identify those networks. Options C would have a neutral effect as 10% is mandatory. Option D's effects are unknown as any increase in net-gain will be set within development briefs and masterplans. Option E would increase natural habitats and as such would increase biodiversity's resilience to climate change, carbon sequestration, help people adapt to climate change and increase ecosystems services.	

SA objectives	A	B	C	D	E	Commentary	Mitigation
11. Pollution and Air Quality	+	+	0	?	+	The natural environment provides numerous ecosystem services that reduce pollution, including cleaning air and water and provided noise barriers. Options A and B would therefore have a minor positive effect. As with the objectives above, Option C would be neutral as national legislation requires 10% net-gain. Option D's effect are uncertain as it defers any increase above 10% to development briefs and masterplans. Option E would deliver more or higher quality habitats, with greater benefits	
12. Flooding and Water Quality	+ +	+ +	0	?	+	Options A and B will help minimise flood risk through the protection and creation of multifunctional BGI. They will also help conserve water and improve its quality. Regarding net-gain Option C is neutral as mandatory 10% will be legally required. Option D is unknown as it defers any possible increase to development briefs and masterplans. Option E will increase areas of natural greenspace that will assist mitigate flood risks.	

SA objectives	A	B	C	D	E	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+ +	+ +	0	?	+ +	Options A and B will both protect and enhance biodiversity and the BGI network. Consequently, they will have a major positive effect on this objective. The identification of the ecological network (Option B) however, will bring greater benefits. Option C would not increase net-gains beyond those required by legislation. Consequently, its effects are neutral. Option D is unknown as it defers any increase in net gain to development briefs and masterplans. Option E would have a major positive effect as it would potentially achieve net gain above national legislation.	
14. Landscape	+ +	+ +	0	?	+	The protection and enhancement of biodiversity will have positive benefits for landscapes. Options A and B are therefore major positives. The identification of the ecological network (Option B) however, will bring greater benefits. As with Objective 15 above, Option C is, for the same reasons, neutral and Option D is unknown. Option E would bring benefits to landscape as it will deliver more habitats.	Habitats created should be appropriate to the landscape.

SA objectives	A	B	C	D	E	Commentary	Mitigation
15. Built and Historic Environment	+ +	+ +	0	?	+	The protection and enhancement of biodiversity, as required in Options A and B will have major positive effects on this objective as it will, where appropriate, help conserve and enhance heritage assets and their settings. They will also help maintain and strengthen local character and distinctiveness. Option C will have a neutral effect as 10% net-gain will be delivered in accordance with national legislation. Option D's effects are unknown as any increase in net gain and potential benefits to this objective are deferred to development briefs and masterplans. An increase in habitats generated because of between 10- 20% net-gain could have benefits for heritage conservation, as these could conserve heritage assets and their setting.	
16. Natural Resources and Waste Management	+ +	+ +	0	?	+ +	Options A, B and E will contribute to the delivery of sustainable design as they will encourage the inclusion of priority habitats on sites. These habitats will also assist the delivery of SuDS, mitigate pollution and effects of climate change. They will also assist in the reduction of greenfield loss. Options C and D are either neutral or unknown as Option C defers to national policy and therefore is neutral and option D defers to development briefs and masterplans and is therefore unknown.	

SUMMARY AND CONCLUSIONS

Topic Area 5: Natural Environment 5.2 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 development briefs and masterplans the option to set higher % biodiversity net gain amount where feasible.	?	?	?	?	?	0	?	?	?	?	?	?	?	?	?	?
E - Set minimum biodiversity net-gain of 10-20% and allow development briefs and masterplans the option to set higher % biodiversity net gain amount where feasible.	-	-	--	-	++	0	+	+	+	++	+	+	++	+	+	++

CONCLUSIONS

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).

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).

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.

Option D's effects (allowing development briefs and masterplans where feasible to set a higher % net-gain) are unknown as subsequent plans may or may not set a greater net-gain requirement.

The appraisal of Option E (setting a minimum net-gain of between 10-20%) 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.

Overall, while identifying ecological networks under Option B provides greater benefits for health and wellbeing compared to Option A, the key distinction lies in the biodiversity net-gain approaches. Option E delivers the most extensive environmental and social benefits across the objectives, although it introduces potential risks to housing delivery and economic viability. In contrast, Option C results in largely neutral effects due to national requirements, and Option D remains uncertain as outcomes depend on future plan-making

Topic Area 6: Open Space and Recreational Facilities

6.1 Culture, Tourism and Sport

6.2 Protection of Open Space

6.3 Provision of New Open Space

6.4 Local Green Space

6.5 Greenwood Community Forest and Sherwood Forest National Nature Reserve

6.6 Tourist Accommodation

6.7 Equestrian Development

6.1 Culture, Tourism and Sport

Identification Of Reasonable Alternatives

Options	Is it a realistic alternative?
Retain the approach within ACS Policy 13 by directing new cultural and tourism facilities of local importance towards Arnold and local centres where feasible. Existing facilities will be protected.	Yes
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.	Yes
Do not have a policy	No – It is a NPPF requirement

6.1 Culture, Tourism and Sport

REASONABLE ALTERNATIVES FOR APPRAISAL:

A - Retain the approach within ACS Policy 13 by directing new cultural and tourism facilities of local importance towards Arnold and local centres where feasible. 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.

SA objectives	A	B	Commentary	Mitigation
1. Housing	0	0	As both options focus on policy approach for culture, tourism and sporting facilities, it is considered that they would have no implications for the objective.	
2. Employment and Jobs	+	+	Both options would be likely to have a minor positive impact on the objective as additional support for the culture / leisure / sport sectors may generate additional jobs / diversity of jobs and reduce unemployment, although the extent of this is unknown. Option B may result in fewer employment opportunities due to the removal of support for large-scale sporting facilities although support for a greater number of types of development, such as accommodation for tourists may still result in a minor positive, through the provision of additional employment opportunities.	
3. Economic Structure and Innovation	0	0	As both options focus on policy approach for culture, tourism and sporting facilities, it is considered that they would have no implications for the objective.	
4. Shopping Centres	+	+	Both options are likely to lead to an improvement of the vitality of Arnold town centre and local centres as a result of supporting the creation and improvement of culture, tourism and sporting facilities.	

SA objectives	A	B	Commentary	Mitigation
5. Health and Well Being	+	+	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	For both options, opportunities to promote the enhancement of blue-green infrastructure should be encouraged.
6. Community Safety	?	?	The protection and improvement of culture, tourism and sporting facilities within Arnold Town and local centres may indirectly lead to a reduction in antisocial behaviour / crime, by providing disadvantaged groups with greater opportunities for recreation. However, overall, the impact of both options upon the objective is unknown.	
7. Social Inclusion	+ +	+ +	Both options would result in a major positive impact upon the objective, as they will facilitate the protection and enhancement of existing cultural assets including culture, tourism and sporting facilities as well as improving access to and encouraging community activities.	
8. Transport	+	+	Both options are likely to have at least a minor positive impact, as locating new facilities within or adjoining Arnold town or local centres is likely to ensure that such facilities are able to be accessed via modes of transport other than the private car. It is recognised that tourist accommodation outside the centres would not reduce journeys undertaken by private car due to limited accessibility to services and facilities.	For option B, ensure that new development is located close to existing transport infrastructure or a new transport network is established to minimise the impact on the environment. Ensure measures to encourage alternative modes of transport are in place and good accessibility to services and facilities.
9. Brownfield Land	?	?	It is considered that both options would have an unknown impact upon the objective.	Support existing and new facilities which maximise the use of brownfield land.

SA objectives	A	B	Commentary	Mitigation
10. Energy and Climate Change	?	?	It is considered that both options would have an unknown impact upon the objective. It is likely that additional development will result in additional energy usage.	Need a policy relating to energy and climate change for new development in order to reduce energy usage. Support on-site renewable energy generation where appropriate.
11. Pollution and Air Quality	?	?	It is considered that both options would have an unknown impact upon the objective.	Need a policy relating to pollution and air quality for new development.
12. Flooding and Water Quality	?	?	It is considered that both options would have an unknown impact upon the objective.	Need a policy relating to flooding and water quality for new development, in particular to ensure new development is suitably located outside of flood risk areas, conserve water and avoid impact of new development upon water quality.

SA objectives	A	B	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	+	Both options could result in a minor positive impact upon the objective through the protection or enhancement of open space or blue-green infrastructure which are linked to cultural and sport facilities.	For both options, need to ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without disturbance to wildlife or damage to habitats.
14. Landscape	?	?	It is considered that both options would have an unknown impact upon the objective.	Avoid new development within sensitive landscape character areas.
15. Built and Historic Environment	+	+	Both options are likely to have a positive impact upon the built and historic environment objective as they will support the conservation and enhancement of designated and non-designated heritage assets and their settings. Both options will also provide better opportunities for people to access and understand local heritage and to participate in cultural activities. Both options will also protect or improve access to and enjoyment of the historic environment. Would promote heritage based sustainable tourism.	Protect heritage assets and include opportunities for enhancement of the historic environment.
16. Natural Resources and Waste Management	?	?	It is considered that the impact of both options is unknown.	Ensure the use of sustainable design, materials and construction techniques in new development and avoid loss of best and most versatile (BMV) agricultural land to development.

SUMMARY TABLE

Topic Area 6: Open Space and Recreational Facilities 6.1 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
Retain the approach within ACS Policy 13 by directing new cultural and tourism facilities of local importance towards Arnold and local centres where feasible. Existing facilities will be protected.	0	+	0	+	+	?	++	+	?	?	?	?	+	?	+	?
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	+	+	?	++	+	?	?	?	?	+	?	+	?

Conclusions

The appraisal of alternative approaches to this Policy has highlighted some positive benefits against several of the objectives.

Both options are likely to lead to an improvement of the vitality of Arnold and local centres as a result of supporting the creation and improvement of culture, tourism and sporting facilities within or adjoining the centres.

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.

6.2 Protection of Open Space

How to protect open space (and deal with deficiencies).

Reason – Aligned Core Strategy Policy 16. Evidence for the Aligned Core Strategy confirms the Council's intention to set out detailed policy in the Local Planning Document, Open Space Supplementary Planning Document and Leisure documents.

Option A – include a policy

Include a policy based on existing Local Development Plan Policy LPD 20 to protect existing open space.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development, infrastructure, innovation or enterprise.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	++	Positive impact on opportunities for recreational physical activity.	
6. Community Safety	+	Positive impact on crime with secured open space management and maintenance.	
7. Social Inclusion	+	Protection of open space supports community activities and social interaction.	
8. Transport	0	Existing facilities only; no change to accessibility or travel patterns.	
9. Brownfield Land	0	No impact on the use of brownfield land.	
10. Energy and Climate Change	+	Scope for renewable energy schemes as part of open space provision.	
11. Pollution and Air Quality	+	Protection of open space contributes to environmental quality.	
12. Flooding and Water Quality	+	Includes protection of sustainable drainage systems.	
13. Natural Environment, Biodiversity, Blue-	+	Improves quality of existing open space and green infrastructure.	

Green Infrastructure			
14. Landscape	+	Positive impact on visual amenity.	
15. Built and Historic Environment	0	No change to local character or heritage assets.	Use open space to enhance heritage assets.
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource management.	

Option B – no policy (do nothing)

Use Open Space SPD and refer to the Policies Map incorporating Green Infrastructure.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Reduced opportunities for recreational physical activity.	
6. Community Safety	-	Loss of open space could result in loss of diversionary activities.	
7. Social Inclusion	-	Reduced opportunities for community activities and social interaction.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	No impact on the use of brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy provision or energy efficiency.	
11. Pollution and Air Quality	-	Reliant on national policy only to protect environmental quality.	
12. Flooding and Water Quality	-	No protection of open space could increase flood risk.	
13. Natural Environment, Biodiversity, Blue-	-	Reliant on national policy only; potential loss of open space and green infrastructure.	

Green Infrastructure			
14. Landscape	-	Loss of open space could negatively affect landscape character.	
15. Built and Historic Environment	-	No protection of open space could negatively affect local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource management.	

Conclusions

Option A scored a major positive for Objective 5, reflecting strong benefits for health and well-being through the protection and provision of open space. Minor positives were also recorded for Objectives 6, 7, 10, 11, 12, 13, and 14, indicating additional benefits for community safety, social inclusion, energy and climate change, pollution and air quality, flooding and water quality, biodiversity and blue-green infrastructure, and landscape. The remaining objectives recorded neutral effects.

Option B scored minor negatives for Objectives 5, 6, 7, 11, 12, 13, and 14, indicating potential adverse effects on health, community safety, social inclusion, environmental quality, biodiversity, and landscape where reliance is placed on national policy and the Open Space SPD alone without a detailed local policy framework. Objective 8 was assessed as uncertain due to potential variability in access and connectivity outcomes. The remaining objectives recorded neutral effects.

Overall, Option A provides clear benefits through the protection of open space, supporting health, social and environmental objectives, while Option B performs negatively across several key objectives due to the absence of a detailed local policy framework.

6.3 Provision of New Open Space

How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

Reason – to address paragraph 104 of National Planning Policy Framework. Policy 16 of the Aligned Core Strategy refers to increasing the quality of open spaces and increasing the percentage of population with access to Green Infrastructure assets.

Option A – include a policy

Include a policy based on existing Local Planning Document Policy LPD 21 to require the provision of 10% open space to serve new residential development.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development, infrastructure, innovation or enterprise.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	++	Provision of 10% open space allows flexibility in land use and supports physical activity.	
6. Community Safety	+	Provides diversionary activities.	Ensure design minimise anti-social behaviour.
7. Social Inclusion	++	Improves access to open space and encourages community activities and social interaction.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	+	Provision of open space supports climate change mitigation.	
11. Pollution and Air Quality	+	Protection of open space contributes to environmental quality.	
12. Flooding and Water Quality	+	May include sustainable drainage systems.	
13. Natural Environment, Biodiversity, Blue-	++	Provides new open space and enhances green infrastructure.	

Green Infrastructure			
14. Landscape	+	Impact depends on policy wording and design quality.	Criteria to ensure fits in with landscape.
15. Built and Historic Environment	0	No impact on existing heritage; new open space can reflect local context.	Policies to protect existing heritage.
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource management.	

Option B – include a policy (different percentages for different types

Provide different percentages for other types of open space based on local needs e.g. open space, allotments, sport pitches, parks, playing area, landscaping etc.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on qualifications, type of jobs, or land available for development/infrastructure.	
4. Shopping Centres	0	Not relevant to open space provision.	
5. Health and Well Being	++	Setting percentage could be less flexible but impact unknown.	
6. Community Safety	+	Provides diversionary activity.	Ensure design minimise anti-social behaviour.
7. Social Inclusion	++	Will protect and enhance existing cultural assets. Improve access to and encourage community activities; improve ethnic and intergenerational relations.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	Not relevant; new open space likely greenfield.	
10. Energy and Climate Change	+	Provision of different types of open space helps prevent climate change.	

11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	+	May include sustainable drainage systems.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	Include provision of new open space; setting percentage could be less flexible but impact unknown.	
14. Landscape	+	Depends on policy wording and design.	Criteria to ensure fits in with landscape.
15. Built and Historic Environment	0	No impact on existing heritage; possible benefit of new village greens if reflecting local context.	Policies to protect existing heritage
16. Natural Resources and Waste Management	0	Include provision of new open space; protection aspect protects greenfield from development.	

Option C – no policy (do nothing)

Use Open Space SPD and refer to the Policies Map incorporating Green Infrastructure.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Lack of specific local guidance could reduce opportunities for recreation and wellbeing.	
6. Community Safety	0	Reduced potential for diversionary activity through recreational facilities.	Ensure design minimise anti-social behaviour.
7. Social Inclusion	-	Reduced opportunities for community facilities, cultural assets and social interaction.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on the use of brownfield land.	

10. Energy and Climate Change	0	No specific contribution from open space towards climate adaptation or mitigation.	
11. Pollution and Air Quality	0	No direct impact on pollution or air quality.	
12. Flooding and Water Quality	0	No specific guidance on incorporating sustainable drainage systems.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Reliant on national policy only; less provision of new open space and green infrastructure.	
14. Landscape	0	No specific guidance on landscape integration of new open space.	Criteria to ensure fits in with landscape.
15. Built and Historic Environment	0	No impact on existing heritage assets.	Policies to protect existing heritage.
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource management.	

Conclusions

Option A scored major positives for Objectives 5, 7, and 13, reflecting strong benefits for health and well-being, social inclusion, and biodiversity and blue-green infrastructure through the provision of new open space and recreational facilities. Minor positives were also recorded for Objectives 6, 10, 11, 12, and 14, indicating additional benefits for community safety, energy and climate change, pollution and air quality, flooding and water management, and landscape character. The remaining objectives recorded neutral effects, reflecting the policy's focused role in delivering open space and green infrastructure.

Option B scored major positives for Objectives 5, 7, and 13, reflecting similar benefits for health, social inclusion, and biodiversity. Minor positives were also recorded for Objectives 6, 10, 12, and 14, indicating benefits for community safety, energy and climate change, flooding and water management, and landscape. Objective 11 recorded a neutral effect, reflecting some variation in outcomes for pollution and air quality depending on the type of open space provided. Other objectives were neutral, consistent with the targeted focus of the policy.

Option C scored minor negatives for Objectives 5, 7, and 13, indicating potential adverse effects on health, social inclusion, and biodiversity where there is no specific local policy and reliance is placed solely on the Open Space SPD and existing policy maps. The remaining objectives recorded neutral effects, reflecting the limited influence of the policy framework on other sustainability outcomes.

Overall, Option A provides clear benefits for health, social inclusion, and green infrastructure, while Option B delivers similar benefits with flexibility. Option C performs negatively for key social and environmental objectives due to the absence of a dedicated local policy.

6.4 Local Green Space

How to assess, enhance and protect locally significant Green Infrastructure.

Reason – to meet guidance in National Planning Policy Framework paragraph 106 to 108 and Aligned Core Strategy Policy 16. Evidence to the Aligned Core Strategy confirmed the Council's intention to include designation of non strategic sites.

Option A – include a policy

Include a policy to protect local Green Infrastructure (i.e. non strategic sites) and designate on the Policies Map.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	?	Unknown impact on range of jobs or business activity.	
3. Economic Structure and Innovation	?	Unknown impact on land available for development, infrastructure, innovation or enterprise.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	+	Protecting and enhancing local Green Infrastructure encourages activity and benefits health and wellbeing.	
6. Community Safety	?	Unknown impact on crime.	
7. Social Inclusion	+	Improves satisfaction with community activities and access.	
8. Transport	+	Positive impact on walking and cycling routes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	+	Green Infrastructure can support climate adaptation and mitigation, including urban tree planting and habitat connectivity.	
11. Pollution and Air Quality	+	Green Infrastructure provides environmental benefits including air quality improvements.	
12. Flooding and Water Quality	+	Potential for sustainable drainage systems and flood protection; protects areas from development.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	Positive impact on Green Infrastructure and biodiversity; protects geological and ecological habitats.	
14. Landscape	++	Enhances visual amenity and landscape character.	
15. Built and Historic Environment	+	Depends on identification of valued landscapes; can provide access to local heritage.	
16. Natural Resources and Waste Management	+	Protects greenfield land and potentially agricultural land; supports sustainable resource management.	

Option B – do nothing

Aligned Core Strategy protects strategic Green Infrastructure only.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development, infrastructure, innovation or enterprise.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Fewer opportunities for recreational use and access to green space could reduce health benefits.	
6. Community Safety	0	No change to crime or community safety.	
7. Social Inclusion	-	Reduced opportunities for community activities and social interaction in local green spaces.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No impact on the use of brownfield land.	
10. Energy and Climate Change	0	No change.	
11. Pollution and Air Quality	0	No change.	
12. Flooding and Water Quality	0	No change.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Lack of local designation may limit protection and enhancement of locally significant green infrastructure.	
14. Landscape	0	No change.	
15. Built and Historic Environment	0	No change.	
16. Natural Resources and Waste Management	0	No change.	

Conclusions

Option A scored major positives for Objectives 13 and 14 and minor positives for Objectives 5, 7, 8, 10, 11, 12, 15 and 16. These scores reflect benefits for biodiversity, landscape, health, social inclusion, transport connectivity and environmental quality.

Option B scored minor negatives for Objectives 5, 7 and 13, indicating potential loss of protection for health, community access and the natural environment.

Overall, Option A provides wide-ranging social and environmental benefits, while Option B performs negatively for several key objectives.

6.5 Greenwood Community Forest

Consider a policy to support development that aligns with the objectives of the Greenwood Community Forest.

Reason – to provide guidance on National Planning Policy Framework paragraph 152, which recognises community forests and regional parks as opportunities to improve the environment, enhance landscapes, provide green infrastructure, and support recreation, biodiversity, and sustainable economic and social development. The policy aims to promote woodland creation, green space provision, and sustainable use in line with the missions of Greenwood Community Forest.

Option A – include a policy

Include a policy to protect local Green Infrastructure and designate on Policies Map.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	Supports local tourism and forestry-related economic activity.	
3. Economic Structure and Innovation	+	Contributes to sustainable local economic development and green infrastructure investment.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	++	Improves opportunities for recreation and active lifestyles.	
6. Community Safety	+	Accessible green spaces provide diversionary activities and community cohesion.	
7. Social Inclusion	++	Enhances community engagement, recreation, and social interaction.	
8. Transport	0	No direct impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	+	Supports climate adaptation through tree planting and green infrastructure.	
11. Pollution and Air Quality	0	No direct impact on pollution or air quality.	
12. Flooding and Water Quality	+	Tree and woodland planting can contribute to sustainable drainage and flood mitigation.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	Supports woodland creation, habitat enhancement, and green infrastructure provision.	
14. Landscape	++	Enhances landscape character and visual amenity.	
15. Built and Historic Environment	+	Supports landscape enhancement and protects cultural heritage.	
16. Natural Resources and Waste Management	+	Promotes sustainable management of woodland and water resources.	

Option B – no policy (do nothing)

Refer to the National Planning Policy Framework and neighbourhood plans.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	0	No direct impact on tourism or forestry-related economic activity.	
3. Economic Structure and Innovation	0	No additional contribution to local economic development or green infrastructure investment.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Fewer opportunities for recreation and access to green space, reducing potential health benefits.	
6. Community Safety	0	Reduced potential for diversionary activities through accessible green space.	
7. Social Inclusion	-	Reduced support for community engagement, recreation, and social cohesion.	
8. Transport	0	No direct impact on transport network or modes.	
9. Brownfield Land	0	No impact on the use of brownfield land.	
10. Energy and Climate Change	0	No contribution to climate adaptation via tree planting or green infrastructure.	

11. Pollution and Air Quality	0	No direct impact on pollution or air quality.	
12. Flooding and Water Quality	0	No guidance on using green infrastructure for flood mitigation.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Limited local control over woodland creation, habitat enhancement, and green infrastructure provision.	
14. Landscape	-	Fewer opportunities to enhance landscape character and visual amenity.	
15. Built and Historic Environment	0	Limited enhancement or protection of landscape and cultural heritage.	
16. Natural Resources and Waste Management	0	No additional protection or sustainable management of woodland and water resources.	

Conclusions

Option A scored major positives for Objectives 5, 7, 13 and 14 and minor positives for Objectives 2, 3, 6, 10, 12, 15 and 16. This reflects strong benefits for health, social inclusion, biodiversity, landscape, employment and environmental quality.

Option B did not score significant positives or negatives, except minor negatives for Objectives 5, 7, 13 and 14, as reliance on national policy alone would not provide additional local support for these initiatives.

Overall, Option A demonstrates substantial environmental and social benefits, while Option B remains neutral across most objectives.

6.6 Tourist Accommodation

Consider a policy to manage tourist accommodation in Gedling Borough.

Reason – to provide guidance on National Planning Policy Framework paragraph 88, which supports sustainable rural tourism and leisure development that benefits local communities and businesses, while protecting the character of the countryside and respecting Green Belt policies. The policy ensures tourist accommodation is appropriately located, designed, and does not adversely affect local amenity.

Option A – include a policy

Include a policy to manage tourist accommodation and ensure it is compatible with local amenity.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	Supports local jobs in tourism and hospitality sectors.	
3. Economic Structure and Innovation	+	Contributes to rural economic growth and business development.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	+	Supports recreation and wellbeing through tourism opportunities.	
6. Community Safety	0	No direct impact on crime.	
7. Social Inclusion	+	Supports local communities through tourism and leisure opportunities.	
8. Transport	?	Impact on transport network depends on location and visitor numbers.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	0	Design and location criteria help limit impacts on environment and biodiversity.	
12. Flooding and Water Quality	0	No direct impact on flood risk; standard planning controls apply.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Design and location criteria help limit impacts on environment and biodiversity.	
14. Landscape	+	Ensures development is sympathetic to countryside and visual amenity.	
15. Built and Historic Environment	+	Ensures accommodation respects the character of the area and design guidance.	
16. Natural Resources and Waste Management	0	No direct impact on water, soil, or air resources; no impact on waste recovery.	

Option B – no policy (do nothing)

Refer to the National Planning Policy Framework, neighbourhood plans, and other guidance, without a specific local policy on tourist accommodation

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	-	Limited guidance may reduce support for local tourism-related jobs.	
3. Economic Structure and Innovation	-	Limited guidance may reduce support for rural economic development and tourism growth.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	Fewer planned opportunities for recreation and visitor wellbeing.	
6. Community Safety	0	No direct impact on crime.	
7. Social Inclusion	-	Reduced support for community and visitor activities.	
8. Transport	?	Unknown impact on transport network; may affect rural roads and visitor movements.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	

11. Pollution and Air Quality	0	No direct impact.	
12. Flooding and Water Quality	0	No direct impact on flood risk; standard controls apply.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	-	Lack of local designation could result in adverse impacts on local green infrastructure and biodiversity.	
14. Landscape	0	No specific guidance to ensure sympathetic design in the countryside.	
15. Built and Historic Environment	0	Reduced guidance may lead to development that is less sympathetic to local character.	
16. Natural Resources and Waste Management	0	No direct impact on water, soil, or air resources; no impact on waste recovery.	

Conclusions

Option A scored minor positives for Objectives 2, 3, 5 and 7, reflecting benefits for employment, economic activity and health and wellbeing. Option B scored minor negatives for Objectives 2, 3, 7 and 13, indicating potential impacts on air quality and biodiversity without the compensating social and economic benefits seen under Option A.

Overall, Option A provides some economic and health benefits, while both options present environmental constraints.

6.7 Equestrian Development

Consider a policy to manage equestrian development in Gedling Borough.

Reason - to provide guidance on National Planning Policy Framework paragraph 88, which supports sustainable rural tourism and leisure developments that benefit local communities and businesses, while respecting the character of the countryside and Green Belt policies. The policy ensures equestrian development is appropriately located, designed, and does not adversely affect local amenity or biodiversity.

Option A – include a policy

Include a policy to manage equestrian development and ensure it is compatible with local amenity.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	Supports rural businesses and equestrian-related employment opportunities.	
3. Economic Structure and Innovation	+	Contributes to rural economic development through leisure and tourism.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	+	Provides opportunities for recreation and physical activity through equestrian use.	
6. Community Safety	0	No direct impact on crime.	
7. Social Inclusion	+	Supports community engagement and rural leisure activities.	
8. Transport	?	Impacts on transport network depend on location and visitor numbers.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	
11. Pollution and Air Quality	+	Protects Local Wildlife Sites and limits adverse impacts on biodiversity.	
12. Flooding and Water Quality	0	Standard planning controls apply; no direct impact on flood risk.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Protects Local Wildlife Sites and limits adverse impacts on biodiversity.	
14. Landscape	+	Maintains openness and character of Green Belt and countryside.	
15. Built and Historic Environment	0	No impact.	
16. Natural Resources and Waste Management	0	No direct impact on water, soil, or air resources; no impact on waste recovery.	

Option B – no policy (do nothing)

Refer to the National Planning Policy Framework without a specific local policy on equestrian development.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	0	Limited guidance could reduce support for equestrian-related jobs.	
3. Economic Structure and Innovation	0	Limited guidance may reduce contribution to rural economic development.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	-	Fewer planned opportunities for recreation and physical activity.	
6. Community Safety	0	No direct impact on crime.	
7. Social Inclusion	-	Reduced support for rural leisure activities and community engagement.	
8. Transport	?	Unknown impact on transport network; may affect rural roads.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No direct impact on energy or efficiency.	

11. Pollution and Air Quality	0	Potential for adverse impacts on Local Wildlife Sites and biodiversity if uncontrolled.	
12. Flooding and Water Quality	0	No direct impact on flood risk; standard controls apply.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Potential for adverse impacts on Local Wildlife Sites and biodiversity if uncontrolled.	
14. Landscape	0	Risk of inappropriate development affecting Green Belt and countryside character.	
15. Built and Historic Environment	0	Reduced guidance may result in less sympathetic design in rural areas.	
16. Natural Resources and Waste Management	0	No direct impact on water, soil, or air resources; no impact on waste recovery.	

Conclusions

Option A scored minor positives for Objectives 2, 3, 5, 7, 11, 13 and 14 supporting employment, rural economic activity and health and wellbeing.

Option B scored minor negatives for Objectives 5 and 7, indicating potential impacts on health and well-being and social inclusion.

Overall, Option A provides economic and health benefits, while both options raise environmental concerns.

Topic Area 7: Heritage

7.1 The Historic Environment
7.2 Designated Heritage Assets
7.3 Listed Buildings
7.4 Conservation Areas
7.5 Historic Landscapes, Parks and Gardens
7.6 Archaeology
7.7 Non-Designated Heritage Assets

7.1: The Historic Environment

Identification of reasonable alternatives

Options	Reasonable Alternative?
Retain the scope of the policy established under existing Policy 11 of the Aligned Core Strategy on historic environment. 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.	Yes.
Do not have a policy	No because it is a requirement of the NPPF. Paragraph 20 of the NPPF states that strategic policies should make provision for conservation and enhancement of the built and historic environment.
Retain the scope of policy established under existing Policy 11 of the Aligned Core Strategy and amend policy to recognise the role of heritage led regeneration.	Yes.

7.1 The Historic Environment

Reasonable alternatives for appraisal:

A - Retain the scope of the policy established under existing Policy 11 of the Aligned Core Strategy on historic environment. 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 - Retain the scope of policy established under existing Policy 11 of the Aligned Core Strategy and amend policy to recognise the role of heritage led regeneration.

SA objectives	A	B	Commentary	Mitigation
1. Housing	0	0	This policy will have no implications for housing.	
2. Employment and Jobs	+	+	Both options would conserve and enhance the historic environment and assets, which could increase the assets contribution towards tourism and increase the employment opportunities generated from this.	The detailed design of future applications should ensure the historic environment is conserved and enhanced.
3. Economic Structure and Innovation	0	0	Both options will have no impact on economic structure and innovation.	
4. Shopping Centres	0	0	The policy will have no implications for shopping centres.	
5. Health and Well Being	+	+	Both options would improve and protect heritage assets, including historic parks and gardens, which could improve the quality of existing historic open spaces.	
6. Community Safety	0	0	The policy will have no implications on community safety.	
7. Social Inclusion	0	+	Option B recognises the role of heritage led regeneration, which can encourage the redevelopment of an area whilst enhancing the existing cultural assets in the plan area.	The detailed design of future applications should ensure the historic environment is conserved and enhanced.
8. Transport	0	0	The policy will have no implications for transport.	
9. Brownfield Land	+	+	Both policy options support the appropriate redevelopment of the historic environment and assets, making efficient use of brownfield land.	The detailed design of future applications should ensure the historic environment is conserved and enhanced.
10. Energy and Climate Change	0	0	The policy will have no implications to energy and climate change.	

SA objectives	A	B	Commentary	Mitigation
11. Pollution and Air Quality	0	0	The policy will have no implications on pollution and air quality.	
12. Flooding and Water Quality	0	0	The policy will have no implications on flooding and water quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	+	Both options will improve and protect heritage assets, including historic parks and gardens, improving the quality of existing open spaces and providing opportunities to improve blue-green infrastructure.	
14. Landscape	+	+	Both options will conserve and enhance heritage assets, which can strengthen the local landscape character of a settlement. Option B will have no impact on the landscape.	
15. Built and Historic Environment	+	++	Both Option A and B will conserve and enhance heritage assets, strengthening local character and encouraging enjoyment of the historic environment. This will increase residents' access to heritage assets and improve understanding of heritage within the plan area. Option B will specifically support heritage-led regeneration and can significantly enhance heritage assets at risk.	
16. Natural Resources and Waste Management	0	0	The policy will have no impact on natural resources and waste management.	

SUMMARY TABLE

Topic Area 7: Heritage 7.1 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	+	+	+	0
B - Recognise the role of heritage led regeneration.	0	+	0	0	+	0	+	0	+	0	0	0	+	+	++	0

Conclusions

The appraisal of the two alternative approaches to historic environment has highlighted the benefits of both options against the objective of the Built and Historic Environment, with Option B scoring a major positive.

The appraisal identified that Option A, which would retain the current policy approach, scored minor positives against six objectives. 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.

The appraisal identified that Option B, which recognised the role of heritage led regeneration, scored minor positives against six objectives and scored one major positive against the objective of 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 A would have a limited, but beneficial impact if included within the policy approach. In conclusion, retaining the current approach whilst recognising the role of heritage led regeneration would comprise a sustainable strategy for the Historic Environment.

7.2 Designated Heritage Assets

How to protect the heritage assets within the Borough.

Reason – recommended by Historic England to provide further local detail to protect designated heritage assets.

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Heritage assets not necessarily cultural assets but could be.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	-	Heritage assets won't improve energy efficiency of buildings.	
11. Pollution and Air Quality	+	Reuse of existing heritage assets uses fewer raw materials than building new facilities.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Heritage assets not necessarily environment/Green Infrastructure etc but could be.	
14. Landscape	+	Could include landscape.	
15. Built and Historic Environment	++	Meets the purpose of option.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Rely on National Planning Policy Framework which provides guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	-	Potential impact on employment arising from reduced tourist visits.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	-	Possible impact arising from the dereliction of heritage assets.	
7. Social Inclusion	-	Possible impact arising from the dereliction of heritage assets.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	-	Reliant on National Planning Policy Framework.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 15, reflecting strong benefits for the protection and enhancement of the built and historic environment through clearer local guidance on assessing and justifying harm. Minor positives were also recorded

for Objectives 7, 11, 13, and 14, indicating benefits for social inclusion, pollution and air quality, biodiversity and blue-green infrastructure, and landscape.

However, Option A scored a minor negative for Objective 10, suggesting a potential constraint on energy and climate change outcomes where heritage considerations may limit certain forms of development or adaptation.

Option B scored minor negatives for Objectives 2, 6, 7, and 15, indicating potential adverse effects on employment, community safety, social inclusion, and the built and historic environment where reliance is placed solely on national policy without additional local guidance.

Overall, Option A delivers clear and targeted benefits for heritage protection and related environmental objectives, while Option B performs negatively across several key objectives, demonstrating the value of including a local policy to safeguard designated heritage assets.

7.3 Listed Buildings

How to protect designated heritage assets.

Reason – recommended by Historic England to provide further local detail to protect designated heritage assets.

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Listed buildings not necessarily cultural assets, but could be.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	-	Listed buildings won't improve energy efficiency of buildings.	
11. Pollution and Air Quality	+	Reuse of existing listed buildings uses fewer raw materials than building new facilities.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Listed buildings not necessarily environment/Green Infrastructure etc, but could be.	
14. Landscape	+	Could include landscape.	
15. Built and Historic Environment	++	Meets the purpose of option.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Rely on National Planning Policy Framework paragraphs which provides guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	-	Potential impact on employment arising from reduced tourist visits.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	-	Possible impact arising from the dereliction of listed buildings.	
7. Social Inclusion	-	Possible impact arising from the dereliction of listed buildings.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	-	Reliant on National Planning Policy Framework.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored major positives for Objective 15, demonstrating strong protection for heritage and townscape character. Option B scored minor negatives for Objectives 2, 6, 7 and 15, reflecting reduced certainty of protection without a local policy framework. Overall, Option A provides clearer benefits for heritage objectives.

7.4: Conservation Areas

How to protect the Conservation Areas within the Borough.

Reason – recommended by Historic England to provide further local detail to protect designated heritage assets.

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Conservation areas do not necessarily include cultural assets but could do.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No impact on energy and climate change.	
11. Pollution and Air Quality	+	Reuse of existing stock results in the use of fewer raw materials compared with building new facilities.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Conservation areas do not necessarily include environment/Green Infrastructure etc but could do.	
14. Landscape	+	Could include landscape.	
15. Built and Historic Environment	++	Meets the purpose of option.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Rely on National Planning Policy Framework which provides guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	-	Potential impact on employment arising from reduced tourist visits.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	-	Reliant on National Planning Policy Framework.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 15, reflecting strong benefits for the built and historic environment through clear protection of Conservation Areas and guidance on assessing harm. Minor positives were also recorded for Objectives 7, 11, 13 and 14, indicating additional benefits for social inclusion, pollution and air

quality, biodiversity and blue-green infrastructure, and landscape character. The remaining objectives recorded neutral effects, reflecting the focused scope of the policy on heritage protection.

Option B scored minor negatives for Objectives 2 and 15, reflecting potential adverse effects on employment and the built and historic environment where reliance is placed solely on national policy without locally specific guidance. All other objectives were neutral.

Overall, Option A provides benefits for the protection of Conservation Areas and associated environmental and social objectives, while Option B performs negatively for heritage and employment outcomes due to the absence of a local policy framework.

7.5: Historic Landscapes, Parks and Gardens

How to protect historic landscapes, parks and gardens.

Reason – recommended by Historic England to provide further local detail to protect historic landscapes, parks and gardens.

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	+	Tourist visits create employment opportunities.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	+	Meets the purpose of option.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Not necessarily cultural assets but could be.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	+	Positive effect through the protection of historic landscapes and green infrastructure.	
11. Pollution and Air Quality	+	The reuse results in the use of fewer raw materials than building new facilities.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Meets the purpose of option.	
14. Landscape	+	Positive effect through the protection and enhancement of historic landscapes, parks and gardens.	
15. Built and Historic Environment	++	Meets the purpose of option.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Rely on National Planning Policy Framework which provides guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	-	Potential impact on employment arising from reduced tourist visits.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	-	Possible impact arising from the dereliction of assets.	
7. Social Inclusion	-	Possible impact arising from the dereliction of assets.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	-	Negative effect due to insufficient protection of historic landscapes.	
15. Built and Historic Environment	-	Reliant on National Planning Policy Framework.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 15, reflecting strong protection for the built and historic environment. Minor positives were also recorded for Objectives 2,

5, 7, 10, 11, 13, and 14, indicating additional benefits for health and wellbeing, social inclusion, energy and climate change, pollution and air quality, biodiversity and blue-green infrastructure, and landscape.

Option B scored minor negatives for Objectives 2, 6, 7, 14, and 15, suggesting reduced benefits for employment, community safety, social inclusion, landscape, and the historic environment where no local policy is in place.

Overall, Option A delivers clear heritage and environmental benefits, while Option B performs negatively for key historic and landscape objectives. This demonstrates that including a local policy provides more robust protection for historic landscapes, parks, and gardens.

7.6: Archaeology

How to protect the heritage assets within the Borough.

Reason – recommended by Historic England to provide further local detail to protect designated heritage assets.

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	+	Could potentially create employment opportunities.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Heritage assets not necessarily cultural assets but could be.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No impact on energy and climate change.	
11. Pollution and Air Quality	0	No impact on environment, biodiversity or green infrastructure.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No impact on environment, biodiversity and green infrastructure.	
14. Landscape	+	Could include landscape.	
15. Built and Historic Environment	++	Meets the purpose of option.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Rely on National Planning Policy Framework which provides guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	-	Potential impact on employment arising from reduced tourist visits.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	-	Reliant on National Planning Policy Framework.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 15, reflecting strong benefits for the protection of built and historic environment assets. Minor positives were also recorded for Objectives 2, 7 and 14, indicating potential benefits for social inclusion and landscape outcomes through careful management of heritage assets.

Option B scored a minor negative for Objectives 2 and 15, highlighting potential adverse effects on employment opportunities and the built and historic environment where no local policy is in place.

Overall, Option A provides clear protection for heritage and landscape objectives, while Option B performs less positively, demonstrating that including a local archaeology policy offers stronger safeguards for designated heritage assets.

7.7: Non-Designated Heritage Assets

How to identify and protect non-designated heritage assets i.e. a local interest list.

Reason – to allow National Planning Policy Framework paragraph 216 to be addressed with more certainty (as recommended by Historic England). Paragraph 216 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significant of the heritage asset".

Option A – include a policy

Include criteria to identify assets and include policy to assess development against.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs/business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Heritage assets not necessarily cultural assets but could be.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	-	Heritage assets won't improve energy efficiency of buildings.	
11. Pollution and Air Quality	+	Reuse of existing heritage assets uses less raw materials than building new facilities.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	+	Heritage assets not necessarily environment/Green Infrastructure etc but could be.	
14. Landscape	+	Could include landscape.	
15. Built and Historic Environment	++	Meets the purpose of option.	

16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Identify assets on an ad–hoc basis and rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact.	
3. Economic Structure and Innovation	0	No impact on land available for development, economic structure or innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	-	Possible impact arising from the dereliction of non-designated heritage assets.	
7. Social Inclusion	-	Possible impact arising from the dereliction of non-designated heritage assets.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No direct impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	-	Rely on National Planning Policy Framework.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 15, supporting the protection of locally significant heritage assets. Option A also scored minor positives for Objectives 7, 11, 13 and 14, as well as a minor negative for Objective 10. Option B scored minor negatives for Objectives 6, 7 and 15, indicating potential risks to non-designated heritage without specific policy guidance.

Overall, Option A provides clearer benefits for heritage objectives.

Topic Area 8: Design

8.1 Design and Enhancing Local Identity

8.2 Amenity

8.3 Residential Density

8.4 Residential Gardens

8.1 Design and Enhancing Local Identity

Identification of reasonable alternatives

Options	Reasonable Alternative?
Retain policy approach within the Aligned Core Strategy that requires development to have regard to its local context including landscape and heritage and sets further design requirements through subsequent SPs.	Yes
Do not have a policy	No
Retain policy approach within the Aligned Core Strategy that requires development to have regard to its local context, including landscape and heritage, and amend it to include a requirement to comply with the design codes provided in the appendices, alongside existing standards, such as: • National Model Design Code • BREEAM standards (2023) • 'Transport for New Homes: Checklist for New Housing Developments (2019) • Habinteg & RIBA / CAE: Inclusive Housing Design Guide (2024) • Design for Homes: Building for a Healthy Life (2020) • RIBA's 'Homes for All Ages' • Natural England's 'Green Infrastructure Framework' (2023) • CIRIA 'The SuDS Manual' (2015) • 'Passivhaus Trust UK: Passivhaus Standard' • CPRE's design guides • Habinteg: Lifetime Homes Design Guide' (2011) • Design review panels	Yes

8.1 Design and Enhancing Local Identity

Reasonable alternatives for appraisal:

A - Retain policy approach that requires development to have regard to its local context including landscape and heritage and sets further design requirements through subsequent Supplementary Plans.

B - Retain policy approach as per the above but that also include a requirement to accord with the design codes provided in the appendices, alongside existing standards, such as:

- National Model Design Code
- BREEAM standards (2023)
- ‘Transport for New Homes: Checklist for New Housing Developments (2019)
- Habinteg & RIBA / CAE: Inclusive Housing Design Guide (2024)
- Design for Homes: Building for a Healthy Life (2020)
- RIBA’s ‘Homes for All Ages’
- Natural England’s ‘Green Infrastructure Framework’ (2023)
- CIRIA ‘The SuDS Manual’ (2015)
- ‘Passivhaus Trust UK: Passivhaus Standard’
- CPRE’s design guides
- Habinteg: Lifetime Homes Design Guide’ (2011)
- Design review panels

SA objectives	A	B	Commentary	Mitigation
1. Housing	0	0	The impact of both options (which focuses on landscape, heritage and design) is neutral.	Further strengthen option B by including a requirement to accord with those specific standards and design codes that relate to the provision of a range of housing.
2. Employment and Jobs	0	0	Both options will have a neutral effect on this objective.	
3. Economic Structure and Innovation	+	+	Both options would encourage high quality design to encourage graduates to live and work within the plan area.	Strengthen option B by including a requirement to accord with those specific standards and design codes that relate to design of office/employment premises.
4. Shopping Centres	?	?	For both options, high quality design may improve the vitality of shopping centres, but only where new development takes place so the overall impact is uncertain.	Option B could be further strengthened by including a requirement to accord with those specific standards that relate to shopping centres.
5. Health and Well Being	0	0	The impact of both options is neutral.	Strengthen option B by including a requirement to accord with those specific standards and design codes that improve accessibility to health services and accessibility to/provision of recreational facilities/open space.

SA objectives	A	B	Commentary	Mitigation
6. Community Safety	+	+	The impact of both options is to reduce crime through encouraging good design.	To further strengthen opportunities to improve community safety for option B, include a requirement to accord with those specific standards and design codes that reduce opportunities for crime, such as 'secured by design'
7. Social Inclusion	0	0	Both options will have a neutral effect on this objective.	
8. Transport	0	0	The impact of both options is neutral.	To further strengthen Option B and increase opportunities for making efficient use of existing transport infrastructure, include a requirement to accord with those specific standards that support active travel.
9. Brownfield Land	0	0	The impact of both options is neutral.	To further strengthen Option B and minimise impact on biodiversity, include a requirement to accord with those specific standards that minimise the impact on biodiversity.

SA objectives	A	B	Commentary	Mitigation
10. Energy and Climate Change	+	+ +	The general policy approach covers landscape, heritage and design, which is likely to address energy and climate change. Both options will therefore have a positive impact while Option B performs better as it includes a requirement to accord with existing standards that relate to efficient energy use.	Policies within the Strategic Plan should refer to informal planning guidance as well as SPDs. To further strengthen Option B, include a requirement to accord with those specific standards and design codes that relate to low carbon issues.
11. Pollution and Air Quality	0	0	The impact of both options is neutral.	To further strengthen Option B, include a requirement to accord with those specific standards that relate to pollution. In particular to encourage on site GI which can help improve air quality by absorbing particulate matter.
12. Flooding and Water Quality	0	0	The impact of both options is neutral	To further strengthen Option B, include a requirement to accord with those specific standards that relate to flooding. In particular, responding to the effects of climate change and integrating on-site GI to help attenuate surface water run-off.

SA objectives	A	B	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	0	The impact of both Options is neutral.	To further strengthen Option B, include a requirement that BGI should be embedded within development requirements. This should optimise opportunities to deliver environmental net-gain, active travel, recreational open space and the other benefits that BGI brings. Priority habitats should be created, connected protected and enhanced to improve the ecological network. Include a requirement to accord with those specific standards that relate to BGI.
14. Landscape	+	+	The general policy approach covers landscape, heritage and design, which is likely to address energy and climate change. Both options will therefore have a positive impact.	Further strengthen Option B by including a requirement to accord with those specific standards that relate to landscape character and protect important views and vistas, to positively impact on visual amenity.

SA objectives	A	B	Commentary	Mitigation
15. Built and Historic Environment	+	+	The general policy approach is to improve landscape, heritage and design. Both options will therefore have a positive impact.	Include a requirement to accord with those specific standards that protect and enhance the built and historic environment, in particular to maintain local character and protect the setting of heritage assets.
16. Natural Resources and Waste Management	0	0	The impact of option A is neutral.	Option B could be further strengthened by including a requirement to accord with those specific standards that promote the use of sustainable design.

SUMMARY TABLE

Topic Area 8: Design 8.1 Design and Enhancing Local Identity	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 sets further design requirements through subsequent SPs.	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 amend it to include a requirement to comply with the design codes provided in the appendices, alongside existing standards.	0	0	+	?	0	+	0	0	0	++	0	0	0	+	+	0

CONCLUSION

The appraisal of alternative approaches to Design and Enhancing Local Identity has highlighted that both options would have a positive impact on many of the objectives that relate to design. Option B provides for reference being included in the policy to existing standards and design codes, and the impact of this on each objective depends on the precise standards referred to. Option B performs better in relation to the energy and climate change objective, as it includes requirements set out in the design codes and existing standards, which provide greater certainty and stronger guidance for development outcomes, low carbon issues and energy efficiency.

8.2 Amenity

Approach to amenity of adjacent properties.

Reason – to provide clarity on amenity and replace Local Planning Document Policy LPD 32 which is often used in determining planning applications. Policy LPD 32 states "Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures."

Option A – include a policy

Include a policy to expand on amenity (not just residential).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	-	Amenity considerations may restrict the location of some employment-generating development.	
3. Economic Structure and Innovation	-	Restrictions on development locations may limit flexibility for certain business and economic uses.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	+	Protects wellbeing through consideration of daylight, overshadowing, noise, privacy, outlook and disturbance.	
6. Community Safety	?	Uncertain impact on crime; improved design could indirectly support safer environments.	
7. Social Inclusion	?	Potential to support inclusive environments, though effects are uncertain and dependent on implementation.	
8. Transport	-	May restrict where development can be located due to amenity impacts from transport-related activity (noise, traffic).	
9. Brownfield Land	0	No specific effect on prioritising brownfield land.	
10. Energy and Climate Change	?	Potential indirect effects through design and efficiency, but overall impact uncertain.	

11. Pollution and Air Quality	0	No direct change to air or water pollution levels.	
12. Flooding and Water Quality	0	No impact on flood risk or water quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure anticipated.	
14. Landscape	0	No direct impact on landscape character or visual amenity at a strategic level.	
15. Built and Historic Environment	0	No direct impact on local character or heritage assets.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or use of natural resources.	

Option B – no policy (do nothing)

No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	No amenity policy would place fewer restrictions on the location of employment-generating development.	
3. Economic Structure and Innovation	+	More flexibility for certain business and economic uses.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	-	Lack of specific amenity guidance could result in variable protection of daylight, noise, privacy and living conditions, with uncertain health outcomes.	
6. Community Safety	?	Uncertain impact on crime; absence of amenity standards may affect perceptions of safety depending on design outcomes.	
7. Social Inclusion	-	Potential reduced protection of residential and community	

		amenity may affect quality of environments, but impacts are uncertain.	
8. Transport	0	No impact.	
9. Brownfield Land	0	No specific effect on prioritising brownfield land.	
10. Energy and Climate Change	?	No clear influence on renewable energy provision or energy efficiency without local amenity guidance.	
11. Pollution and Air Quality	0	No direct change to air or water pollution levels.	
12. Flooding and Water Quality	0	No impact on flood risk or water quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure anticipated.	
14. Landscape	0	No strategic impact on landscape character or visual amenity.	
15. Built and Historic Environment	0	No impact on local character or heritage assets.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or natural resource use.	

Conclusions

Option A scored a minor positive for Objective 5, reflecting benefits for health and well-being through protection of amenity for nearby residents and occupiers. Minor negatives were recorded for Objectives 2, 3 and 8, indicating potential constraints on employment, economic structure and innovation, and transport where the policy may restrict certain forms of development. The remaining objectives recorded neutral or uncertain effects, reflecting the focused scope of the policy on amenity rather than wider social, environmental or economic outcomes.

Option B scored minor positives for Objectives 2 and 3, suggesting potential benefits for employment and economic structure through greater flexibility in development. However, minor negatives were identified for Objectives 5 and 7, reflecting possible adverse impacts on health and well-being and social inclusion where no local guidance on amenity is provided. Other objectives recorded neutral or uncertain.

Overall, Option A provides clear benefits for health and well-being while managing potential adverse impacts on development, whereas Option B performs negatively for health and social inclusion due to the absence of a local policy framework.

8.3 Residential Density

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 130, which states that "plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible... which should include the use of minimum density standards".

Option A – include a policy

Include a policy to set a requirement for 30 dwellings per hectare with a higher target in areas close to shops and public transport.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	?	Impact on the range and type of housing depends on surrounding density and whether development contrasts with local context.	
2. Employment and Jobs	0	No impact on the range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or on the type of jobs and qualifications required.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	?	Uncertain impact on health outcomes, dependent on design quality and access to open space and services.	
6. Community Safety	?	Unknown impact on crime levels; dependent on layout and design of higher density development.	
7. Social Inclusion	?	Potential effects on social interaction and community cohesion are uncertain and dependent on local context and design.	
8. Transport	++	Higher densities close to services and public transport could reduce reliance on private car journeys and support sustainable travel.	
9. Brownfield Land	0	No specific influence on the reuse of brownfield land.	

10. Energy and Climate Change	?	Uncertain impact on renewable energy provision or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or water pollution levels.	
12. Flooding and Water Quality	?	Uncertain impact on flood risk and surface water management.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure.	
14. Landscape	?	Unknown impact on character and amenity.	
15. Built and Historic Environment	-	Neutral impact if surrounding density is 30dph. Otherwise negative impact as won't reflect local character.	
16. Natural Resources and Waste Management	+	Higher densities help reduce the need for additional greenfield land, supporting more efficient use of land resources.	

Option B – different densities in different areas

Include a policy which sets a different density in different areas to reflect existing density of that area.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	?	The range and type of housing provided would depend on the different densities applied in different areas.	
2. Employment and Jobs	0	No impact on the range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or on the type of jobs and qualifications required.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	?	Uncertain impact on health outcomes, dependent on design quality and local accessibility.	
6. Community Safety	?	Unknown impact on crime levels; dependent on layout and design of development.	

7. Social Inclusion	?	Potential effects on social interaction and community cohesion are uncertain and dependent on local context.	
8. Transport	++	Higher densities close to services and public transport could reduce reliance on private car journeys and support sustainable travel.	
9. Brownfield Land	0	No specific influence on the reuse of brownfield land.	
10. Energy and Climate Change	?	Uncertain impact on renewable energy provision or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on water or air pollution levels.	
12. Flooding and Water Quality	?	Unknown as impact would depend on the density applied in different locations.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Uncertain impact on biodiversity and green infrastructure provision.	
14. Landscape	?	Uncertain impact on landscape character and visual amenity.	
15. Built and Historic Environment	++	Will reflect local character.	
16. Natural Resources and Waste Management	?	Impact would depend on the density applied in different locations.	

Option C – No policy (do nothing)

Rely on the National Planning Policy Framework and determine density on a case by case basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Case-by-case decision making allows flexibility and control over residential density.	
2. Employment and Jobs	0	No impact on the range of jobs or business activity.	

3. Economic Structure and Innovation	0	No impact on land available for development or on the type of jobs and qualifications required.	
4. Shopping Centres	0	No direct impact on town or local centres.	
5. Health and Well Being	?	Impact on health is uncertain and dependent on the location and design of individual sites.	
6. Community Safety	?	Unknown impact on crime levels; dependent on site-specific design and layout.	
7. Social Inclusion	?	Potential effects on social interaction and community cohesion depend on location and development form.	
8. Transport	-	Lack of control over density may result in higher density development in isolated locations.	
9. Brownfield Land	0	No specific influence on the reuse of brownfield land.	
10. Energy and Climate Change	?	Uncertain impact on renewable energy provision or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or water pollution levels.	
12. Flooding and Water Quality	?	Impact on flood risk is uncertain and depends on the location of individual sites.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Unknown impact on biodiversity and green infrastructure provision, dependent on site location.	
14. Landscape	?	Impact on character and visual amenity depends on site-specific context and design.	
15. Built and Historic Environment	-	Density does not need to reflect existing density.	
16. Natural Resources and Waste Management	-	Lack of control over density could result in inefficient use of natural resources.	

Conclusions

Option A scored a major positive for Objective 8, reflecting strong benefits for transport through the promotion of higher residential densities in locations well served by shops and public transport. A minor positive was also recorded for

Objective 16, indicating potential efficiencies in the use of natural resources. However, Option A scored a minor negative for Objective 15, reflecting potential adverse impacts on the built and historic environment. Uncertain effects were recorded for Objectives 1, 5, 6, 7, 10, 12, 13 and 14, reflecting uncertainty around housing delivery, health and wellbeing, community safety, social inclusion, climate change, flood risk, biodiversity and landscape outcomes.

Option B scored major positives for Objective 8 and Objective 15, reflecting benefits for transport as well as stronger alignment with the character of the built and historic environment through a more tailored, area-based approach. Uncertain effects were recorded across Objectives 1, 5, 6, 7, 10, 12, 13, 14 and 16, as outcomes would depend on how density is applied in different locations.

Option C scored a minor positive for Objective 1, reflecting potential benefits for housing delivery. However, it also scored minor negatives for Objectives 8, 15 and 16, indicating potential adverse impacts on transport, the built and historic environment and resource efficiency in the absence of a clear policy framework. Uncertain effects were recorded for Objectives 5–7, 10, 12, 13 and 14.

Overall, Options A and B both perform positively for transport, with Option B also demonstrating clear benefits for the built and historic environment. Option C provides some flexibility for housing delivery but performs less positively for transport and environmental objectives.

8.4 Residential Gardens

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 75, which states that local planning authorities should "consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area," and to address local concerns.

Option A – include a Borough wide policy

Include a policy that sets out that the subdivision/loss of residential gardens for additional dwellings will not be permitted where development does not accord with the policy criteria.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Borough-wide restriction on location of new dwellings may reduce opportunities for new housing and result in retention of unfit homes.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	?	Unknown impact on land available for development or infrastructure and on innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No change in access to health services or recreational opportunities.	
6. Community Safety	?	Unknown impact on crime.	
7. Social Inclusion	?	Unknown impact on social inclusion and community cohesion.	
8. Transport	-	Limits number of new dwellings in existing built-up areas which could reduce opportunities for development in accessible locations.	
9. Brownfield Land	-	Limits the use of brownfield land for new housing.	
10. Energy and Climate Change	?	Unknown impact on renewable energy generation or energy efficiency.	

11. Pollution and Air Quality	++	Protecting gardens prevents loss of permeable green land and helps reduce pressure on environmental quality.	
12. Flooding and Water Quality	++	Protecting gardens from development reduces surface water runoff and flood risk.	
13. Natural Environment, Biodiversity and Blue-Green Infrastructure	++	Protecting all residential gardens supports biodiversity and green infrastructure.	
14. Landscape	?	No impact on character and amenity of wider landscape.	
15. Built and Historic Environment	+	Retains existing local character with no adverse impact on the historic environment.	
16. Natural Resources and Waste Management	?	Unknown impact on waste recovery and resource use.	

Option B – include a certain parts of Borough policy

Identify certain parts of the Borough where garden redevelopment is inappropriate (or appropriate).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	?	Unknown impacts on housing supply and mix.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	?	Unknown impact on land available for development or infrastructure and on innovation.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	?	Unknown change in access to health services or recreational open spaces.	
6. Community Safety	?	Unknown impact on crime.	
7. Social Inclusion	?	Unknown impact on social inclusion and community cohesion.	
8. Transport	-	Restricting development in some existing built-up areas	Look at areas that restrict – exclude

		may reduce opportunities for development in accessible locations.	urban areas rear to services.
9. Brownfield Land	?	Unknown impact on the use of brownfield land.	
10. Energy and Climate Change	?	Unknown impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	+	Allowing development in gardens in some parts of the Borough may have limited environmental effects depending on location and mitigation.	
12. Flooding and Water Quality	+	Allowing development in gardens in some areas could increase surface water runoff, but impacts would be location-specific.	Look at areas with flood risk problem and protect.
13. Natural Environment, Biodiversity and Blue-Green Infrastructure	+	Targeted protection supports biodiversity where most valuable, while allowing development in less sensitive areas.	
14. Landscape	?	Unknown impact on character and amenity of landscape depending on areas identified.	
15. Built and Historic Environment	++	Protects gardens only where necessary and may allow development that strengthens local character in appropriate locations.	
16. Natural Resources and Waste Management	?	Unknown impact on waste recovery and resource use.	

Option C – no policy (do nothing)

No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Positive impact on housing supply or mix.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	?	Site-by-site basis; unable to make a general assessment of	

		impact on land availability or infrastructure.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	-	Increased pressure on health services or recreational open spaces.	
6. Community Safety	?	Unknown impact on crime; dependent on location and nature of development.	
7. Social Inclusion	?	Unknown impact on social inclusion and community cohesion; depends on site location.	
8. Transport	?	Unknown impact on transport network or modes; dependent on site location and accessibility.	
9. Brownfield Land	+	Potentially good use of brownfield land for new housing.	
10. Energy and Climate Change	?	Unknown impact on renewable energy generation or energy efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	?	Unknown impact on flood risk; dependent on site characteristics.	
13. Natural Environment, Biodiversity and Blue-Green Infrastructure	?	Impact depends on location and environmental sensitivity of individual sites.	
14. Landscape	?	Unknown impact on landscape character and amenity; site-specific.	
15. Built and Historic Environment	?	Unknown impact on local character and heritage assets; dependent on site location.	
16. Natural Resources and Waste Management	?	Unknown impact on waste recovery and resource use.	

Conclusions

Option A, which includes a borough-wide policy to resist inappropriate development of residential gardens, scored major positives for Objectives 11, 12, and 13, reflecting strong benefits for pollution and air quality, flood risk and water quality, and

biodiversity and blue-green infrastructure. A minor positive was also recorded for Objective 15, indicating benefits for the built and historic environment. Minor negatives were identified for Objectives 1, 8 and 9, suggesting potential constraints on housing delivery, recreation of brownfield land and transport outcomes.

Option B, which applies the policy to certain parts of the borough, scored minor positives for Objectives 11, 12, and 13 and a major positive for Objective 15, indicating environmental benefits and strong protection of the built and historic environment in targeted areas. A minor negative was also recorded for Objective 8, reflecting similar transport-related constraints.

Option C, which does not include a local policy, scored minor positives for Objectives 1 and 9, indicating benefits for housing and brownfield land use. A minor negative was identified for Objective 5, as garden development would increase pressure on health services and recreational open spaces. The fact that most objectives were assessed as uncertain reflects the lack of local guidance, making outcomes for environmental and social objectives less certain.

Overall, Options A and B perform positively for environmental and heritage objectives, with Option A delivering the strongest benefits for Objectives 11 to 13 across the borough. Option B provides targeted protection for built heritage (Objective 15) but with slightly reduced environmental benefits. Option C delivers uncertain outcomes across most objectives due to the absence of a local policy framework.

Topic Area 9: Housing Mix

9.1 Housing Size, Mix and Choice, and Affordable Housing
9.2 Gypsies, Travellers and Travelling Showpeople
9.3 Specialist Accommodation
9.4 Housing Development on Unallocated Sites
9.5 Live Work Units
9.6 Self Build and Custom Homes
9.7 Extensions to Dwellings Not in the Green Belt

9.1 Housing Size, Mix and Choice

Identification of Reasonable Alternatives

Options	Reasonable Alternative?
Mix of sizes and types	
Retain the scope of the policy within the Aligned Core Strategies. Developments should provide a mix of housing tenures, types and sizes. 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.	Yes.
Do not have prescriptive % requirements for open market house sizes and types.	Yes.
Include prescriptive % house size and type requirements for both affordable housing and open market housing.	Yes.
Do not have a policy	No. Paragraph 63 requires the size, type and tenure of housing needed for different groups in the community to be assessed and reflected in planning policies.
Affordable housing	
Include an overall % target for affordable housing at local authority level.	Yes. Paragraph 64 requires policies to reflect the need for affordable housing.
Set tenure % target for affordable housing in policy at a housing submarket area.	Yes. Paragraph 64 requires policies to reflect the need for affordable housing. Paragraph 63 requires policies to specify the type of affordable housing required.
Standards	
Include a requirement for wheelchair accessible and adaptable homes.	Yes. Paragraph 135 requires policies to ensure developments have a high standard of amenity for existing and future users,

Options	Reasonable Alternative?
	which can be secured using the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties.
Do not include policy requirement for wheelchair accessible and adaptable homes, and nationally described space standards.	Yes. The Council should not pursue if there is no evidence to support such a policy approach.
Include policy requirement for nationally described space standards.	Yes. Paragraph 135 requires policies to ensure developments have a high standard of amenity for existing and future users, which can be secured through the use of the nationally described space standard, where the need for an internal space standard can be justified.

9.1 Housing Size, Mix and Choice, and Affordable Housing

Mix of sizes and types

Reasonable alternatives for appraisal:

A - Retain the scope of the policy within the Aligned Core Strategies. Developments should provide a mix of housing tenures, types and sizes. 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.

SA objectives	A	B	C	Commentary	Mitigation
1. Housing	++	?	++	Option A would deliver a wide mix of housing, specifying appropriate housing for specific locations and requiring consideration for the elderly. This increases the range of housing delivered in the plan area and ensures the houses built in the plan area meet the residents' needs, which can all contribute to reducing homelessness. The effects of Option B on housing are unknown. Option C would prescribe requirements which would result in the mix of housing meeting the housing needs of the plan area, ensuring a range of housing is delivered, which can contribute to reducing homelessness.	The detailed design of future planning applications should ensure a range of homes are delivered to meet the housing needs of the plan area.
2. Employment and Jobs	0	0	0	The policy will have no implications to employment and jobs.	
3. Economic Structure and Innovation	+	?	+	Option A indicates the housing mix which is appropriate for the location, ensuring employees of local businesses can live in a home appropriate for their needs.	The detailed design of future planning applications should ensure a range of homes are delivered to

SA objectives	A	B	C	Commentary	Mitigation
				Option C's prescriptive approach would deliver a range of house sizes and types in the plan area, which would similarly deliver appropriate housing for employees of local businesses in the plan area. The effects of Option B on economic structure and innovation are unknown.	meet the housing needs of the plan area.
4. Shopping Centres	+	?	?	Option A specifies the type of housing appropriate for the centre. Providing the right housing mix will increase the number of residents living in the centre, which can increase footfall, improving the vitality of the centre. The effects of Option B and Option C on shopping centres are unknown.	The detailed design of future planning applications should ensure a range of homes are delivered to meet the housing needs of the plan area.
5. Health and Well Being	+	0	+	The effects of Option B on health and well being are unknown. Option A would deliver a wide mix of housing requiring consideration for the elderly, making a positive effect on their well-being and reducing health inequalities. Option C's prescriptive approach would deliver a range of types in the plan area, similarly meeting the needs of residents with different accessibility requirements.	
6. Community Safety	0	0	0	The policy will have no implications on community safety.	
7. Social Inclusion	+	?	+	The effects of Option B on social inclusion are unknown. Option A and C, whilst not meeting any of the criteria questions, will impact the overarching objective of social inclusion. Option A would deliver a wide mix of housing, specifying appropriate housing for specific locations and requiring consideration for the elderly. This increases the range of housing delivered in the plan area and	

SA objectives	A	B	C	Commentary	Mitigation
				ensures the houses built in the plan area meet the residents' needs, improving social inclusion and reducing deprivation in the plan area. Option Cs prescriptive approach would deliver a range of house sizes and types in the plan area, similarly, meeting the needs of residents in the plan area, improving social inclusion and reducing deprivation in the plan area.	
8. Transport	0	0	0	The policy will have no implications for transport.	
9. Brownfield Land	0	0	0	The policy will have no implication for brownfield land.	
10. Energy and Climate Change	0	0	0	The policy will have no implications on energy and climate change.	
11. Pollution and Air Quality	0	0	0	The policy will have no implications to pollution and air quality.	
12. Flooding and Water Quality	0	0	0	The policy will have no implications to pollution and air quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	0	0	The policy will have no implications to the natural environment, biodiversity, or blue-green infrastructure.	
14. Landscape	0	0	0	The policy will have no implications to the landscape.	
15. Built and Historic Environment	0	0	0	The policy will have no implications to the built and historic environment.	
16. Natural Resources and Waste Management	0	0	0	The policy has no implications to natural resources and waste management.	

Affordable Housing

Reasonable alternatives for appraisal:

D - Include an overall % target for affordable housing at local authority level.

E - Set tenure % target for affordable housing in policy at a housing submarket area.

SA objectives	D	E	Commentary	Mitigation
1. Housing	++	++	Option D will deliver affordable housing in the plan area, increasing the affordability of housing for all social groups and contributing towards reducing homelessness. Option E will deliver a mix of affordable housing tenures in the plan area, increasing the range of affordable housing for all social groups, which can ensure the homes are fit for the affordable housing need of the residents.	The detailed design of future planning applications should ensure a range of affordable homes are delivered to meet the housing needs of the plan area.
2. Employment and Jobs	0	0	The policy will have no implications for employment and jobs.	
3. Economic Structure and Innovation	0	0	Option D will deliver affordable housing within the plan area, which will provide graduates with affordable properties to purchase, enabling them to live and work within the plan area. Option E will deliver a mixed tenure of affordable properties which will provide graduates different types of affordable properties to purchase which suit their situation.	
4. Shopping Centres	0	0	The policy will have no implications for shopping centres.	
5. Health and Well Being	?	?	The effects of all the options on health and wellbeing are unknown.	
6. Community Safety	0	0	The policy will have no implications for community safety.	
7. Social Inclusion	++	++	Whilst the policy options do not directly meet any of the criteria questions, all the options will impact the overarching objective of social inclusion. Option D will deliver affordable housing within the plan area, increasing residents' opportunity to purchase a house, improving social inclusion and reducing deprivation in the plan area.	

SA objectives	D	E	Commentary	Mitigation
			Option E will deliver a mix of affordable housing tenures, providing different routes into home ownership, increasing residents' opportunities to purchase a home, improving social inclusion.	
8. Transport	0	0	The policy will have no implications for transport.	
9. Brownfield Land	0	0	The policy will have no implications to brownfield land.	
10. Energy and Climate Change	0	0	The policy will have no implications on energy and climate change.	
11. Pollution and Air Quality	0	0	The policy will have no implications on pollution and air quality.	
12. Flooding and Water Quality	0	0	The policy will have no implications on flooding and water quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	0	The policy will have no implications to the natural environment, biodiversity and blue-green infrastructure.	
14. Landscape	0	0	The policy will have no implications on landscape.	
15. Built and Historic Environment	0	0	The policy will have no implications to the built and historic environment.	
16. Natural Resources and Waste Management	0	0	The policy will have no implications to natural resources and waste management.	

Standards

Reasonable alternatives for appraisal:

F - Include a requirement for wheelchair accessible and adaptable homes.

G - Do not include policy requirement for wheelchair accessible and adaptable homes, and nationally described space standards.

H - Include policy requirement for nationally described space standards.

SA objectives	F	G	H	Commentary	Mitigation
1. Housing	+	0	+	The effects of Option G are unknown on housing. Options F and H would increase the range of housing to meet the varying needs of the people within the plan area.	The detailed design of future planning applications should ensure a range of housing types and sizes are delivered to meet the needs of the plan area.
2. Employment and Jobs	0	0	0	The policy will have no implications for employment and jobs.	
3. Economic Structure and Innovation	0	0	0	The policy will have no implications for economic structure and innovation.	
4. Shopping Centres	0	0	0	The policy will have no implications for shopping centres.	
5. Health and Well Being	++	?	+	The effects of Option G are unknown on health and well being. Option F will greatly reduce health inequalities as it will deliver accessible and adaptable homes, increasing the number of homes appropriate for older and disabled people.	The detailed design of future planning applications should ensure a range of housing types and sizes are delivered to meet the needs of the plan area.

SA objectives	F	G	H	Commentary	Mitigation
				Option H will reduce health inequalities as it will require housing to be of a certain size, ensuring appropriate living space for residents.	
6. Community Safety	0	0	0	The policy will have no implications on community safety.	
7. Social Inclusion	++	?	++	The effects on Option G are unknown on social inclusion. Options F and H, whilst not meeting any of the criteria questions, will significantly impact the overarching objective of social inclusion. Option F will greatly improve residents social inclusion by delivering homes that are accessible and adaptable, enabling residents who have a need to live within society in a home that meets their requirement. Option H will greatly improve residents social inclusion by delivering homes of an appropriate size, ensuring houses do not provide cramped living conditions, which can reduce deprivation in the plan area.	
8. Transport	0	0	0	The policy will have no implications for transport.	
9. Brownfield Land	0	0	0	The policy will have no implications to brownfield land.	
10. Energy and Climate Change	0	0	0	The policy will have no implications to energy and climate change.	
11. Pollution and Air Quality	0	0	0	The policy will have no implications on pollution and air quality.	
12. Flooding and Water Quality	0	0	0	The policy will have no implications on flooding and water quality.	

SA objectives	F	G	H	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	0	0	The policy will have no implications to the natural environment, biodiversity and blue-green infrastructure.	
14. Landscape	0	0	0	The policy will have no implications on landscape.	
15. Built and Historic Environment	0	0	0	The policy will have no implications to the built and historic environment.	
16. Natural Resources and Waste Management	0	0	0	The policy will have no implications to natural resources and waste management.	

SUMMARY TABLE

Topic Area 9: Housing Mix 9.1 Housing Size, Mix and Choice, and Affordable Housing	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 centres, 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
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
Affordable Housing																
D - Include an overall % target for affordable housing at local authority level.	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0

Topic Area 9: Housing Mix 9.1 Housing Size, Mix and Choice, and Affordable Housing	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
E - 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
Standards																
F - Include a requirement for wheelchair accessible and adaptable homes.	+	0	0	0	+	0	++	0	0	0	0	0	0	0	0	0
G - Do not include policy requirement for wheelchair accessible and adaptable homes, and nationally described space standards.	?	0	0	0	?	0	?	0	0	0	0	0	0	0	0	0
H - Include policy requirement for nationally described space standards.	+	0	0	0	++	0	++	0	0	0	0	0	0	0	0	0

CONCLUSION

The appraisal of alternative approaches for Housing Size, Mix and Choice, and Affordable Housing 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.

Mix of Size and Types

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 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.

Overall, Options A and C perform most positively for housing, with additional benefits for economic structure and social inclusion. Option A provides slightly greater certainty of positive outcomes, including for Objective 4, while Option C introduces some uncertainty. Option B results in uncertain effects across several key objectives and provides no clear additional benefits.

Affordable Housing

Options D-E, 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.

Overall, both options result in similar outcomes across all objectives, with some uncertainty in relation to health and wellbeing, and no clear distinction between them in sustainability terms.

Standards

Options F-H assessed the approaches to Standards. Option G did not consider requirements for wheelchair accessible and adaptable homes, and nationally described space standards. The impact of this option against objectives 1, 5 and 7 was assessed to be unknown since there would be no certainty. For the remaining objectives, option G was assessed to have no impact. Options F and H 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 F scored a minor positive against objective 5 health and well being as it would reduce health inequalities. Option H scored a major positive against objective 5 health and well being as it was assessed to make a significant reduction in health inequalities.

Overall, Options F and H perform most positively, particularly in relation to social inclusion and housing, with Option H providing stronger benefits for health and wellbeing. Option G introduces uncertainty across key objectives due to the absence of specific standards and does not deliver the same level of positive outcomes.

9.2 Gypsies, Travellers and Travelling Showpeople

Identification of reasonable alternatives

Options	Reasonable Alternative?
Retain the scope of the policy within the Aligned Core Strategies which include pitch requirements that meet identified need, and include a criteria based policy approach for identification of sites through planning applications.	Yes
Do not include a policy.	No

9.2 Gypsies, Travellers and Travelling Showpeople

Reasonable alternatives for appraisal:

A - Retain the scope of the policy within the Aligned Core Strategies which include pitch requirements that meet identified need and include a criteria-based policy approach for identification of sites through planning applications.

SA objectives	A	Commentary	Mitigation
1. Housing	+ +	As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it would set a pitch requirement which would meet the needs of gypsies and travellers and travelling showpeople.	
2. Employment and Jobs	0	As Option A focuses on policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that it would have no implications for the objective given the small scale of the need.	
3. Economic Structure and Innovation	0	As Option A focuses on policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that it would have no implications for the objective given the small scale of the need.	
4. Shopping Centres	0	As Option A focuses on policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that it would have no implications for the objective given the small scale of the need.	
5. Health and Well Being	+	It is considered that Option A would have a positive approach.	
6. Community Safety	0	It is considered that given the small scale of need Option A would have no implications for the objective.	
7. Social Inclusion	+	As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it would help to provide for needs of specific groups, increasing opportunities for improving access to community and educational facilities.	

SA objectives	A	Commentary	Mitigation
8. Transport	?	It is considered there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an uncertain effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), ensure that new sites are located close to existing transport infrastructure or a new transport network is established to minimise the impact on the environment. Ensure measures to encourage alternative modes of transport are in place and good accessibility to services and facilities.
9. Brownfield Land	?	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an uncertain effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), prioritise new sites in the urban area and on previously developed land in the Green Belt.
10. Energy and Climate Change	0	The scale of the need is small. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has no effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion relating to energy and climate change in order to reduce energy usage.

SA objectives	A	Commentary	Mitigation
11. Pollution and Air Quality	0	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has no effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion relating to pollution and air quality.
12. Flooding and Water Quality	0	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an no effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion relating to flooding and water quality for new sites, in particular to ensure new development is suitable located outside of flood risk areas, conserve water and avoid impact of new development upon water quality.

SA objectives	A	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an unknown effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion to provide the protection and enhancement of biodiversity, protected species and blue-green infrastructure. Need to ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without disturbance to wildlife or damage to habitats.
14. Landscape	?	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an uncertain effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion to avoid new sites within sensitive landscape character areas.
15. Built and Historic Environment	?	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an uncertain effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion to protect heritage assets from new sites and include opportunities for enhancement of the historic environment.

SA objectives	A	Commentary	Mitigation
16. Natural Resources and Waste Management	?	It is considered that there is a small scale of need. As Option A relates to the policy approach regarding provision for gypsies, travellers and travelling showpeople, it is considered that the option (which includes any allocations of sites and criteria based policy approach for identification of sites through planning applications) has an uncertain effect for the objective.	For Option A (criteria based policy approach for identification of sites through planning applications), include a criterion to ensure the use of sustainable design, materials and construction techniques on new sites and avoid loss of best and most versatile (BMV) agricultural land to development.

SUMMARY TABLE

Topic Area 9: Housing Mix 9.2 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
Retain the scope of the policy within the Aligned Core Strategies which include pitch requirements that meet identified need and include a criteria-based policy approach for identification of sites through planning applications.	++	0	0	0	+	0	+	?	?	0	0	0	?	?	?	?

CONCLUSION

The appraisal of alternative approaches to this Policy has highlighted that Option A has some positive benefits against three of the objectives.

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.

In conclusion, Option A would comprise a sustainable strategy.

9.3 Specialist Accommodation

Whether to guide development of elderly/retirement homes.

Reason – to provide guidance on Aligned Core Strategy Policy 8.3 which states "… consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population".

Option A – include a criteria based policy

Include a criteria based policy to encourage elderly/retirement homes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Increases range of options for an ageing population and rising number of people with dementia.	
2. Employment and Jobs	+	Creates employment in the care sector.	
3. Economic Structure and Innovation	+	Potential for innovation in the care sector to meet a rising level of need.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	+	People in dedicated supported housing likely to have health needs identified quicker.	
6. Community Safety	+	Reduces fear of crime.	
7. Social Inclusion	+	More range of choices for older people and more opportunities for social activities, reducing loneliness and isolation.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	+	May have potential for more efficient communal utilities such as combined heat and power, rainwater harvesting and heat recovery.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact on character and amenity.	

15. Built and Historic Environment	0	No impact on local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Use the National Planning Policy Framework on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Still provides homes for an ageing population.	
2. Employment and Jobs	?	Unknown impact on range of jobs or business activity.	
3. Economic Structure and Innovation	?	Unknown impact on qualifications or type of jobs and infrastructure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	?	Unknown impact on health.	
6. Community Safety	0	No positive impact on crime.	
7. Social Inclusion	?	Unknown impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored minor positives for Objectives 1, 2, 3, 5, 6, 7 and 10, reflecting benefits for housing delivery, employment, economic activity, health and wellbeing, community safety, social inclusion, and contributions to climate change objectives. These positives arise from the targeted support for elderly and retirement homes, which helps meet local demographic needs.

Option B scored neutral or uncertain outcomes for most objectives. This indicates that relying solely on the National Planning Policy Framework would provide fewer coordinated benefits and leave outcomes dependent on individual site decisions.

Overall, Option A offers social, housing and economic benefits through a structured policy approach, while Option B delivers limited positive effects and greater uncertainty across key objectives.

9.4 Housing Development on Unallocated Sites

Approach to residential development on unallocated sites and conversion/ change of use to residential.

Reason – consultation response. There was significant support for continuing with the current approach of permitting residential development on unallocated sites (windfall sites).

Option A – include a policy

Include a policy to permit residential development on unallocated sites and conversion/change of use to residential use.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Will provide a range of housing depending on size of sites and buildings.	
2. Employment and Jobs	?	Site by site impact – depends on location of site and type of land use.	
3. Economic Structure and Innovation	?	Site by site impact – depends on location of site and type of land use.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	?	Site by site impact – depends on location of site.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	?	Site by site impact – depends on location of site.	
9. Brownfield Land	?	Site by site impact – depends on location and previous land use.	
10. Energy and Climate Change	?	Depends on proposals.	
11. Pollution and Air Quality	?	Site by site impact – depends on location of site.	
12. Flooding and Water Quality	?	Site by site impact – depends on location of site.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Site by site impact – depends on location of site and type of land use.	
14. Landscape	?	Site by site impact – depends on location of site.	

15. Built and Historic Environment	?	Site by site impact – depends on building or location of site.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	If no policy, then presumption in favour of sustainable development will apply.	
2. Employment and Jobs	?	Site by site impact – depends on location of site and type of land use.	
3. Economic Structure and Innovation	?	Site by site impact – depends on location of site and type of land use.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	?	Site by site impact – depends on location of site.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	?	Site by site impact – depends on location of site.	
9. Brownfield Land	?	Site by site impact – depends on location of site and previous land use.	
10. Energy and Climate Change	?	Depends on proposals.	
11. Pollution and Air Quality	?	Site by site impact – depends on location of site.	
12. Flooding and Water Quality	?	Site by site impact – depends on location of site.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Site by site impact – depends on location of site and type of land use.	
14. Landscape	?	Site by site impact – depends on location of site.	

15. Built and Historic Environment	?	Site by site impact – depends on building or location of site.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a minor positive for Objective 1, reflecting benefits for housing delivery by providing a clear local policy framework for residential development on unallocated sites. All other objectives for Option A are either uncertain (?) or neutral (0), indicating limited or unclear effects on employment, economy, environment and community outcomes.

Option B scored neutral for Objective 1 and Objective 4, with uncertainty (?) across most other objectives. This suggests that relying solely on national policy and site-by-site decisions would provide less certainty in supporting housing delivery.

Overall, Option A provides some benefit for housing through a local policy approach, while Option B remains largely neutral with uncertainty across most objectives.

9.5 Live Work Units

What approach should be taken on live work units.

Reason - to provide guidance on National Planning Policy Framework paragraph 86(e), which states that planning policies should "be flexible enough to accommodate needs not anticipated in the plan and allow for new and flexible working practices and spaces to enable a rapid response to changes in economic circumstances."

Option A – include a criteria based policy

Include a criteria based policy for live work units.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Increases the range of housing.	
2. Employment and Jobs	+	More space for start-up businesses which would improve diversity of employment.	
3. Economic Structure and Innovation	+	May provide type required and space for "high knowledge sector" start-ups; may be attractive to graduates.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	++	Eliminates need for commuting.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact on character and amenity.	

15. Built and Historic Environment	+	Gives more flexibility in re-use of historic buildings.	
16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Use the National Planning Policy Framework on a site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change to current approach.	
2. Employment and Jobs	0	Won't discourage space for start-up businesses.	
3. Economic Structure and Innovation	0	Won't discourage type required or innovation.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on local character or historic environment.	
16. Natural Resources and Waste Management	-	Reliant on national policy only to manage natural resources and waste.	

Conclusions

Option A scored a major positive for Objective 8 and minor positives for Objectives 1, 2, 3 and 15, reflecting benefits for housing, employment, economic structure and innovation, transport, and the built and historic environment through the provision of flexible live work units. The remaining objectives recorded neutral effects, reflecting the focused scope of the policy and limited wider environmental or social impacts.

Option B recorded neutral effects for most objectives, reflecting reliance on national policy and site-by-site assessment. A minor negative was recorded for Objective 16, indicating potential adverse effects on natural resources and waste management where no locally specific policy guidance exists to manage potential impacts associated with live work development.

Overall, Option A provides benefits for housing, employment, innovation, transport, and the built and historic environment, while Option B performs negatively for natural resource management due to the absence of a local policy framework.

9.6 Self Build and Custom Homes

What approach should be taken on self build and custom build homes.

Reason – consultation response's preference for the use of the criteria based policy to assess self build and custom build homes.

Option A – include a criteria based policy

Include a criteria based policy for self build and custom build homes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Provides individualised homes.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on qualifications, type of jobs or economic structure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	-	Potential for most applications to be in villages, with more car dependency.	Could be addressed by criteria.
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	+	More incentive to build homes to higher efficiency standards.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	0	No change to local character.	
16. Natural Resources and Waste Management	+	Potential to encourage sustainable design and construction.	

Option B – no policy (do nothing)

Use National Planning Policy Framework on a site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change to current approach.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on qualifications, type of jobs or economic structure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on the use of brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct change to water or air pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact to character and amenity.	
15. Built and Historic Environment	0	No change to local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or use of natural resources.	

Conclusions

Option A scored minor positives for Objectives 10 and 16, reflecting potential benefits for energy and climate change and for natural resources and waste management through the promotion of self build and custom build homes that can incorporate sustainable design and resource efficiency. A minor negative was

recorded for Objective 8, reflecting the potential for additional travel demand associated with dispersed self build development. The remaining objectives recorded neutral effects, reflecting the focused nature of the policy.

Option B recorded neutral effects across all objectives, reflecting that a lack of local policy would not provide the required local guidance or criteria to manage self build and custom build homes, leaving outcomes for most sustainability objectives uncertain.

Overall, Option A provides clear benefits for energy efficiency and resource management through locally guided self build and custom build development, while Option B leaves outcomes largely neutral due to the absence of a local policy framework.

9.7 Extensions to Dwellings Not in the Green Belt

Approach to residential extensions in non-Green Belt land.

Reason – there is a need for a policy on extensions outside the Green Belt.

Option A – include a policy

Include a policy for residential extensions in the built up area i.e. in non–Green Belt land.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	May restrict range of housing.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on qualifications, type of jobs or economic structure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on brownfield land use.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	+	Impact on greenfield land is minimal.	
12. Flooding and Water Quality	+	More control over reduction of soft areas for run off.	Could allow conditions on drainage to be imposed.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Site by site impact – extending into gardens but less development on Green Belt land.	
14. Landscape	?	Site by site impact – unable to make general assessment.	
15. Built and Historic Environment	++	Allows the Council to manage impacts of extensions on local character.	

16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Option B – no policy (do nothing)

Use the National Planning Policy Framework on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Range of housing will be increased if the Council does not have a policy more restrictive than the NPPF.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on qualifications, type of jobs or economic structure.	
4. Shopping Centres	0	No impact on town or local centres.	
5. Health and Well Being	0	No change in access to health services.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	+	Larger extensions could allow multi-generation families to live together and care for older people.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on brownfield land use.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	-	Negative impact on water or air pollution.	
12. Flooding and Water Quality	-	Reducing soft areas for run off and increasing hard surfacing.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Site by site impact – extending into gardens but less development on Green Belt land.	
14. Landscape	?	Site by site impact – unable to make general assessment.	
15. Built and Historic Environment	-	May lead to loss of control over design and uncontrolled impact on local character.	Need to build in criteria to protect.

16. Natural Resources and Waste Management	0	No impact on waste recovery.	

Conclusions

Option A scored a major positive for Objective 15, reflecting the benefits of a local policy in protecting and enhancing the built and historic environment. Option A scored minor positives for Objectives 11 and 12, indicating more control over potential impacts on air quality and flooding in relation to new extension proposals. Objectives 13 and 14 are uncertain, which reflects limited evidence on potential effects on biodiversity and landscape.

Option B scored minor positives for Objectives 1 and 7, indicating limited benefits for housing delivery and social inclusion. However, Option B scored a minor negative for Objective 15 and similar minor negatives for Objectives 11 and 12, reflecting weaker protection for heritage and environmental safeguards where reliance is placed solely on national guidance. Objectives 13 and 14 remain uncertain.

Overall, Option A provides stronger protection for the built and historic environment but carries minor environmental risks, while Option B supports limited social and housing benefits but provides weaker local safeguards for heritage and environmental objectives.

Topic Area 10: Employment

10.1 Employment Provision and Economic Development
10.2 Retention of Employment and Employment Uses
10.3 Employment Development on Unallocated Sites
10.4 Expansion of Existing Employment Uses Not in the Green Belt
10.5 Agricultural and Rural Diversification
10.6 Local Labour Agreements

10.1 Employment Provision and Economic Development

Identification of reasonable alternatives

Options	**Reasonable Alternative (Yes or No)**
Do not have a policy	No. Paragraph 20 of the NPPF states that strategic policies should make sufficient provision for employment, retail and other commercial development to support the economic strategy for the area.
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 based on the Employment Land Study 2021 (and 2026 refresh). This includes: • Providing for a range of employment sites • Allocations for new industrial and office floorspace • Economic development as part of sustainable urban extensions	Yes
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.	Yes
Office Development	
Retain the existing policy approach as set out in the Aligned Core Strategy which focuses office development in the City, and the town and local centres of Arnold and Carlton, and in Sustainable Urban Extensions.	Yes

Options	Reasonable Alternative (Yes or No)
Retain the existing policy approach as set out in the Aligned Core Strategy and amend policy to focus office development in Arnold and Carlton only.	Yes
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.	Yes
Retain policy approach withing the Aligned Core Strategy which also places emphasis on office development for the science and knowledge-based economy.	Yes
Sites	
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.	Yes
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.	Yes
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.	Yes
Distribution and Logistics	
Retain existing policy approach within the Aligned Core Strategy and in terms of strategic logistics uses, identify sites which meet identified need for such uses.	Yes
Retain policy approach within the Aligned Core Strategy and, in terms of strategic logistics uses, meet none of the need for such uses.	Yes
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.	Yes
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.	Yes

10.1 Employment Provision and Economic Development

Reasonable alternatives for appraisal:

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 based on the Employment Land Study 2021 (and 2026 refresh). This includes:

- Providing for a range of employment sites
- Allocations for new industrial and office floorspace
- Economic development as part of sustainable urban extensions

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.

SA objectives	A	B	Commentary	Mitigation
1. Housing	0	0	Options A and B are neutral as delivering land for employment and offices is unlikely to directly influence the housing stock.	
2. Employment and Jobs	+	+	Both options address the strategic distribution of development across the plan area, including employment. Both options will deliver the required employment land. Gedling is unable to meet its own employment need identified in the 2026 ELS Refresh (Option A) and dependent on some of this need being accommodated in the City. Option B includes the criteria for the determination of strategic employment sites for logistics and distribution.	
3. Economic Structure and Innovation	+ +	+	Both options perform positively against this objective. Major positive for option A because the preferred approach on employment provision and economic development encourages economic growth and allocate sites across the plan area which would provide land and buildings required by businesses. However, it is unclear for option B whether land and buildings will be of a type required by businesses.	Include policy criteria for option B to ensure the required infrastructure is provided.
4. Shopping Centres	0	0	It is considered that this would have no implications for the objective.	

SA objectives	A	B	Commentary	Mitigation
5. Health and Well Being	?	?	Depending on the form and layout of new economic development, it may have some impacts on health and well-being. It is expected that large economic development including sites would provide new open space or enhance the quality of existing open space or blue-green infrastructure which could provide opportunities for recreational physical activity	Ensure that new development does not affect access to health services and provide new open space or enhance the quality of existing open space or blue-green infrastructure. Ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without disturbance to wildlife or damage to habitats.
6. Community Safety	0	0	Options A and B are neutral as delivering land for employment and offices is unlikely to directly influence community safety.	Policies should include criteria that ensure safe routes for employees to access new employment provision.
7. Social Inclusion	0	0	It is considered that this would have no implications for the objective.	Ensure that new development does not affect existing cultural assets and facilities or provide opportunities for new assets and facilities.
8. Transport	?	?	Depending on the location of provision, both options have the potential to use and/or develop the transport network to minimise impact on the environment.	Policy should maximise use of existing infrastructure.

SA objectives	A	B	Commentary	Mitigation
9. Brownfield Land	?	?	Depending on the location of provision, both options have the potential to make efficient use of brownfield land.	Policy and site selection should maximise use of existing brownfield land.
10. Energy and Climate Change	?	?	Depending on the form and layout of new economic development, it may have some impacts on energy and climate change.	A policy would be required in the Gedling Local Development Plan relating to energy and climate change for new development in order to reduce energy usage. Water efficiency measures would need to be incorporated.
11. Pollution and Air Quality	?	?	Depending on the form and layout of new economic development, it may have some impacts on pollution and air quality.	A policy would be required in the Gedling Local Development Plan relating to pollution and air quality for new development.
12. Flooding and Water Quality	?	?	Depending on the form and layout of new economic development, it may have some impacts on flooding and water quality.	A policy would be required in the Gedling Local Development Plan relating to flooding and water quality for new development, in particular to ensure new development is suitably located outside of flood risk areas, conserve water and avoid impact of new development upon water quality.

SA objectives	A	B	Commentary	Mitigation
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	Depending on the form and layout of new economic development, it may have some impacts on natural environment, biodiversity, blue-green infrastructure.	A policy would be required in the Gedling Local Development Plan to provide the protection and enhancement of biodiversity, protected species and blue-green infrastructure. Need to ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without disturbance to wildlife or damage to habitats.
14. Landscape	?	?	Depending on the form and layout of new economic development, it may have some impacts on landscape.	A policy would be required in the Gedling Local Development Plan to ensure new development does not cause harm to landscape character.
15. Built and Historic Environment	?	?	Depending on the form and layout of new economic development, it may have some impacts on built and historic environment. It is recognised that the form and layout or size of economic development could be limited due to heritage assets nearby. There may be opportunities for heritage-led regeneration projects.	A policy would be required in the Gedling Local Development Plan to protect heritage assets from new development and include opportunities for enhancement of the historic environment.

SA objectives	A	B	Commentary	Mitigation
16. Natural Resources and Waste Management	?	?	Depending on the form and layout of new economic development which require land release from the greenfield land as not all could be provided on brownfield land.	Ensure the use of sustainable design, materials and construction techniques in new development and avoid loss of best and most versatile (BMV) agricultural land to development.

Office development

Reasonable alternatives for appraisal:

C - Retain the existing policy approach as set out in the Aligned Core Strategy which focuses office development in the City, and Arnold and local centres and in Sustainable Urban Extensions.

D - Retain the existing policy approach as set out in the Aligned Core Strategy and amend policy to focus office development in Arnold and Carlton only.

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.

F - Retain policy approach withing the Aligned Core Strategy which also places emphasis on office development for the science and knowledge-based economy.

SA objectives	C	D	E	F	Commentary	Mitigation
1. Housing	0	0	0	0	All options are neutral as delivering land for employment and offices is unlikely to directly influence the housing stock.	
2. Employment and Jobs	++	++	++	++	Major positive as all options encourage economic growth and allocate sites across the plan area which would create new jobs, involving the diversity and quality of jobs. All options will deliver the required employment land for office use. Option F specifically seeks to meet the needs of the science and knowledge-based economy.	
3. Economic Structure and Innovation	++	++	++	++	Major positive as all options encourage economic growth and allocate sites across the plan area which would create new jobs, involving the diversity and quality of jobs. Option F specifically seeks to meet the needs of the science and knowledge-based economy.	
4. Shopping Centres	++	++	++	?	Options C, D and E will deliver development in sustainable locations including the town and local centres and in SUEs and therefore likely to support the vitality of existing and proposed shopping centres. Option F will have an uncertain impact as the focus is on the type of development delivered rather than the location, so development may not be focused on town and local centres.	

SA objectives	C	D	E	F	Commentary	Mitigation
5. Health and Well Being	?	?	?	?	Depending on the form and layout of new economic development, it may have some impacts on health and well-being. It is expected that large economic development including strategic sites would provide new open space or enhance the quality of existing open space or blue-green infrastructure which could provide opportunities for recreational physical activity.	Ensure that new development does not affect access to health services and provide new open space or enhance the quality of existing open space or blue-green infrastructure. Ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without disturbance to wildlife or damage to habitats.
6. Community Safety	0	0	0	0	All options will have a neutral effect on this objective. Policies that manage the design of new development would have a greater impact on achieving this objective.	
7. Social Inclusion	0	0	0	?	For options C, D and E, it is considered that there would have no implications for the objective. Option F will have an uncertain impact as the focus is on the type of development delivered rather than the location.	Strategic policy criteria should include requirements that developments deliver sustainable and prosperous communities.

SA objectives	C	D	E	F	Commentary	Mitigation
8. Transport	++	++	+	?	Options C and D score major positive against this objective as they would utilise existing transport infrastructure within Arnold and local centres. Option E would help develop transport networks in sustainable locations. Option F will have an uncertain impact as the focus is on the type of development delivered rather than the location.	Ensure that new development of a lesser scale is located close to existing transport infrastructure or a new transport network is established to minimise the impact on the environment. Ensure measures to encourage alternative modes of transport are in place and good accessibility to services and facilities.
9. Brownfield Land	++	++	0	?	Options C and D refer to Arnold and local centres which have the potential to make use of brownfield land within the urban area. Options E is likely to result in the use of greenfield land. Option F will have an uncertain impact as the focus is on the type of development delivered rather than the location.	Strategic policies should ensure that impacts on biodiversity interests are minimised.
10. Energy and Climate Change	?	?	?	+	All options relate to the location of development rather than design. Option F relates to meeting the needs of high technology users and is most likely to address the policy criteria.	A policy would be required in the Gedling Local Development Plan relating to energy and climate change for new development in order to reduce energy usage. Water efficiency measures would need to be incorporated.
11. Pollution and Air Quality	?	?	?	0	Options C, D and E relate to the location rather than the nature of development. Option F relates to meeting the needs of high technology users and is least likely to increase levels of pollution.	A policy would be required in the Gedling Local Development Plan relating to pollution and air quality for new development.

SA objectives	C	D	E	F	Commentary	Mitigation
12. Flooding and Water Quality	?	?	?	?	All options will have an uncertain impact on this objective as it will depend on the locations of development.	A policy would be required in the Gedling Local Development Plan relating to flooding and water quality for new development, in particular to ensure new development is suitably located outside of flood risk areas, conserve water and avoid impact of new development upon water quality.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	?	?	Options C, D and E relate to the broad location of new development. Whilst locations within the main built-up area would be less likely to contain woodland or green space, levels of biodiversity could still be high depending on the nature of the site. Development of greenfield sites at sustainable urban extensions could reduce the loss of greenfield land and priority habitats. Option F will also have an uncertain impact as the focus is on the type of development delivered rather than the location.	Strategic policies should embed BGI within development requirements. This should optimise opportunities to deliver environmental net-gain, recreational open space and the other benefits that BGI brings. Priority habitats should be created, connected protected and enhanced to improve the ecological network.

SA objectives	C	D	E	F	Commentary	Mitigation
14. Landscape	?	?	?	?	Options C, D and E relate to the broad location of new development. Whilst locations within the main built-up area would be less likely to impact on landscape character, the impact on visual amenity will depend on the specific site for development. Option F will also have an uncertain impact as the focus is on the type of development delivered rather than the location.	Informed by site appraisals, strategic site policies in the Strategic Plan should promote landscape protection and enhancement. Landscape and visual impacts of development in urban fringe locations could be reduced by integrating it with the existing urban area and by avoiding fringe locations that have sensitive landscape features and/or are valued for their visual amenity.
15. Built and Historic Environment	?	?	?	?	Options C, D and E relate to the broad location of new development. All locations have the potential to impact on townscapes and the setting of settlements depending on the site selected. Option F will also have an uncertain impact as the focus is on the type of development delivered rather than the location.	All options would benefit from strategic policies which address the protection and enhancement of local character, distinctiveness and heritage assets
16. Natural Resources and Waste Management	+	+	?	?	Options C and D would direct development to locations within the main urban area, least likely to comprise the best and most versatile agricultural land and the loss of greenfield land. Option E effects on this objective will depend on the locations of development. Option F will also have an uncertain impact as the focus is on the type of development delivered rather than the location.	All options would benefit from strategic policies which address the use of raw materials, promote sustainable design and construction and the protection of best and most versatile land.

Sites

Reasonable alternatives for appraisal:

G - Assess policy approach as set out in the Aligned Core Strategies and amend to refer to the need for a wide range of sites especially for small medium enterprises including start up and incubator space.

H - Assess policy approach as set out in the Aligned Core Strategies which safeguards good quality existing employment sites and releases the sites that do not meet the criteria.

I - Assess policy approach as set out in the Aligned Core Strategies and amend policy to refer to the need to safeguard poor quality employment sites for regeneration purposes.

SA objectives	G	H	I	Commentary	Mitigation
1. Housing	0	0	0	All options are neutral as delivering land for employment and offices is unlikely to directly influence the housing stock.	
2. Employment and Jobs	+ +	+	+	Option G seeks to improve the diversity and quality of jobs. All options have the potential to reduce unemployment.	
3. Economic Structure and Innovation	+ +	+	?	Option G promotes sites for specific forms of development. Option H safeguards good quality sites that are likely to be attractive to business.	
4. Shopping Centres	0	0	0	It's considered that none of the options would impact on this objective.	A policy would be required in the Gedling Local Development Plan to ensure the vitality of existing centres not affected by new development.

5. Health and Well Being	?	0	0	For option G, depending on the form and layout of new economic development, it may have some impacts on health and well-being. Options H and I are neutral as are unlikely to directly influence health and wellbeing.	In order to improve the spatial strategy's benefits to health and wellbeing, the chose approach should incorporate requirements that development creates, protects and enhances blue and green infrastructure and that health facilities are provided where necessary.
6. Community Safety	0	+	-	Option G will have a neutral effect on this objective. Option H releases poor quality employment sites that may be contributing to an unsafe built environment. Option I specifically safeguards these sites and therefore scores a single negative.	Strategic policy criteria should include criteria that address design and layout, providing safe communities.
7. Social Inclusion	0	0	0	All options are neutral as are unlikely to directly influence social inclusion	Strategic policy criteria should include requirements that developments deliver sustainable and prosperous communities.
8. Transport	0	0	0	All options will have a neutral impact.	
9. Brownfield Land	0	+ +	+ +	Option H releases poor quality employment land for other uses. Option I similarly safeguards poor quality employment land for regeneration. Both would have a positive impact on this criteria.	Policy criteria should minimise the impact on biodiversity.
10. Energy and Climate Change	+	0	0	Depending on the nature of new employment provision, it is likely that provision will result in additional energy use. There are opportunities for new provision through Option G to support renewable energy generation.	Policies within the Strategic Plan should improve the energy efficiency of new buildings, and renewable energy generation.
11. Pollution and Air Quality	0	+	?	Option G promotes start up and incubator space, which is also less likely to increase levels of pollution.	

				Option H releases poor quality employment sites which is likely to improve pollution levels. Option I safeguards these sites for regeneration which would have an uncertain impact.	
12. Flooding and Water Quality	?	?	?	Option G's effects on this objective will depend on the location of development. Options H and I will also have an uncertain impact as it will depend on the location of sites and the nature of their reuse.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	?	The effects of Options G, H and I on this objective will depend on the locations of development and the policy criteria.	Strategic policies should embed BGI within development requirements. This should optimize opportunities to deliver environmental net-gain, active travel, recreational open space and the other benefits that BGI brings. .
14. Landscape	?	0	0	The impact of Option G is uncertain depending on the sites selected. Poor quality employment sites are more likely to be within the existing built-up area and hence their redevelopment through options H and I would have a neutral impact on landscape.	Informed by site appraisals, strategic site policies in the Strategic Plan should promote landscape protection and enhancement. Landscape protection and enhancement policy criteria should be included in the Strategic Plan. Landscape and visual impacts of development in urban fringe locations could be reduced by integrating it with the existing urban area and by avoiding fringe locations that have sensitive

					landscape features and/or are valued for their visual amenity.
15. Built and Historic Environment	?	?	?	By redeveloping existing sites, options H and I would have an uncertain impact on the built and historic environment, depending on the nature of new development. Option G is also uncertain, depending on the sites selected.	All options would benefit from strategic policies which address the protection and enhancement of local character, distinctiveness and heritage assets
16. Natural Resources and Waste Management	?	+ +	+ +	The impact of option G is uncertain depending on the location of sites selected. Options H and I will positively impact on this objective as they reuse employment site for other purposes, thereby protecting BMV and avoiding the loss of greenfield land.	All options would benefit from strategic policies which address the use of raw materials, promote sustainable design and construction and the protection of best and most versatile land.

Distribution and logistics

Reasonable alternatives for appraisal:

J - Retain existing policy approach within the Aligned Core Strategy and in terms of strategic logistics uses, identify sites which meet identified need for such uses.

K - Retain policy approach within the Aligned Core Strategy and, in terms of strategic logistics uses, meet none of the need for such uses.

L - 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.

M - 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.

SA objectives	J	K	L	M	Commentary	Mitigation
1. Housing	0	0	0	0	All options are neutral as delivering land for employment and offices is unlikely to directly influence the housing stock.	
2. Employment and Jobs	++	++	++	++	All options increase employment opportunities. Options J, L and M also meet the need for strategic distribution and logistics sites.	
3. Economic Structure and Innovation	++	++	++	++	All options perform positively against this objective. Major positive for options J, L and M because the approach on employment provision and economic development encourages economic growth and allocate strategic sites across the plan area which would provide land and buildings required by businesses. Option K provides for new employment development, just not for	

					strategic logistics uses, so still has a major positive impact.	
4. Shopping Centres	0	0	0	0	It's considered that none of the options would impact on this objective.	A policy would be required in the Gedling Local Development Plan to ensure the vitality of existing centres not affected by new development.
5. Health and Well Being	?	?	?	?	All options deliver new employment development. As such, depending on the form and layout of new economic development, it may have some impacts on health and well-being.	In order to improve the spatial strategy's benefits to health and wellbeing, the chose approach should incorporate requirements that development creates, protects and enhances blue and green infrastructure and that health facilities are provided where necessary.
6. Community Safety	0	0	0	0	All options will have a neutral effect on this objective.	Strategic policy criteria should include criteria that address design and layout, providing safe communities.
7. Social Inclusion	0	0	0	0	All options are neutral as are unlikely to directly influence social inclusion	Strategic policy criteria should include requirements that developments deliver sustainable and prosperous communities.
8. Transport	?	?	+	++	Neither options J or K refer to location and the impact is therefore uncertain. Both L and M have the opportunity to make efficient use of existing infrastructure in the built-up areas, but the specific reference in option M to infrastructure that is particularly suitable for logistics development results in a higher score.	
9. Brownfield Land	?	?	?	?	Neither options J and K refer to location and the impact on brownfield sites are therefore uncertain. The impact of options L and M depends on the sites selected so will again be uncertain.	

10. Energy and Climate Change	?	?	?	?	Depending on the nature of new employment provision, it is likely that provision will result in additional energy use.	Policies within the Strategic Plan should improve the energy efficiency of new buildings, and renewable energy generation.
11. Pollution and Air Quality	?	0	-	0	Option K would result in less new development (no strategic logistics) being delivered so the impact would be less. Option L is likely to have the greatest impact on existing areas of congestion and pollution around the city centre.	
12. Flooding and Water Quality	?	?	-	?	Option L is likely to have the greatest impact on existing areas with a higher risk of flooding around the city centre.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	?	?	The effect of all four options is uncertain as locations are either unspecified or specific sites are unknown.	Strategic policies should embed BGI within development requirements. This should optimise opportunities to deliver environmental net-gain, active travel, recreational open space and the other benefits that BGI brings. .
14. Landscape	?	?	?	?	The effect of all four options is uncertain as locations are either unspecified or specific sites are unknown.	
15. Built and Historic Environment	?	?	?	?	The effect of all four options is uncertain as locations are either unspecified or specific sites are unknown.	
16. Natural Resources and Waste Management	?	?	?	?	The effect of all four options is uncertain as locations are either unspecified or specific sites are unknown.	

SUMMARY AND CONCLUSIONS OF APPRAISALS

Topic Area 10: Employment 10.1 Employment Provision and Economic Development 10.2 Retention of Employment and Employment Uses	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 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 based on the Employment Land Study 2021 (and 2026 refresh). This includes: • Providing for a range of employment sites • Allocations for new industrial and office floorspace • Economic development as part of sustainable urban extensions	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 the City, and the town and local centres of Arnold and Carlton, and in Sustainable Urban Extensions.	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 Arnold and Carlton 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 withing the Aligned Core Strategy which also places emphasis on office development for the science and knowledge-based economy.	0	++	++	?	?	0	?	?	?	+	0	?	?	?	?	?
Sites																
G - 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	?	?	?	?	?
H - Retain policy approach within the Aligned Core Strategy which safeguards good quality existing employment sites and	0	+	+	0	0	+	0	0	++	0	+	?	?	0	?	++

releases the sites that do not meet the criteria.																
I - 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																
J - Retain existing policy approach within the Aligned Core Strategy and in terms of strategic logistics uses, identify sites which meet identified need for such uses.	0	++	++	0	?	0	0	?	?	?	?	?	?	?	?	?
K - Retain policy approach within the Aligned Core Strategy and, in terms of strategic logistics uses, meet none of the need for such uses.	0	++	++	0	?	0	0	?	?	?	0	?	?	?	?	?
L - 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	+	?	?	-	-	?	?	?	?
M - In addition to addressing the need for strategic distribution and logistics uses, make provision for new strategic distribution and logistics development in	0	++	++	0	?	0	0	++	?	?	0	?	?	?	?	?

areas that have good access to road and rail infrastructure.																

CONCLUSIONS

The appraisal of alternative approaches to Employment 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 that minimise negative impacts.

All options relating to new office development score well, particularly those that focus new development in the City, and the local centres including Arnold and Carlton, and in SUEs. Mitigation should be put in place to address potential flooding issues.

In terms of the three options that refer to sites, the assessment indicates that all options would have a generally positive impact. Promoting sites 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.

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.

10.2 Retention of Employment and Employment Uses

Consider a policy to retain employment uses, particularly in accessible and deprived areas, where specific criteria are met.

Reason - to provide guidance in line with the National Planning Policy Framework and the Aligned Core Strategy, which seek to support sustainable economic growth, protect existing employment land, safeguard jobs while allowing flexibility for alternative uses where sites are no longer viable, and ensure a sufficient range and choice of sites for business development.

Option A – include a policy

Include a policy to support employment development on suitable unallocated sites, subject to criteria.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	++	Strong protection of employment land supports job retention and growth.	
3. Economic Structure and Innovation	++	Maintains a range and choice of employment sites and supports business needs and economic resilience.	
4. Shopping Centres	0	No direct impact on town centres; retail uses controlled through sequential approach.	
5. Health and Well Being	0	No direct impact on health outcomes.	
6. Community Safety	0	No direct impact on crime or safety.	
7. Social Inclusion	+	Supports access to local employment opportunities, including for less skilled workers.	
8. Transport	+	Retention of employment sites can reduce commuting distances and support sustainable travel patterns.	
9. Brownfield Land	+	Encourages reuse and continued use of existing employment sites and premises.	
10. Energy and Climate Change	0	No direct impact, although reuse of existing sites may reduce need for new development.	
11. Pollution and Air Quality	0	Potential impacts managed through criteria and existing regulations.	
12. Flooding and Water Quality	0	No direct impact on flood risk.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact; development largely within existing employment areas.	
14. Landscape	0	Employment areas generally located within or around urban areas with limited landscape impact.	
15. Built and Historic Environment	0	Potential impacts managed through criteria requiring protection of heritage assets.	
16. Natural Resources and Waste Management	0	No direct impact on resource use or waste management.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework without a specific local policy to retain employment land and premises.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	-	Increased risk of loss of employment land leading to reduced job opportunities.	
3. Economic Structure and Innovation	-	Potential erosion of employment land supply may weaken economic diversity and resilience.	
4. Shopping Centres	0	No direct impact on town centres.	
5. Health and Well Being	0	No direct impact on health outcomes.	
6. Community Safety	0	No change.	
7. Social Inclusion	-	Reduced access to local employment opportunities, particularly for lower-skilled workers.	
8. Transport	0	No clear impact; potential for increased commuting if employment land is lost.	
9. Brownfield Land	-	Greater risk of loss of existing employment sites to alternative uses.	
10. Energy and Climate Change	0	Less support for efficient use of existing sites.	

11. Pollution and Air Quality	0	No direct impact.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact.	
14. Landscape	0	No direct impact.	
15. Built and Historic Environment	0	No direct impact.	
16. Natural Resources and Waste Management	0	No direct impact.	

Conclusions

Option A scored major positives for Objectives 2 and 3, reflecting strong benefits for employment, job retention and economic resilience through the protection of employment land and provision of a range of sites for business development. Minor positives were also recorded for Objectives 7, 8 and 9, indicating benefits for social inclusion, sustainable travel patterns and the reuse of existing employment sites.

Option B scored minor negatives for Objectives 2 and 3, reflecting the risk of loss of employment land and a reduction in economic diversity and resilience where no local policy is in place. Further minor negatives were identified for Objectives 7 and 9, indicating reduced access to local employment opportunities and an increased risk of losing brownfield employment sites to alternative uses.

Both options scored neutral across the remaining objectives, indicating no significant effects in relation to environmental, health or heritage considerations.

Overall, Option A demonstrates clear economic and social benefits through the retention of employment uses, while Option B presents disadvantages in terms of job provision, economic resilience and the protection of existing employment land.

10.3 Employment Development on Unallocated Sites

Consider a policy to allow employment development on unallocated sites where specific criteria are met.

Reason – to provide guidance in line with the National Planning Policy Framework, which seeks to support sustainable economic growth, encourage entrepreneurship and allow flexibility for business development, while ensuring that development does not adversely affect amenity, highway safety or the Green Belt.

Option A – include a policy

Include a policy to support employment development on suitable unallocated sites, subject to criteria.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply	
2. Employment and Jobs	++	Provides opportunities for business growth and jobs	
3. Economic Structure and Innovation	+	Strengthens and diversifies the local economy; supports start-ups and small businesses	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No direct impact on health	
6. Community Safety	0	No direct impact on crime	
7. Social Inclusion	+	Supports local employment opportunities	
8. Transport	0	Highway impacts managed through criteria	
9. Brownfield Land	0	No specific impact on brownfield land	
10. Energy and Climate Change	0	No direct impact on energy or climate change	
11. Pollution and Air Quality	0	No direct impact on pollution or air quality	
12. Flooding and Water Quality	0	No impact on flood risk	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure	
14. Landscape	0	Limited impact due to locational controls	
15. Built and Historic Environment	0	No direct impact on heritage or design	

16. Natural Resources and Waste Management	0	No direct impact on resource use or waste recovery	

Option B – no policy (do nothing)

Rely on allocated employment sites and general national policy, without allowing employment development on unallocated sites.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply	
2. Employment and Jobs	-	Reduced flexibility for employment provision	
3. Economic Structure and Innovation	-	Greater reliance on allocated sites only; fewer opportunities for start-ups and small businesses	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No change	
6. Community Safety	0	No change	
7. Social Inclusion	0	No change	
8. Transport	0	No change	
9. Brownfield Land	0	No specific encouragement of brownfield land for employment uses	
10. Energy and Climate Change	0	No change	
11. Pollution and Air Quality	0	No change	
12. Flooding and Water Quality	0	No impact on flood risk	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact	
14. Landscape	0	No change	
15. Built and Historic Environment	0	No change	
16. Natural Resources and Waste Management	0	No change	

Conclusions

Option A scored a major positive for Objective 2 and a minor positive for Objectives 3 and 7, reflecting clear benefits for employment growth, economic innovation and social inclusion through the provision of additional business opportunities on suitable unallocated sites. No notable negatives were recorded, indicating that the policy could deliver these benefits without significant adverse impacts on other objectives.

Option B scored minor negatives for Objectives 2 and 3, reflecting the potential limitation on local employment and economic development opportunities if unallocated sites are not made available. All other objectives scored neutral, suggesting that reliance on national policy and allocated sites would avoid environmental or social impacts but would not actively support additional economic growth.

Overall, Option A provides stronger economic and social benefits through increased local employment and innovation opportunities, whereas Option B limits these benefits by relying solely on existing allocations and national guidance.

10.4 Expansion of Existing Employment Uses Not in the Green Belt

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason - to meet the requirement of paragraphs 85 to 86 of the National Planning Policy Framework, which state that "planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt" and that policies should "set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth".

Option A – continue with current policy

Retain Local Planning Document Policy LPD 46 which allows for expansion, conversion or redevelopment of existing employment areas for employment uses (other than main town centre uses).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Relates to employment areas only; no increase in housing supply	
2. Employment and Jobs	++	Improves diversity and quality of jobs	
3. Economic Structure and Innovation	++	Provides land and buildings required by businesses; new offices may encourage graduates to live and work locally	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No impact on health	
6. Community Safety	0	No impact on crime	
7. Social Inclusion	0	No impact on social inclusion	
8. Transport	?	Depends on proposals; may generate additional vehicle trips for office or business development	
9. Brownfield Land	0	Employment areas are within urban areas and are all brownfield; no loss of biodiversity or green infrastructure	
10. Energy and Climate Change	?	Depends on proposals	
11. Pollution and Air Quality	0	No direct change to water or air pollution	

12. Flooding and Water Quality	?	Depends on location; e.g., Colwick Industrial Estate is prone to flooding	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Employment areas are brownfield; no direct impact on biodiversity or green infrastructure	
14. Landscape	0	Within urban areas; no impact on character or amenity	
15. Built and Historic Environment	?	Depends on location; some sites have Listed Buildings, impact depends on scale/type of proposals	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option B – continue with current policy but include other non-employment uses

Amend Policy 46 of the Local Planning Document to include other non-employment uses including industrial or commercial training facilities; community facilities; specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts; essential public utilities development; and ancillary facilities and services which support the functioning of the site including child care facilities, for example nurseries.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Relates to employment areas only; no increase in housing supply	
2. Employment and Jobs	++	Improves diversity and quality of jobs	
3. Economic Structure and Innovation	++	Provides land and buildings required by businesses; may include training facilities encouraging graduates to live and work locally	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	++	Depends on proposals; could involve health or physical activity related uses	
6. Community Safety	0	No impact on crime	

7. Social Inclusion	++	Depends on proposals; could involve new community-related uses	
8. Transport	?	Depends on proposals; may generate additional vehicle trips (e.g., nurseries, leisure uses)	
9. Brownfield Land	0	Employment areas are brownfield; no loss of biodiversity or green infrastructure	
10. Energy and Climate Change	?	Depends on proposals	
11. Pollution and Air Quality	0	No direct change to water or air pollution	
12. Flooding and Water Quality	?	Depends on location; e.g., Colwick Industrial Estate is prone to flooding	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Employment areas are brownfield; no direct impact on biodiversity or green infrastructure	
14. Landscape	0	Within urban areas; no impact on character or amenity	
15. Built and Historic Environment	?	Depends on location; some sites have Listed Buildings, impact depends on type of proposals	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option C – include a criteria based policy

Include a criteria based policy to judge non business class on merit.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Relates to employment areas only; no increase in housing supply	
2. Employment and Jobs	++	Improves diversity and quality of jobs	
3. Economic Structure and Innovation	+	Depends on criteria; could include new industrial or commercial training facilities, encouraging graduates to live and work locally	
4. Shopping Centres	0	No direct impact on town or local centres	

5. Health and Well Being	+	Depends on criteria; could involve health or physical activity related uses	
6. Community Safety	0	No impact on crime	
7. Social Inclusion	+	Depends on criteria; could involve new community-related uses	
8. Transport	?	Depends on criteria; may generate additional vehicle trips for certain non-business uses	
9. Brownfield Land	0	Employment areas are brownfield; no loss of biodiversity or green infrastructure	
10. Energy and Climate Change	?	Depends on proposals	
11. Pollution and Air Quality	0	No direct change to water or air pollution	
12. Flooding and Water Quality	?	Depends on location; e.g., Colwick Industrial Estate is prone to flooding	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	Employment areas are brownfield; no direct impact on biodiversity or green infrastructure	
14. Landscape	0	Within urban areas; no impact on character or amenity	
15. Built and Historic Environment	?	Depends on location; some sites have Listed Buildings, impact depends on type of proposals	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Conclusions

Option A scored major positives for Objectives 2 and 3, reflecting strong support for employment growth and economic innovation through the expansion and redevelopment of existing employment areas. All other objectives scored neutral or uncertain, indicating minimal environmental or social impacts.

Option B also scored major positives for Objectives 2 and 3, while additionally achieving minor positives for Objectives 5 and 7, reflecting benefits for health, wellbeing and social inclusion arising from the inclusion of community facilities, training uses, and other non-employment activities. However, other objectives remained neutral or uncertain, suggesting that environmental impacts are largely unchanged compared to Option A.

Option C scored a major positive for Objective 2 and minor positives for Objectives 3, 5 and 7, reflecting more flexible economic and social benefits when assessing non-business class uses on a criteria-based approach. Other objectives were neutral or uncertain, indicating limited environmental impacts.

Overall, all three options support economic growth (Objective 2) and innovation (Objective 3). Option B and C provide additional minor benefits for social inclusion and health (Objectives 5 and 7) compared to Option A, while no option raises significant negative effects on environmental objectives.

10.5 Agricultural and Rural Diversification

Consider the approach for a specific policy on agricultural and other land based rural businesses.

Reason - to provide guidance on National Planning Policy Framework paragraph 88, which states that planning policies and decisions should enable "the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings" and the "development and diversification of agricultural and other land-based rural businesses".

Option A – include a policy

Retain Local Planning Document Policy LPD 47 to support agricultural and other rural land based diversification.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply	
2. Employment and Jobs	++	Promotes agricultural businesses and diversification; improves diversity and quality of jobs	
3. Economic Structure and Innovation	++	Supports land and buildings required by rural businesses; generates training and encourages staff to live/work locally	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No direct impact on health	
6. Community Safety	0	No impact on crime	
7. Social Inclusion	0	No direct impact on social inclusion	
8. Transport	?	Depends on proposals; isolated locations could increase car use	
9. Brownfield Land	?	Depends on proposals; new buildings may involve greenfield land	
10. Energy and Climate Change	0	No direct impact on energy or renewable energy	
11. Pollution and Air Quality	?	Depends on proposals; new buildings may have minor impacts	
12. Flooding and Water Quality	?	Depends on location/proposals; new buildings could affect flood risk	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Depends on proposals; new buildings may impact biodiversity or green infrastructure	
14. Landscape	?	Depends on location/proposals; converted or new buildings could affect landscape character	
15. Built and Historic Environment	?	Depends on location/proposals; may affect heritage or local character	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply	
2. Employment and Jobs	+	Depends on proposals; may improve diversity and quality of jobs	
3. Economic Structure and Innovation	+	Depends on proposals; could involve new jobs with farm or tourism skills, encouraging staff to live/work locally	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No direct impact on health	
6. Community Safety	0	No impact on crime	
7. Social Inclusion	0	No direct impact on social inclusion	
8. Transport	?	Depends on proposals; new businesses in isolated locations may require more car use	
9. Brownfield Land	?	Depends on proposals; new buildings may involve greenfield land	
10. Energy and Climate Change	0	No direct impact on renewable energy or energy efficiency	
11. Pollution and Air Quality	?	Depends on proposals; new buildings may have minor impacts	

12. Flooding and Water Quality	?	Depends on location/proposals; new buildings could affect flood risk	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Depends on proposals; new buildings may impact biodiversity or green infrastructure	
14. Landscape	?	Depends on location/proposals; converted or new buildings could affect landscape character	
15. Built and Historic Environment	?	Depends on location/proposals; may affect heritage or local character	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Conclusions

Option A scored major positives for Objectives 2 and 3, reflecting strong support for employment, economic growth and the diversification of rural land-based businesses. These benefits arise from a locally tailored policy that encourages both conversion of existing buildings and well-designed new development in rural areas.

Option A scored neutral for Objectives 1, 4, 5, 6, 7, 10 and 16, indicating no significant effects on housing, shopping, health, community safety, social inclusion, energy or resource management. Several objectives, including 8, 9, 11, 12, 13, 14 and 15, were uncertain due to site-specific factors and potential local environmental or transport impacts.

Option B scored minor positives for Objectives 2 and 3, reflecting some support for rural economic activity under national guidance, but less strongly than a dedicated local policy. Option B also scored neutral or uncertain across the remaining objectives, indicating limited influence on housing, social, environmental and transport considerations.

Overall, Option A provides stronger benefits for rural employment and economic development through a local policy, while Option B offers more limited advantages under national policy alone, with similar uncertainties for other objectives.

10.6 Local Labour Agreements

Consider the approach to secure local labour agreements.

Reason – part of Gedling Borough Council's Economic Development priority.

Option A – include a policy

Retain Local Planning Document Policy LPD 48 to secure local labour agreements through S106 planning obligations on new employment developments.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply as this relates to new employment development	
2. Employment and Jobs	++	Creates new jobs for local people	
3. Economic Structure and Innovation	++	Generates training and jobs with specific skills; supports people working locally	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No impact on health	
6. Community Safety	0	No impact on crime	
7. Social Inclusion	0	No direct impact on social inclusion	
8. Transport	0	No impact on transport network or modes	
9. Brownfield Land	0	No impact on reuse of brownfield land	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency	
11. Pollution and Air Quality	0	No direct change to water or air pollution	
12. Flooding and Water Quality	0	No impact on flood risk	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or green infrastructure	
14. Landscape	0	No impact on character and amenity	
15. Built and Historic Environment	0	No impact on heritage or built environment	

16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option B – no policy (do nothing)

Rely on National Policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply as this relates to new employment development	
2. Employment and Jobs	+	Depends on proposals; may create new jobs for local people	
3. Economic Structure and Innovation	+	Depends on proposals; may generate training or jobs with specific skills, supporting local employment	
4. Shopping Centres	0	No direct impact on town or local centres	
5. Health and Well Being	0	No impact on health	
6. Community Safety	0	No impact on crime	
7. Social Inclusion	0	No direct impact on social inclusion	
8. Transport	0	No impact on transport network or modes	
9. Brownfield Land	0	No impact on reuse of brownfield land	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency	
11. Pollution and Air Quality	0	No direct change to water or air pollution	
12. Flooding and Water Quality	0	No impact on flood risk	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or green infrastructure	
14. Landscape	0	No impact on character and amenity	
15. Built and Historic Environment	0	No impact on heritage or built environment	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Conclusions

Option A scored major positives for Objectives 2 and 3, reflecting that a local policy would actively support employment opportunities and strengthen economic growth through secured local labour agreements. No other objectives were affected, indicating a focused benefit on economic outcomes without environmental or social trade-offs.

Option B scored minor positives for Objectives 2 and 3, showing that reliance on national or existing strategic policy would still support employment and economic development, but less strongly than a dedicated local policy. All other objectives scored neutral, indicating no wider impacts.

Overall, Option A provides stronger benefits for economic and employment objectives, while Option B achieves similar outcomes but at a reduced level of impact.

Topic Area 11: Retail and Community Facilities

11.1 Retail Hierarchy and Town Centre Boundaries
11.2 Development within Town and Local Centres
11.3 Local Services and Healthy Lifestyles
11.4 Upper Floors
11.5 Impact Assessment Threshold
11.6 Development within Small Parades
11.7 Shopfront Development

11.1 Retail Hierarchy and Town Centre Boundaries

Identification of Reasonable Alternatives

Options	**Is it a realistic alternative?**
Amend the existing policy to allow for greater flexibility in uses, encouraging a mix of non-retail uses.	Yes
Retain the scope of the policy established in the Aligned Core Strategies and review whether out of town retail parks should be included in the retail network and hierarchy.	No. Paragraph 90 of the NPPF requires planning policies to support the role that town centres play at the heart of local communities and to take a positive approach to their growth, management and adaptation.
Do not have a policy.	No. Paragraph 91 of the NPPF requires planning policies to define a network and hierarchy of town centres and promote their long-term vitality and viability. Retaining the previous policy approach without updating it would not ensure the hierarchy reflects current circumstances.
Do include a policy which states that Centres should only focus on shopping/retail uses.	No. Paragraph 90 of the NPPF recognises that a diverse range of uses supports their vitality and viability. Restricting centres only to retail uses would not reflect this approach.

11.1 Retail Hierarchy and Town Centre Boundaries

Reasonable alternatives for appraisal:

A - Amend the existing policy to allow for greater flexibility in uses, encouraging a mix of non-retail uses.

SA objectives	A	Commentary	Mitigation
1. Housing	+	There is more potential for housing if a greater diversity of uses is encouraged	
2. Employment and Jobs	+	There is more potential for employment if a greater diversity of uses is encouraged	
3. Economic Structure and Innovation	+	There is more potential for employment if a greater diversity of uses is encouraged	
4. Shopping Centres	++	There is more potential for vibrancy and vitality if a greater diversity of uses is encouraged	
5. Health and Well Being	+	There is more potential for health uses if a greater diversity of uses is encouraged	
6. Community Safety	0	No impact on crime or safety	
7. Social Inclusion	+	There is more potential for social inclusion if a greater diversity of uses is encouraged	
8. Transport	+	There is more potential for linked trips and reduced use of the car if a greater diversity of uses is encouraged	
9. Brownfield Land	+	There is more potential for reuse of brownfield land if a greater diversity of uses is encouraged	
10. Energy and Climate Change	+	There is more potential for linked trips and reduced use of the car if a greater diversity of uses is encouraged	

11. Pollution and Air Quality	+	There is more potential for linked trips and reduced use of the car if a greater diversity of uses is encouraged	
12. Flooding and Water Quality	0	No impact on flood risk or water quality	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure	
14. Landscape	0	No impact on character and amenity	
15. Built and Historic Environment	+	There is more potential for reuse of buildings if a greater diversity of uses is encouraged	
16. Natural Resources and Waste Management	0		

SUMMARY TABLE

Topic Area 11: Retail and Community Facilities 11.1 Retail Hierarchy and Town Centre Boundaries	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

Conclusions

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.

A broader mix is likely to increase the potential for more housing and jobs.

Greater diversity is likely to increase linked trips and reduce the use of the car.

11.2 Development within Town and Local Centres

Consider a policy to manage development within Town and Local Centres to protect their vitality, viability and character.

Reason – to provide guidance in line with the National Planning Policy Framework, which seeks to support the vitality and viability of town centres, promote a diverse range of uses, maintain active frontages and ensure development supports sustainable patterns of growth.

Option A – include a policy

Include a policy to manage development within Town and Local Centres, ensuring it supports vitality, footfall, design quality and amenity.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply	
2. Employment and Jobs	+	Supports retail, service and leisure employment	
3. Economic Structure and Innovation	+	Strengthens town centre economic function	
4. Shopping Centres	++	Protects vitality and viability, promotes diverse uses, maintains active frontages	
5. Health and Well Being	+	Accessible centres support walking and access to services	
6. Community Safety	+	Active frontages and evening uses improve natural surveillance	
7. Social Inclusion	+	Supports diverse uses and community activity	
8. Transport	+	Centres are accessible by public transport and active travel	
9. Brownfield Land	0	No specific impact on brownfield land	
10. Energy and Climate Change	+	Supports sustainable locations and reduced car reliance	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution	
12. Flooding and Water Quality	0	No impact on flood risk	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure	
14. Landscape	0	No direct impact on wider landscape	
15. Built and Historic Environment	+	Protects character and promotes high-quality design	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option B – no policy (do nothing)

Refer to the National Planning Policy Framework and other policies, without a specific local policy for Town and Local Centres.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	-	Increased risk to retail vitality and employment within town and local centres.	
3. Economic Structure and Innovation	-	Potential weakening of town and local centre economic role and function.	
4. Shopping Centres	-	Reduced ability to protect vitality and viability or manage mix of uses and active frontages.	
5. Health and Well Being	-	Reduced opportunity to promote accessible centres that support walking and access to services.	
6. Community Safety	0	No change.	
7. Social Inclusion	-	Reduced support for diverse community uses.	
8. Transport	0	No change in accessibility or travel patterns.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	Less support for sustainable development patterns and reduced car reliance.	

11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	
14. Landscape	0	No change to landscape character.	
15. Built and Historic Environment	-	Increased risk of inappropriate design and loss of character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Option A scored a major positive for Objective 4, reflecting strong support for the vitality and functionality of town and local centres. Option A also scored minor positives for Objectives 2, 3, 5, 6, 7, 8, 10 and 15, indicating benefits for employment, economic activity, health, community safety, social inclusion, transport, climate change mitigation and the built environment.

Option B scored minor negatives for Objectives 2, 3 4, 5, 7 and 15, reflecting reduced support for employment, economic activity, shopping centres and built environment quality when relying solely on national policy. Most other objectives were neutral under Option B.

Overall, Option A provides a comprehensive range of social, economic and environmental benefits through proactive local policy, while Option B presents some disadvantages for key economic and town centre objectives.

11.3 Local Services and Healthy Lifestyles

Identification Of Reasonable Alternatives

Options	Is it a realistic alternative?
Retain policy approach within Aligned Core Strategies that seeks to support new or extended community facilities and sets out location criteria.	Yes
Do not have a policy	No - Paragraph 88 of the NPPF states that planning policies should enable the retention and development of accessible local services and community facilities and paragraph 96 refers to planning policies supporting healthy lifestyles, for example through the provision of safe and accessible green infrastructure, sports facilities and local shops.
Retain policy approach within Aligned Core Strategies but include more extensive policy in relation to 'Healthy Lifestyles'.	Yes
Retain policy approach within Aligned Core Strategies but make the policy more restrictive in relation to the loss of community facilities.	Yes

11.3 Local Services and Healthy Lifestyles

REASONABLE ALTERNATIVES FOR APPRAISAL:

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.

SA objectives	A	B	C	Commentary	Mitigation
1. Housing	0	0	0	It is considered that the options would have no implications for the objective.	
2. Employment and Jobs	+	+	+	It is considered that all options are minor positives as they will either protect or support existing facilities which provide jobs. For option B, it is uncertain what additional impact may result from having a more extensive focus on healthy lifestyles.	Support proposals which protect or propose additional jobs and employment opportunities.
3. Economic Structure and Innovation	+	+	+	All options would either support new and extended facilities or protect existing facilities which is a minor positive as it would support the provision of buildings required by these facilities. For option B, it is uncertain what additional impact may result from having a more extensive focus on healthy lifestyles.	
4. Shopping Centres	++	++	++	Existing policy states all community facilities should be located within city centre, town centres or other centres. All options are considered to have a major positive impact as they would support community facilities in these locations.	

SA objectives	A	B	C	Commentary	Mitigation
5. Health and Well Being	+	++	+	All options would have at least a minor positive impact upon this objective, although option B would potentially have a major positive impact upon the objective, through the focus on 'healthy lifestyles'.	For all options, opportunities to promote the enhancement of health services, recreational activities and access to open space should be encouraged.
6. Community Safety	?	?	?	The impact on community safety is considered to be uncertain for all options although community facilities can help to contribute to a secure built environment depending on the type of facility.	Ensure that new or extended facilities consider crime in their design.
7. Social Inclusion	++	++	++	All options would be likely to have a major positive impact upon the objective as existing cultural assets including community facilities would be likely to be protected and enhanced.	
8. Transport	++	++	++	Existing policy states all community facilities should be located within city centre, town centres or other centres and be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility and be located alongside or shared with other local community facilities. Options A and C would increase or protect access to local facilities and therefore reduce the need to travel, including by private car. For option B, it is likely that a focus on healthy lifestyles may also include reducing the need to travel by car.	Seek to ensure that facilities can be accessible by alternative (non-private car) modes of transport, particularly active travel measures which may have additional health benefits.
9. Brownfield Land	?	?	?	It is considered that the options would have an unknown impact upon the objective. All options may focus community facilities on existing sites but this may impact the location of other uses (e.g. housing).	Support existing and new facilities which maximise the use of brownfield land.
10. Energy and Climate Change	?	?	+	It is considered that Options A and B would have an unknown impact upon the objective as it depends on the type and location of any new or extended facilities. Option C would seek to retain existing facilities and buildings which would reduce energy use associated with the construction of new buildings.	Need a policy relating to energy and climate change for new development in order to reduce energy usage. Support on-site renewable energy generation where appropriate.
11. Pollution and Air Quality	+	+	+	Existing policy states all community facilities should be located within city centre, town centres or other centres and be in locations accessible by a	Need to consider air quality in relation to healthy lifestyles.

SA objectives	A	B	C	Commentary	Mitigation
				range of sustainable transport modes suitable to the scale and function of the facility and be located alongside or shared with other local community facilities. All options would be likely to have a positive impact upon the objective as the protection and enhancement of community facilities would reduce the need to travel, thereby contributing to reduction in many types of pollution. For Option B, a focus on health is also likely to include consideration of air quality.	
12. Flooding and Water Quality	?	?	?	It is considered that all options would have an unknown impact upon the objective.	Need a policy relating to flooding and water quality for new development, in particular to ensure new development is suitably located outside of flood risk areas, conserves water and avoids impact of new development upon water quality.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	?	0	It is considered that option C would have no implications for the objective. Option B may encourage and improve the blue-green infrastructure network through enhancing accessibility. Option A may have an impact on the natural environment depending on the type and location of any new or extended facilities.	For all options, need to ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without disturbance to wildlife or damage to habitats.
14. Landscape	?	?	0	For Options A and B, it is considered the impact is uncertain as it depends on the type and location of any extended or new facilities.	Ensure new or extended facilities consider landscape and visual amenity.
15. Built and Historic Environment	+	+	+	All options would be likely to have a positive impact upon the objective through the protection and enhancement of any local heritage assets and facilities to help people access and understand local heritage and to participate in cultural activities.	Policy to include opportunities for enhancement of the historic environment.

SA objectives	A	B	C	Commentary	Mitigation
16. Natural Resources and Waste Management	?	?	?	It is considered that all options would have an unknown impact upon the objective. Option C, which protects existing facilities, may reduce the impact on the consumption of raw materials and waste resulting from having to build replacement facilities. For Options A and B, new and extended facilities may have an impact on natural resources depending on their type and location.	Ensure that new or extended facilities use sustainable design, materials and construction techniques.

SUMMARY AND CONCLUSIONS

Topic Area 11: Retail and Community Facilities 11.3 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
Option A – Retain existing ACS approach	0	+	+	++	+	?	++	++	?	?	+	?	?	?	+	?
Option B – Include more extensive policy in relation to Healthy Lifestyles	0	+	+	++	++	?	++	++	?	?	+	?	?	?	+	?
Option C – Make policy more restrictive in relation to loss of community facilities	0	+	+	++	+	?	++	++	?	+	+	?	0	0	+	?

CONCLUSION

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

Overall, all options deliver broadly similar positive outcomes, with differences primarily relating to the emphasis on healthy lifestyles and the balance between new provision and the protection of existing services. Option B performs most strongly in relation to health and wellbeing, while Option C provides greater certainty in terms of protecting existing facilities. On balance, Option B scores more positively overall due

to its stronger focus on promoting healthy lifestyles alongside supporting local services.

11.4 Upper Floors

Role of residential and upper floors

Reason - to meet the requirement of National Planning Policy Framework paragraph 90, which states that planning policies and decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth, management and adaptation and that policies should "recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites".

Option A – include a policy

Roll forward Policy LPD 51 of the Local Planning Document which adopts a flexible approach.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Encourages change of use of upper floors to residential.	
2. Employment and Jobs	+	Policy S3 encourages continued use of offices and employment uses.	
3. Economic Structure and Innovation	+	Supports efficient use of upper floors and may have a positive impact on innovation.	
4. Shopping Centres	+	Residential uses help support footfall and vitality of town centres.	
5. Health and Well Being	0	No direct impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	++	Residential uses within town centres are within walking distance of community facilities and activities.	
8. Transport	++	Residential uses in town centres reduce reliance on the car and benefit from good access to public transport networks.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No direct impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on heritage or built environment.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Encourages change of use of upper floors to residential through national policy.	
2. Employment and Jobs	?	Depends on proposals and whether upper floors remain in employment use.	
3. Economic Structure and Innovation	?	Depends on proposals and market demand for different uses.	
4. Shopping Centres	+	Residential uses may help support footfall and vitality of town centres.	
5. Health and Well Being	0	No direct impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	++	Residential uses within town centres are within walking distance of community facilities and activities.	
8. Transport	++	Residential uses in town centres reduce reliance on the car and benefit from access to good transport networks.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No impact on renewable energy or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment,	0	No loss of biodiversity or increase in green infrastructure.	

Biodiversity, Blue-Green Infrastructure			
14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on heritage or built environment.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Option A scored minor positives for Objectives 1, 2, 3 and 4, reflecting benefits for housing, employment, economic growth and shopping centre vitality. It also scored major positives for Objectives 7 and 8, indicating significant benefits for social inclusion and transport connectivity. All other objectives scored neutral, showing minimal environmental or resource impacts.

Option B scored minor positives for Objectives 1 and 4, and major positives for Objectives 7 and 8, similar to Option A. There is some uncertainty for Objectives 2 and 3, reflecting that the economic and employment benefits may be less clearly realised when relying solely on national policy. All other objectives scored neutral, indicating little difference in environmental or resource effects compared with Option A.

Overall, both options provide clear benefits for social inclusion and transport, with Option A providing slightly more certainty for economic and employment objectives, while environmental and resource impacts remain neutral for both.

11.5 Impact Assessment Threshold

Consider a policy to require impact assessments for certain retail and leisure developments outside defined centres.

Reason - to provide guidance in line with the National Planning Policy Framework and the National Planning Practice Guidance, which seek to protect the vitality and viability of town and local centres, promote the sequential approach, and ensure out-of-centre development does not have a significant adverse impact on existing centres.

Option A – include a policy

Include a policy to require Impact Assessments for retail and leisure development above locally defined thresholds.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	Protects existing retail and leisure employment.	
3. Economic Structure and Innovation	+	Supports the vitality and viability of town and local centres.	
4. Shopping Centres	++	Protects town and local centres by applying the sequential test and preventing harmful out-of-centre development.	
5. Health and Well Being	+	Supports accessible centres and encourages walking trips.	
6. Community Safety	+	Supports active centres and improved natural surveillance.	
7. Social Inclusion	+	Protects town and local centres as community hubs.	
8. Transport	+	Encourages town centre locations and sustainable travel choices.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	+	Encourages sustainable locations and reduces reliance on the private car.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment,	0	No direct impact on biodiversity or green infrastructure.	

Biodiversity, Blue-Green Infrastructure			
14. Landscape	0	No impact on landscape character.	
15. Built and Historic Environment	0	No direct impact on heritage or design.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and National Planning Practice Guidance, without a locally defined impact assessment threshold.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	-	Increased risk to town and local centre employment.	
3. Economic Structure and Innovation	-	Potential harm to the vitality and viability of centres.	
4. Shopping Centres	-	Reduced protection for town and local centres from out-of-centre development.	
5. Health and Well Being	0	Reduced opportunity to support accessible centres.	
6. Community Safety	0	No change.	
7. Social Inclusion	-	Reduced protection of centres as community hubs.	
8. Transport	0	No change.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	-	Less support for sustainable development patterns.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	

14. Landscape	0	No change to landscape character.	
15. Built and Historic Environment	0	No change to heritage or design.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Option A scored a major positive for Objective 4, reflecting its role in protecting the vitality and viability of town and local centres through locally defined impact assessment thresholds. It also scored minor positives for Objectives 2, 3, 5, 6, 7, 8 and 10, indicating benefits for employment, economic structure, health, community safety, social inclusion, transport and energy considerations.

Option B scored minor negatives for Objectives 2, 3, 4, 7 and 10, reflecting that relying solely on national policy would not provide additional local guidance to support economic development or protect local shopping centres. All other objectives scored neutral.

Overall, Option A provides a strong framework for managing retail and leisure development, supporting both economic and social objectives, while Option B presents some disadvantages for employment, economic structure and town centre vitality.

11.6 Development within Small Parades

Consider a policy to manage development within and adjacent to small parades of shops.

Reason – to provide guidance in line with the National Planning Policy Framework, which seeks to support the vitality and viability of local shopping areas, ensure development is of an appropriate scale, and protect residential amenity and local character.

Option A – include a policy

Include a policy to manage development within and adjacent to small parades, supporting local services while protecting amenity and character.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	Supports local retail and service employment opportunities.	
3. Economic Structure and Innovation	+	Strengthens local retail provision and supports the local economy.	
4. Shopping Centres	-	May impact on vitality of local centres.	
5. Health and Well Being	+	Supports access to local convenience services and walkable neighbourhoods.	
6. Community Safety	0	No impact	
7. Social Inclusion	+	Supports local services and community interaction.	
8. Transport	+	Reduces the need to travel to larger centres and supports local trips by foot.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	+	Supports walkable, local service provision and reduced car use.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	

14. Landscape	0	No impact on the wider landscape.	
15. Built and Historic Environment	0	No impact.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Refer to the National Planning Policy Framework and other policies, without a specific local policy for small parades.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	-	Increased risk to local retail and service employment.	
3. Economic Structure and Innovation	-	Potential weakening of the viability of small parades and the local economy.	
4. Shopping Centres	0	No impact.	
5. Health and Well Being	-	Reduced support for local access to services.	
6. Community Safety	0	No change.	
7. Social Inclusion	-	Reduced protection of local community facilities.	
8. Transport	0	No change.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	-	Less support for sustainable local provision and reduced car use.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	
14. Landscape	0	No change to landscape character.	

15. Built and Historic Environment	-	Increased risk of inappropriate scale or design and loss of local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Option A scored minor positives for Objectives 2, 3, 5, 7, 8 and 10, reflecting benefits for employment, economic activity, health, safety, social inclusion, transport and climate change mitigation. These scores indicate that a local policy would support the vitality and viability of small parades while maintaining local character and residential amenity. Option A scored a minor negative for Objective 4 indicating that there could be reduced support for local shopping areas.

Option B scored minor negatives for Objectives 2, 3, 5, 7, 10 and 15, indicating that without a specific local policy, there could be reduced support for employment, economic activity, local shopping areas, health and well-being, social inclusion and protection of the built environment. All other objectives scored neutral, showing that national guidance alone provides no additional local benefit or disadvantage in these areas.

Overall, Option A provides a wide range of social, economic and environmental benefits by guiding development within small parades, while Option B presents minor disadvantages for key objectives related to local economy and heritage protection.

11.7 Shopfront Development

Consider a policy to manage the design of shopfront development.

Reason - to provide guidance in line with the National Planning Policy Framework, which identifies high quality design as a core planning principle, and to ensure consistency with the adopted Shopfront Supplementary Planning Document.

Option A – include a policy

Include a policy to ensure shopfront development meets agreed design standards.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply.	
2. Employment and Jobs	+	Supports attractive commercial environments and retail activity.	
3. Economic Structure and Innovation	+	Supports the vitality and viability of town and local centres.	
4. Shopping Centres	+	Improves the quality and attractiveness of shopping environments.	
5. Health and Well Being	0	No direct impact on health.	
6. Community Safety	+	Design guidance can improve safety and natural surveillance.	
7. Social Inclusion	+	Enhances the quality of town centre environments for all users.	
8. Transport	+	By increasing the vitality of local centres reduces the need to travel to larger centres and supports local trips by foot.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	+	Supports walkable, local service provision and reduced car use.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	
14. Landscape	+	Improves streetscape and townscape quality.	
15. Built and Historic Environment	+	Protects building character and heritage assets.	

16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and Shopfront Supplementary Planning Document, without a specific shopfront policy in the local plan.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No impact on housing supply.	
2. Employment and Jobs	0	No direct change to employment levels.	
3. Economic Structure and Innovation	-	Potential weakening of the attractiveness and competitiveness of centres.	
4. Shopping Centres	-	Reduced control over shopfront quality may harm the appeal of shopping environments.	
5. Health and Well Being	0	No change.	
6. Community Safety	0	No change.	
7. Social Inclusion	0	Reduced quality of town centre environments.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No change in relation to renewable energy or energy efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure.	
14. Landscape	-	Potential harm to streetscape and townscape character.	
15. Built and Historic Environment	-	Increased risk of poor-quality shopfront design affecting heritage and local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Option A scored minor positives for Objectives 2, 3, 4, 6, 7, 8, 10, 14 and 15, reflecting benefits for employment, economic structure, shopping centres, community safety, social inclusion, landscape, energy use and climate change, the built and historic environment through the implementation of consistent shopfront design standards.

Option B scored minor negatives for Objectives 3, 4, 14 and 15, indicating that reliance on national policy alone would provide weaker guidance, with potential risks to economic performance, local character, landscape and heritage quality. All other objectives scored neutral for both options.

Overall, Option A provides clear benefits for economic, social and environmental objectives by establishing a local policy framework, while Option B carries some disadvantages for key objectives relating to design, heritage and local vitality.

Topic Area 12: Transport

12.1 Managing Travel Demand

12.2 Transport Infrastructure Priorities

12.3 Parking Standards

12.4 Cycle Routes, Recreational Routes and Public Rights of Way

12.5 Park and Ride

12.6 Highway Safety

12.1 Managing Travel Demand

Identification of Reasonable Alternatives

Options	Reasonable Alternative?
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.	Yes.
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.	Yes.
Do not have a policy.	No. Paragraph 108 requires transport issues to be considered from the earliest stages of plan making so that the potential impacts of development on transport networks can be addressed.

12.1 Managing Travel Demand

Reasonable alternatives for appraisal:

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 'compact and connected' neighbourhoods.

SA objectives	A	B	Commentary	Mitigation
1. Housing	0	0	The policy will have no implications for housing.	
2. Employment and Jobs	+	+	Both policy options require development to be accessible by sustainable transport, with option A achieving this through a hierarchical approach and option B delivering this through prescriptive measures. Both policy options will improve residents' ability to travel to work by reducing the reliance on the private car, which can reduce barriers to employment.	The detailed design of future applications should incorporate walking and cycling routes into and out of the site. Legal agreements or planning conditions should be used to secure contributions towards sustainable transport.
3. Economic Structure and Innovation	0	0	The policy will have no implications for economic structure and innovation.	
4. Shopping Centres	+	+	Both policy options will require new developments to deliver sustainable transport which will increase residents' ability to access	The detailed design of future applications should incorporate

SA objectives	A	B	Commentary	Mitigation
			shopping centres without the use of the private car, improving the centres vitality by increasing footfall.	walking and cycling routes into and out of the site. Legal agreements or planning conditions should be used to secure contributions towards sustainable transport.
5. Health and Well Being	+	+	Both policy options will require new developments to deliver sustainable transport which will improve residents' ability to physically access health services, particularly those who do not have access or cannot access a private car.	The detailed design of future applications should incorporate walking and cycling routes into and out of the site. Legal agreements or planning conditions should be used to secure contributions towards sustainable transport.
6. Community Safety	0	0	The policy will have no implications for community safety.	
7. Social Inclusion	+	+	Both policy options will require new developments to deliver sustainable transport which will improve residents' ability to access and engage with community activities by reducing reliance on the private car, improving social capital and inclusion.	
8. Transport	++	++	Both policy options require development to be accessible by sustainable transport, with option A achieving this through a hierarchical approach and option B delivering this through prescriptive measures. Both policy options would lead to a reduction in journeys undertaken in the private car as alternate modes of transport would be encouraged. This will subsequently minimise the impact the transport network has on the environment as it would reduce the carbon emissions released by the private car. Both policy options could utilise the existing transport infrastructure and enhance it to support sustainable transport such as appropriate cycle and bus lanes.	The detailed design of future applications should incorporate walking and cycling routes into and out of the site. Legal agreements or planning conditions should be used to secure contributions towards sustainable transport.

SA objectives	A	B	Commentary	Mitigation
9. Brownfield Land	0	0	The policy will have no implications on brownfield land.	
10. Energy and Climate Change	+	+	Both policy options require development to be accessible by sustainable transport which will reduce greenhouse gas emissions through a reduction in the use of the private car.	
11. Pollution and Air Quality	+	+	Both policy options require development to be accessible by sustainable transport, which will result in a reduction in travel by the private car, which will reduce air pollution.	
12. Flooding and Water Quality	0	0	The policy will have no implications on flooding and water quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	0	The policy will have no implications on the natural environment and blue and green infrastructure.	
14. Landscape	0	0	The policy will have no implications on landscape.	
15. Built and Historic Environment	0	0	The policy will have no implications to the built and historic environment.	
16. Natural Resources and Waste Management	+	+	Both policy options require development to be accessible by sustainable transport, which would reduce the use of the private car, reducing the consumption of raw materials.	

SUMMARY TABLE

Topic Area 12: Transport 12.1 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; early improvements to sustainable transport; 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 'compact and connected' neighbourhoods.	0	+	0	+	+	0	+	++	0	+	+	0	0	0	0	+

CONCLUSIONS

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.

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.

In conclusion, both policy options would have a beneficial impact upon not only the transport objective, but a number of other objectives. Options would secure a sustainable strategy for managing travel demand.

12.2 Transport Infrastructure Priorities

Identification Of Reasonable Alternatives

Options	Reasonable Alternative
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.	Yes.
Do not have a policy	No. Paragraph 108 requires transport issues to be considered from the earliest stages of plan making so that opportunities from existing or proposed transport infrastructure are realised.

12.2 Transport Infrastructure Priorities

Reasonable alternatives for appraisal:

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.

SA objectives	A	Commentary	Mitigation
1. Housing	+	The policy option will deliver transport infrastructure that is essential to delivering the Strategic Plan, including transport infrastructure to support the proposed housing allocations.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
2. Employment and Jobs	+	The policy option will deliver essential transport infrastructure. This will improve residents' ability to travel to work due to the delivery of infrastructure for the private car and non-private car modes of transport, which can reduce barriers to employment.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
3. Economic Structure and Innovation	0	The policy will have no implications on economic structure and innovation.	
4. Shopping Centres	+	The policy option will deliver essential infrastructure for cars and non-private car modes of transport which will increase residents' ability to access shopping centres, improving the centres vitality by increasing footfall.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
5. Health and Well Being	+	The policy option will deliver essential infrastructure for cars and non-private car modes of transport which will increase residents' ability to access health services.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
6. Community Safety	0	The policy will have no implications on community safety.	
7. Social Inclusion	+	The policy option will deliver essential infrastructure for cars and non-private car modes of transport which will improve residents' ability to access community activities.	Mitigation will be identified as part of the Infrastructure Delivery Plan.

SA objectives	A	Commentary	Mitigation
8. Transport	++	The policy option will deliver essential infrastructure for cars and non-private car modes of transport which will enhance the existing transport infrastructure and increase the accessibility of services and facilities in the area. The policy option will encourage non-private car modes of transport which will reduce journeys undertaken by the private car and minimise the impact of car use on the environment by improving walking and cycling infrastructure.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
9. Brownfield Land	0	The policy will have no implications on brownfield land.	
10. Energy and Climate Change	-	The policy option will deliver essential infrastructure for cars and non-private car modes of transport. This will include the delivery of infrastructure for walking and cycling, which will reduce greenhouse gas emissions. However, it will also deliver infrastructure for the private and non-private car and buses, which all contribute towards greenhouse gas emissions.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
11. Pollution and Air Quality	-	The policy option will deliver essential infrastructure for cars and non-private car modes of transport. This will include the delivery of infrastructure for walking and cycling, which will contribute to reducing air pollution. However, it will also deliver infrastructure for the private and non-private car and buses, which all contribute to air pollution.	Mitigation will be identified as part of the Infrastructure Delivery Plan.
12. Flooding and Water Quality	0	The policy will have no implications on flooding and water quality.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	The policy will have no implications on the natural environment and blue green infrastructure.	
14. Landscape	0	The policy will have no implications on landscape.	

SA objectives	A	Commentary	Mitigation
15. Built and Historic Environment	0	The policy will have no implications on the built and historic environment.	
16. Natural Resources and Waste Management	0	The policy will have no implications on natural resources and waste management.	

SUMMARY TABLE

Topic Area 12: Transport 12.2 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
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

CONCLUSIONS

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.

12.3 Parking Standards

What approach should be taken to residential car parking standards.

Reason - to provide guidance on National Planning Policy Framework paragraph 112, which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles".

Option A – include a Gedling specific policy

Include a Gedling specific policy incorporating the key elements of the Highway Design Guide and Gedling Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on employment or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on shopping centres.	
5. Health and Well Being	0	No direct impact on health.	
6. Community Safety	+	Contributes to safe, secure areas through surveillance by design.	
7. Social Inclusion	0	No impact on social.	
8. Transport	-	Providing adequate parking encourages car use.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	+	Potential to include electric vehicle charging points.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	

14. Landscape	0	No impact on character or amenity.	
15. Built and Historic Environment	+	Allows management of cars' impact on design and local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Rely on the Highway Design Guide and Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on employment or business activity.	
3. Economic Structure and Innovation	0	No impact on land available for development or infrastructure.	
4. Shopping Centres	0	No impact on shopping centres.	
5. Health and Well Being	-	Stress over inadequate parking provision may negatively impact mental health.	
6. Community Safety	-	More opportunities for car crime where cars are parked away from homes rather than on allocated driveways.	
7. Social Inclusion	0	No impact on social.	
8. Transport	0	No impact on transport network or modes.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact to character or amenity.	

15. Built and Historic Environment	-	Inadequate parking could negatively affect design and local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Regarding residential car parking standards, Option A scored minor positives for Objectives 6, 10 and 15, reflecting benefits for community safety, energy efficiency, and the built and historic environment through a locally tailored policy for parking standards. However, Option A scored a minor negative for Objective 8, indicating potential constraints on transport efficiency or accessibility in some locations.

Option B scored minor negatives for Objectives 5, 6 and 15, reflecting risks to health, community safety and the built environment if reliance is placed solely on national guidance without a Gedling-specific policy. All other objectives scored neutral, showing no significant differences between the approaches in terms of housing, employment, economic or environmental outcomes.

Overall, Option A provides targeted local benefits for safety, energy and heritage, while Option B presents minor disadvantages for key social and environmental objectives due to the lack of a local policy framework.

What approach should be taken to non-residential car parking standards.

Reason - to provide guidance on National Planning Policy Framework paragraph 112, which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles".

Option A – include a policy

Include a Gedling specific policy incorporating the key elements of the Highway Design Guide and Gedling Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on employment or business activity.	
3. Economic Structure and Innovation	+	Provides required infrastructure for non-residential development.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social.	
8. Transport	+	Providing required parking infrastructure would minimise environmental impact and support accessibility.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	

14. Landscape	0	No impact to character or amenity.	
15. Built and Historic Environment	0	No impact on local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Rely on the Highway Design Guide and Parking Provision for Residential and Non-Residential Developments Supplementary Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on employment or business activity.	
3. Economic Structure and Innovation	+	Provides required infrastructure but less local guidance than Option A.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	0	No impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion.	
8. Transport	+	Required parking infrastructure is provided, reducing environmental impacts.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution.	
12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	

14. Landscape	0	No impact to character or amenity.	
15. Built and Historic Environment	0	No impact on local character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Option A scored minor positives for Objectives 3 and 8, reflecting benefits for economic structure and innovation and for transport by providing clear guidance on non-residential parking standards tailored to local circumstances. The remaining objectives recorded neutral effects.

Option B also scored minor positives for Objectives 3 and 8, indicating similar benefits for economic structure and transport through reliance on the existing Highway Design Guide and Parking Provision Supplementary Planning Document. All other objectives recorded neutral effects, reflecting that the approach would continue to provide guidance on parking without introducing additional local policy mechanisms.

Overall, Option A provides targeted local guidance for parking that supports economic and transport objectives, while Option B maintains the same outcomes through reliance on existing guidance without introducing a new policy.

12.4 Cycle Routes, Recreational Routes and Public Rights of Way

Protect sites and routes i.e. cycle routes recreational routes and public rights of way,

Reason - to provide guidance on National Planning Policy Framework paragraph 111, which states "Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice". Also to address paragraph 105 of National Planning Policy Framework which states "Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Option A – include a policy

Include a policy based on the existing Local Planning Document Policy LPD 58 and identify additional sites and routes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	+	Improves access to employment opportunities for people without or unable to afford a car.	
3. Economic Structure and Innovation	+	Cycle infrastructure attractive to graduates and improves access to colleges; may encourage innovative transport solutions.	
4. Shopping Centres	+	Easier access to shopping centres.	
5. Health and Well Being	++	Promotes cycling, increasing physical activity and wellbeing.	
6. Community Safety	0	No direct impact on crime.	
7. Social Inclusion	+	Easier access to community facilities and activities.	
8. Transport	++	Encourages sustainable transport, reduces car journeys, and environmental impacts.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No direct impact on renewable energy or efficiency.	
11. Pollution and Air Quality	++	Reduced car use lowers air pollution.	

12. Flooding and Water Quality	0	No impact on flood risk.	
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No loss of biodiversity or increase in green infrastructure.	
14. Landscape	0	No impact to landscape character or amenity.	
15. Built and Historic Environment	0	No impact on local heritage or built character.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on infrastructure or innovative transport solutions.	
4. Shopping Centres	0	No direct impact on shopping centres.	
5. Health and Well Being	?	Unknown impact on health, e.g., physical activity from cycling.	
6. Community Safety	?	Unknown impact on crime or safety along routes.	
7. Social Inclusion	?	Unknown impact on access to community facilities or social inclusion.	
8. Transport	?	Unknown impact on transport network, mode choice, or sustainable travel uptake.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	0	No increase in renewable energy or energy efficiency.	
11. Pollution and Air Quality	-	Will increase car use if cycling not promoted.	
12. Flooding and Water Quality	0	No impact on flood risk.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	?	Unknown impact on biodiversity or green infrastructure.	
14. Landscape	?	Unknown impact on landscape character or amenity.	
15. Built and Historic Environment	?	Unknown impact on heritage or built environment.	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use.	

Conclusions

Regarding cycle and recreational routes, Option A scored major positives for Objectives 5, 8 and 11, reflecting clear benefits for air quality, health and wellbeing and transport through improved cycle routes and public access. It also scored minor positives for Objectives 2, 3, 5, 7 and 11, indicating additional social and economic benefits, including increased employment opportunities, better access to community facilities and shopping centres, support for innovation, social inclusion, and improved air quality.

Option B scored a minor negative for Objective 11, uncertain for Objectives 5, 6, 7, 8, 11, 13 and 14, and neutral for the remaining objectives, reflecting reliance on national policy without specific local guidance. The lack of a local policy means there is less certainty about the delivery of health, transport, social and environmental benefits.

Overall, Option A provides stronger positive outcomes across health, transport and social objectives, whereas Option B leaves several key objectives uncertain and dependent on national policy.

Regarding public rights of way, Option A scored minor positives for Objectives 5 and 8, reflecting benefits for health and transport through improved access to public rights of way and promotion of walking and cycling. Objectives 6 and 7 were uncertain, indicating potential but unquantified benefits for community safety and social inclusion. All other objectives scored neutral, showing no significant environmental or resource impacts.

Option B scored neutral across almost all objectives, with uncertainty for Objective 8, reflecting reliance on national policy and separate legislation to protect public rights of way. Without a local policy, there is less scope to actively enhance accessibility or provide additional local facilities.

Overall, Option A provides modest social and health benefits through enhanced access and active travel opportunities, while Option B maintains baseline protection but does not deliver additional local improvements.

12.5 Park and Ride

What approach should be taken on future Park and Ride provision?

Reason – consultation response argues for a Park and Ride site to address existing problems of traffic congestion.

Option A – include a policy

Include a policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	0	No impact on economic structure or innovation.	
4. Shopping Centres	0	No impact on shopping centres.	
5. Health and Well Being	0	No direct impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion or community activity.	
8. Transport	+	Depends on location, design, operation; could reduce congestion and improve connectivity.	
9. Brownfield Land	0	No specific impact on brownfield land.	
10. Energy and Climate Change	+	Could reduce CO_2 emissions depending on location and design.	
11. Pollution and Air Quality	+	Potential to reduce air pollution depending on location, design, operation.	
12. Flooding and Water Quality	0	No impact on flood risk.	Flood runoff mitigation required.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	--	A large car park could negatively affect biodiversity or green infrastructure depending on location.	

14. Landscape	--	Could have negative impact on landscape character depending on location.	
15. Built and Historic Environment	?	Unknown impact on local character/heritage depending on location.	
16. Natural Resources and Waste Management	+	Potential to reduce resource use (air quality improvements, low emission electric buses) depending on location and operation.	Dedicated route for buses.

Option B – no policy (do nothing)

Rely on paragraph 154 of National Planning Policy Framework which states "Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are: ...local transport infrastructure which can demonstrate a requirement for a Green Belt location".

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Employment and Jobs	0	No impact on range of jobs or business activity.	
3. Economic Structure and Innovation	?	Unknown impact on economic structure or innovation.	
4. Shopping Centres	0	No impact on shopping centres.	
5. Health and Well Being	0	No direct impact on health.	
6. Community Safety	0	No impact on crime.	
7. Social Inclusion	0	No impact on social inclusion or community activity.	
8. Transport	?	Unknown impact on transport network or modes.	
9. Brownfield Land	0	No impact on land type; may require Green Belt location.	
10. Energy and Climate Change	?	Unknown impact on renewable energy or efficiency.	
11. Pollution and Air Quality	?	Unknown impact on water or air pollution.	
12. Flooding and Water Quality	0	No impact on flooding.	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No impact on biodiversity or green infrastructure.	
14. Landscape	0	No impact on character and amenity.	
15. Built and Historic Environment	0	No impact on local character/heritage.	
16. Natural Resources and Waste Management	?	Unknown impact on land or resource use.	

Conclusions

Option A scored minor positives for Objectives 8, 10, 11 and 16, reflecting benefits for transport, energy and climate change, pollution management, and resource efficiency. However, it scored major negatives for Objectives 13 and 14, indicating potential adverse impacts on biodiversity, blue-green infrastructure and landscape character. Objective 15 is uncertain, highlighting potential effects on the built and historic environment.

Option B recorded uncertainty for five objectives (Objectives 3, 8, 10, 11 and16), reflecting that reliance on national policy alone would not provide clear guidance on the location or design of Park and Ride facilities. This uncertainty could lead to a reduced ability to manage environmental and transport impacts effectively.

Overall, Option A provides clear benefits for transport and environmental management objectives but presents significant environmental risks, while Option B leaves many outcomes uncertain due to lack of local policy direction.

12.6 Highway Safety

Consider a policy to ensure development proposals do not adversely affect highway safety, movement, or accessibility.

Reason – to update and replace existing Local Planning Document Policy LPD 61 (Highway Safety) and to provide guidance in line with the National Planning Policy Framework, which requires development to achieve safe and suitable access for all users and to prioritise inclusive, safe and accessible movement.

Option A – include a policy

Include a policy to ensure development proposals do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply	
2. Employment and Jobs	0	No direct impact on jobs or business activity	
3. Economic Structure and Innovation	0	No impact on land availability or infrastructure provision	
4. Shopping Centres	0	No direct impact on shopping centres	
5. Health and Well Being	+	Encourages safer highways, walking and cycling	
6. Community Safety	+	Safer layouts can reduce opportunities for accidents and antisocial behaviour	
7. Social Inclusion	+	Improves accessibility for all users, including vulnerable groups	
8. Transport	++	Directly improves highway safety and movement for all modes	
9. Brownfield Land	0	No specific impact on brownfield land	
10. Energy and Climate Change	+	Supports modal shift and reduced car dependency	
11. Pollution and Air Quality	0	No direct impact on air or noise pollution	
12. Flooding and Water Quality	0	No impact on flood risk	
13. Natural Environment,	0	No direct impact on biodiversity or green infrastructure	

Biodiversity, Blue-Green Infrastructure			
14. Landscape	0	No direct impact on character or amenity	
15. Built and Historic Environment	0	No direct impact on heritage or built environment	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Option B – no policy (do nothing)

Refer to the Highway Design Guide without a specific local policy on highway safety within Gedling Borough.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No direct impact on housing supply	
2. Employment and Jobs	0	No direct impact on jobs or business activity	
3. Economic Structure and Innovation	0	No impact on land availability or infrastructure provision	
4. Shopping Centres	0	No direct impact on shopping centres	
5. Health and Well Being	0	Reduced opportunity to promote safer active travel	
6. Community Safety	0	No change in safety outcomes	
7. Social Inclusion	0	Reduced emphasis on inclusive access	
8. Transport	-	Lack of local guidance may lead to poorer safety outcomes	
9. Brownfield Land	0	No specific impact on brownfield land	
10. Energy and Climate Change	0	Less support for modal shift	
11. Pollution and Air Quality	-	Lack of local control could increase pollution due to increased traffic	
12. Flooding and Water Quality	0	No impact on flood risk	

13. Natural Environment, Biodiversity, Blue-Green Infrastructure	0	No direct impact on biodiversity or green infrastructure	
14. Landscape	0	No direct impact on character or amenity	
15. Built and Historic Environment	0	No direct impact on heritage or built environment	
16. Natural Resources and Waste Management	0	No impact on waste recovery or resource use	

Conclusions

Option A scored a major positive for Objective 8, reflecting strong benefits for transport through improved highway safety, accessibility and movement. Minor positives were also recorded for Objectives 5, 6, 7 and 10, indicating additional benefits for health and wellbeing, community safety, social inclusion, and climate change mitigation through safer and more inclusive travel patterns.

Option B scored minor negatives for Objectives 8 and 11, and neutral scores for all other objectives, reflecting reduced control over highway safety and transport management where reliance is placed solely on national guidance and the Highway Design Guide.

Overall, Option A provides various advantages in terms of highway safety, transport, and inclusive access, while Option B performs less positively due to the lack of a local policy framework to manage potential impacts.

Topic Area 13: Infrastructure and Developer Contributions

13.1 Infrastructure and Developer Contributions

Identification of reasonable alternatives

Options	Is it a realistic alternative?
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).	Yes
Do not have a policy	No - the NPPF states that Local Plans need to ensure sufficient provision is made for infrastructure and should set out the contributions expected from development.

13. Infrastructure and Developer Contributions

Reasonable alternatives for appraisal:

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).

SA objectives	A	Commentary	Mitigation
1. Housing	+	The option would help to ensure that the infrastructure required for housing, such as transport, schools and health facilities, is identified. The option incorporates developer contributions and funding mechanisms which would increase the certainty of these being delivered.	Ensure that infrastructure requirements can be funded without making development unviable.
2. Employment and Jobs	+	The option incorporates developer contributions and funding mechanisms, may require additional training and employment measures.	
3. Economic Structure and Innovation	+	The option would help to ensure that the infrastructure required to support the modern economic structure, such as transport infrastructure, is funded and delivered. Incorporating developer contributions and funding mechanisms would increase the certainty of these being delivered.	Ensure that infrastructure requirements can be funded without making development unviable.
4. Shopping Centres	?	The impact upon the objective is uncertain, although developer contributions and new transport infrastructure, may support existing shopping centres.	
5. Health and Well Being	++	The option would help to ensure that new health services, opportunities for recreation and new open space or blue-green infrastructure are funded and delivered. Incorporating developer contributions and funding mechanisms, would increase the certainty of these being delivered.	.
6. Community Safety	?	The impact of the policy is uncertain but may include enhancements to the public realm which may help to contribute to ensuring a safe and secure built environment.	

SA objectives	A	Commentary	Mitigation
7. Social Inclusion	++	The option would help to ensure that existing cultural assets and community facilities are protected and enhanced and that new educational facilities are funded and delivered, allowing for a more holistic approach. It would also identify the infrastructure required which may include community facilities.	
8. Transport	++	Identifying transport priorities would help to ensure that developer contributions fund public transport infrastructure which would increase accessibility to services and facilities. The option provides scope to establish which facilities would be delivered through planning conditions and which should be met through financial contributions. There may be facilities, such as public transport services, as well as strategic infrastructure arising as a result of cumulative growth, that would be more efficiently delivered through developer contributions.	Ensure priority is given to improving existing transport infrastructure and for measures which reduce journeys undertaken by private car.
9. Brownfield Land	?	It is considered that the option would have an unknown impact upon the objective. The approach may focus infrastructure (e.g. health and education) on existing sites but this may impact the location of other uses (e.g. housing).	Consider providing infrastructure on brownfield land where feasible.
10. Energy and Climate Change	?	The option may help to fund and deliver community energy systems and indirectly increase the use of renewable energy. Measures may also help to reduce journeys by private cars to developments.	Ensure new infrastructure seeks to limit additional energy use and is provided in energy efficient buildings.
11. Pollution and Air Quality .	+	The option will help to deliver public transport infrastructure, including public transport, 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.	Ensure priority is given to measures which seek to reduce air, noise and other types of pollution.
12. Flooding and Water Quality	+	The option will help to deliver environmental improvements and blue-green infrastructure which may reduce flood risk.	Ensure consideration is given to minimising flood risk when new infrastructure is provided.
13. Natural Environment, Biodiversity, Blue-Green Infrastructure	++	The option would help to ensure that the existing natural environment, including biodiversity and blue-green infrastructure is protected and enhanced and that new opportunities for open space and blue-green infrastructure networks are funded and delivered.	Need to ensure that increased access to existing open space or blue-green infrastructure does not cause harm to biodiversity if access is greater than the capacity that can be supported without

SA objectives	A	Commentary	Mitigation
			disturbance to wildlife or damage to habitats. Other forms of infrastructure need to protect the natural environment, biodiversity and blue-green infrastructure.
14. Landscape character.	?	The impact upon the objective is uncertain as it depends on the type and location of the infrastructure.	Ensure that new infrastructure takes into consideration landscape character.
15. Built and Historic Environment	+	The option could potentially help to provide funding to increase the access to, and enjoyment, of the historic environment, for example through contributions to cultural facilities.	Include opportunities for enhancement of the historic environment.
16. Natural Resources and Waste Management	?	The impact upon the objective is uncertain.	Ensure new infrastructure seeks to minimise the use of raw materials and promotes sustainable design.

SUMMARY TABLE

Topic Area 13: 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
Option A - Policy sets out key infrastructure requirements and sets out funding mechanisms for key infrastructure	+	+	+	?	++	?	++	++	?	?	+	+	++	?	+	?

CONCLUSIONS

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.

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.

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.

Objective 7 was also a major positive due to the benefits to community facilities and educational facilities which help to support social inclusion.

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.

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.

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.

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.

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.

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix E: Reasonable Alternative Sites in Arnold

May 2026

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Gedling Borough Council

Introduction

Appendix E contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Arnold.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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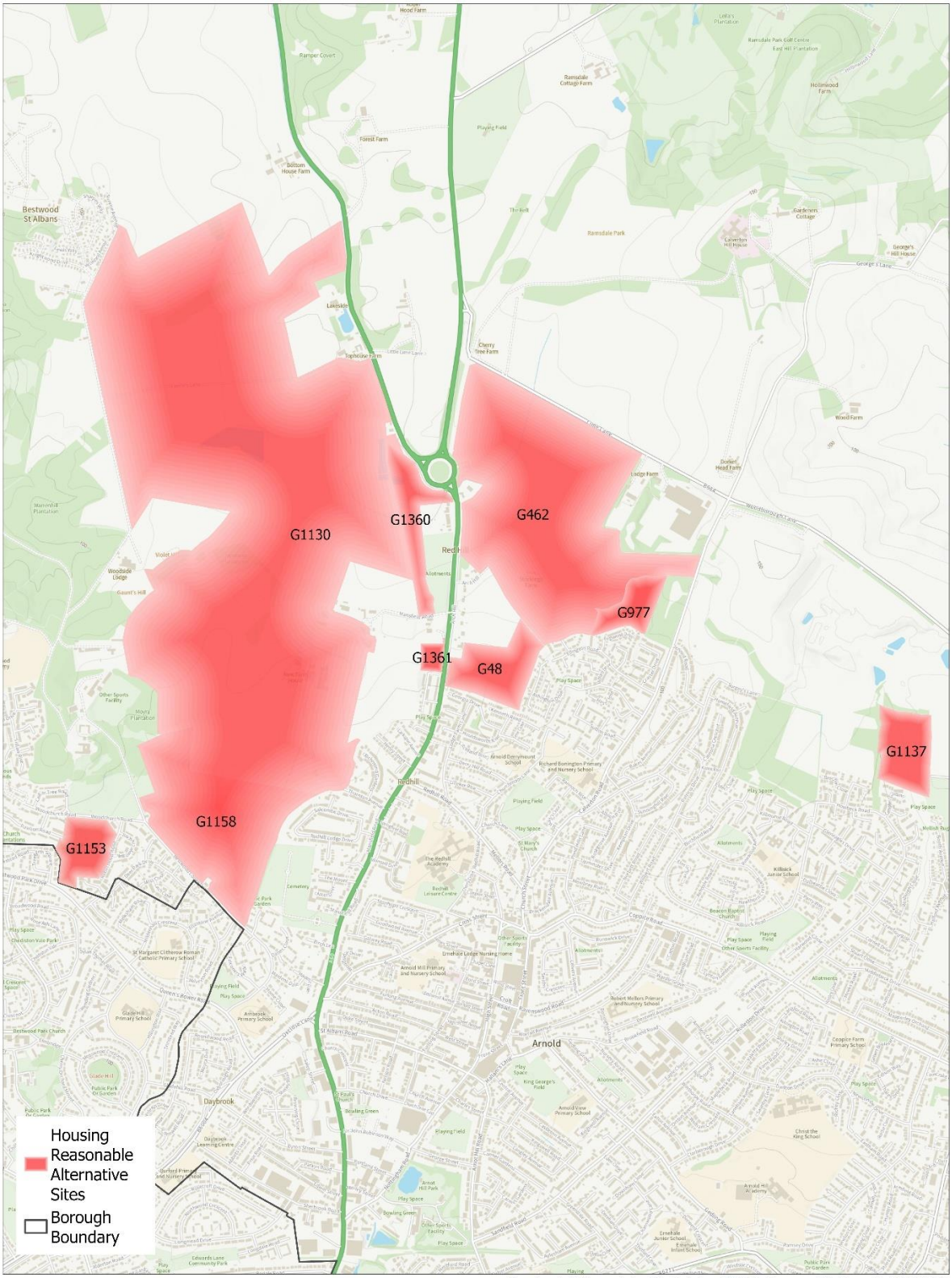
Map of Reasonable Alternative Sites in Arnold



Gedling Borough Council

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

Arnold

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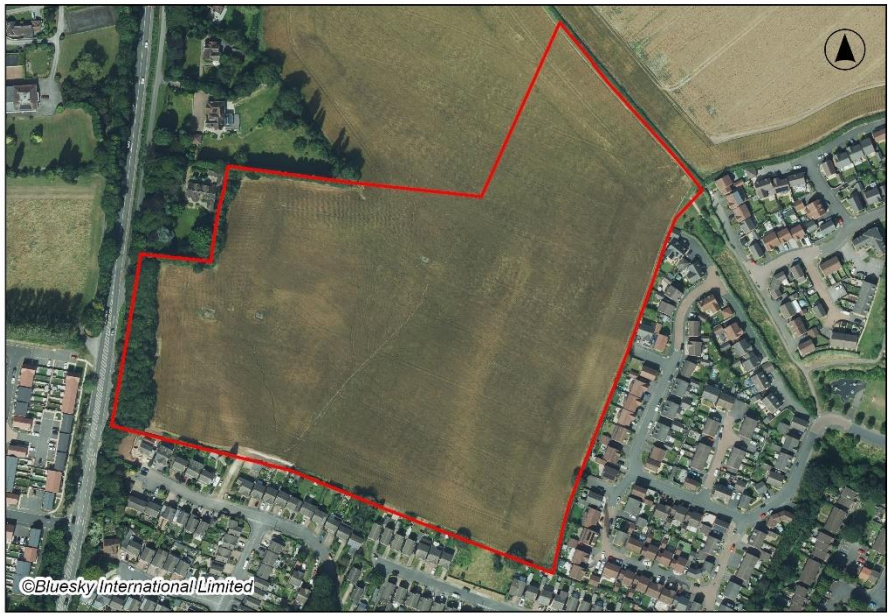
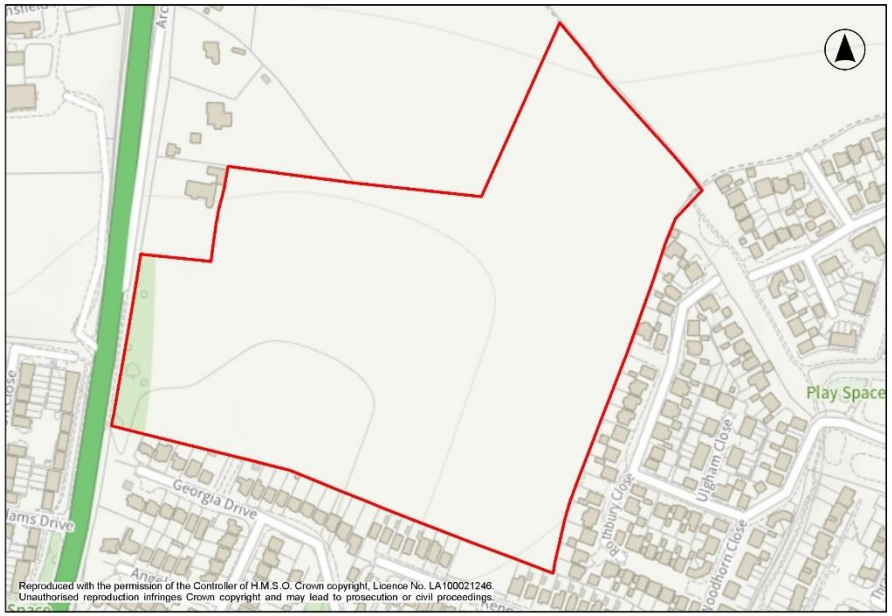
G48 Lodge Farm Lane, Arnold

Factors	Details
SHLAA reference	G48 (H5)
Size	7.31 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 148 (based on planning permission 2018/0387)
Existing Use	Agricultural land

Satellite image	Map
	

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 site is an existing housing allocation (site H5) for 150 homes in the Part 2 Local Plan (Local Planning Document) and has resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries (i.e. 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 which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walk 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area). It is noted the 10% most deprived area is to the east of Calverton Road.	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the south and east. There are bus stops on Mansfield Road and Calverton Road within a 5-minute (400 metres) walk 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. 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. 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. 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.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.05 ha), medium risk of flooding from surface water (0.06 ha) and low risk of flooding from surface water (0.19 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. 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.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

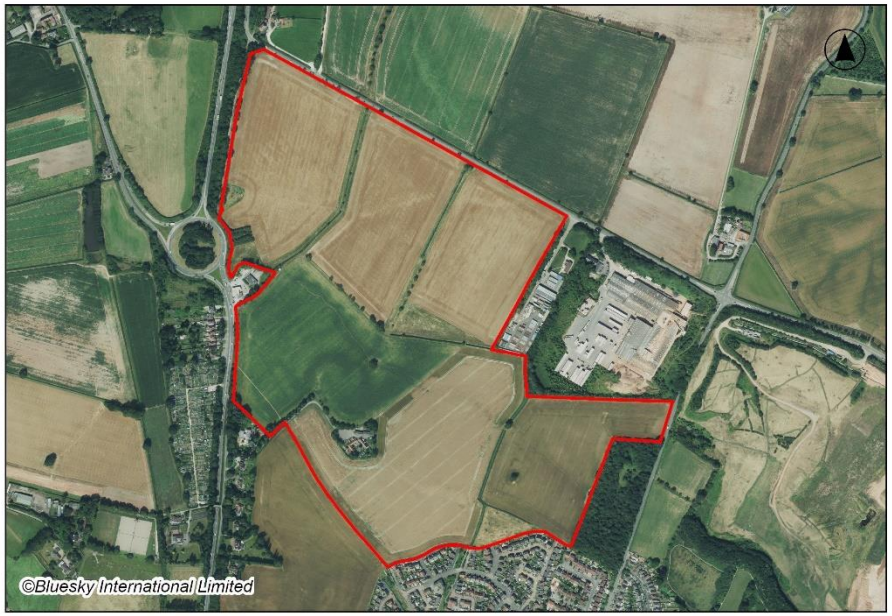
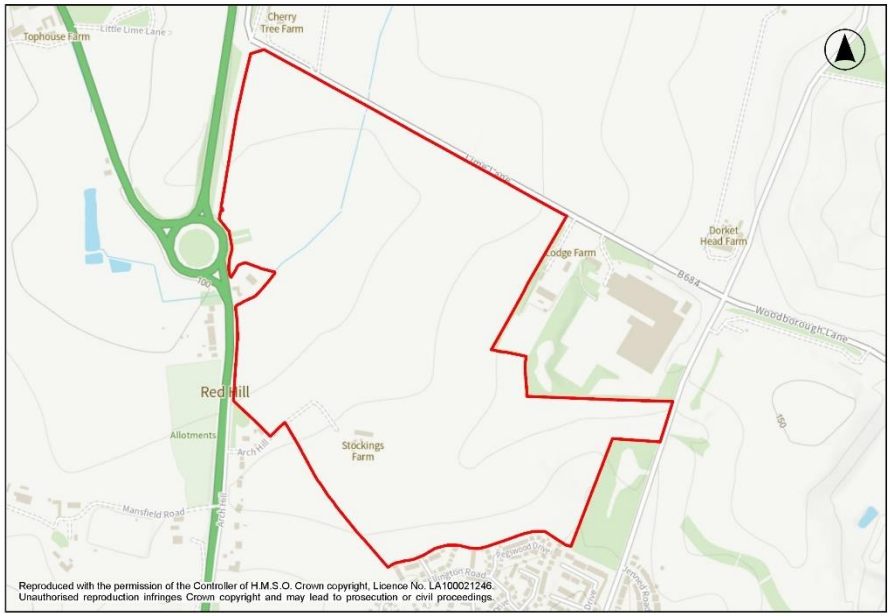
SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	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'. The Gedling Landscape and Visual Analysis (2025) states the site is located on arable farmland, abutting the northern settlement edge of Arnold, with residential properties backing onto the south and east boundaries. The site is visually contained by landform and built form. The value of the landscape in the study area is considered to be low, due to the partially intact agricultural landscape with localised human intrusions forming the setting to the existing settlement edge. There is low landscape susceptibility to the proposed development type given that it would form an extension of the existing settlement edge within the existing field structure. There is low visual value and a high visual susceptibility due to the localised screening by landform and number of nearby receptors with views of the site. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate the type of development with appropriate mitigation.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention and enhancement of field boundary vegetation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	As a result of the relative distance and local topography, there are no direct visual associations between the site and the heritage assets, and the development site does not encroach into the open rural setting that the Bestwood Pumping Station currently enjoys. It is therefore considered that the development site will not harm the setting or overall significance of the Listed Buildings or its historic Park & Garden. Archaeology Considered **high** potential for pre-historic and medieval archaeology.	Archaeology - Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary. The results of the assessments should inform design and layout to avoid impact to significant archaeological remains where identified and for the production of an outline Archaeological Mitigation Strategy (AMS). Likely significant archaeology within the site boundary. This can be appropriately managed with sound assessment informing design and mitigation areas.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3b (4.03 ha) agricultural land with the remainder of the site containing grade 3a (2.62 ha) and grade 2 (0.6 ha). Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Ensure development avoids and/or minimises the loss of areas that are classified as very good (grade 2) and good (grade 3a) agricultural land.

G462 Land off Lodge Farm Lane, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G462
Size	58.37 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 991 (promoted by agent)
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 991 homes. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	The site is promoted for mixed use development comprising land for employment purposes and the proposed employment development would provide over 50 new jobs. It is not known whether local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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 is promoted for mixed use development comprising land for housing and employment purposes. 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.	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 proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries (i.e. 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 which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walk 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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 are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area). It is noted the 10% most deprived area is to the east of Calverton Road.	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the south. 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. 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. 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. The Pronto, SA Sherwood Arrow and The Calverton bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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.	

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

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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone 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).

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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site falls within EA Flood Zones 2 (0.82 ha) and 3 (0.19 ha). 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 (0.89 ha), medium risk of flooding from surface water (1.37 ha) and low risk of flooding from surface water (3.27 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Site adjoins Calverton Road Local Nature Reserve and trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. 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.	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.

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?	--	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'. The Gedling Landscape and Visual Analysis (2025) states this is a large site located on rolling arable farmland to the north of Arnold, with a small residential edge to the south. There are long views across the site from surrounding public rights of way and roads. The value of the landscape in the study area is considered to be medium due to nearby features of natural and cultural heritage and rural qualities with some localised intrusions. There is high landscape susceptibility to the proposed development type due to the large extension, resulting in urban sprawl over the ridgeline. There is medium visual value and high visual susceptibility associated with the number and variety of receptors and visibility of the site in long views. Overall, the landscape and visual sensitivity is high. The site has limited ability to accommodate the type of development, with the north of the site not suitable for development in landscape and visual terms.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. It is recommended that any development is therefore limited to the southern part of the site, including new boundary planting along the northern boundary to limit/prevent development appearing over the ridgeline.

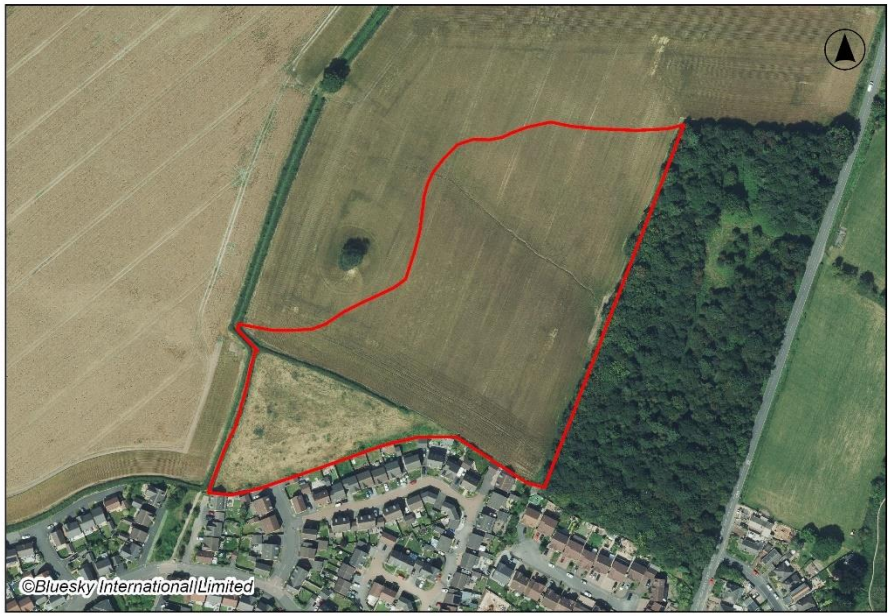
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	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 Cockpit Hill. Bestwood Pumping Station and associated heritage assets including its Park and 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. Archaeology - considered high potential for medieval and post-medieval archaeology; moderate potential for pre-historic, Iron Age and Roman archaeology.	No mitigation required for heritage assets. Archaeology - Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary. Setting assessment for the SMs will also be necessary. The results should inform design and layout to avoid impact and for the production of an outline Archaeological Mitigation Strategy (AMS).

16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 3 agricultural land including grades 3a and 3b with no further detail on the size of each grade. Development on site would likely increase household and commercial waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) only a small part of the north-eastern corner falls within an area safeguarded for mineral extraction. Potential development in this part would sterilise existing mineral resources. 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, and that part of the site is being restored to agricultural land through a landfill scheme whilst the remainder of the site will be restored to agricultural land and woodland at a lower ground level. The existing brick pit is located to the north of Arnold, ten kilometres from Nottingham. Clay from the pit is supplied directly to the brick works adjacent with permitted reserves expected to be sufficient until 2033. Part of the site is being	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

			restored to agricultural land through a landfill scheme whilst the remainder of the site will be restored to agricultural land and woodland at a lower ground level	

G977 Extension to Stockings Farm, Lodge Farm Lane, Arnold

Factors	Details
SHLAA reference	G977
Size	3.72 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 119 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 119 based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries (i.e. Highcroft Surgery, Arnold Health Centre and Stenhouse Medical Centre) in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is adjacent to Calverton Road protected open space and within a 5-minute (400 metres) walk of several protected open spaces and Hobbucks 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area). It is noted the 10% most deprived area is to the east of Calverton Road.	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the south. There are bus stops on Calverton Road for 'the Calverton' bus service (run by Trentbarton) which runs from Nottingham to Calverton. It is a regular and frequent (up to every 15 minutes) bus. 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. There are several employment areas within 30 minutes travel time by public transport and cycling including Sherbrook Road and Portland Street in Daybrook, Brookfield Road, Salop Street, Catton Road and Rolleston Drive in Arnold. The Calverton bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 and Calverton Road towards Arnold and 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.07 ha), medium risk of flooding from surface water (0.10 ha) and low risk of flooding from surface water (0.19 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site adjoins a protected open space. 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.	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.

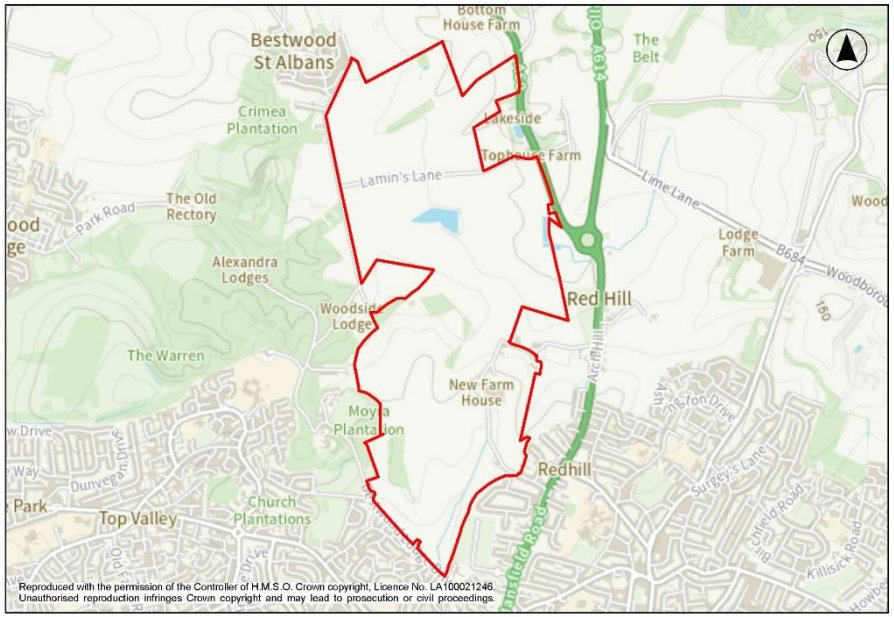
SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	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'. The Gedling Landscape and Visual Analysis (2025) states the site is located on arable farmland, abutting the northern settlement edge of Arnold, with residential properties backing onto the southern boundary. The site is visually contained by woodland, landform and built form. The value of the landscape in the study area is considered to be low due to limited features of note and local detractors. There is low susceptibility to the proposed development type given that it would form a small extension to the settlement, contained by the ridgeline. There is low visual value and medium visual susceptibility associated with the study area due to limited indicators of value and nearby receptors. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate the type of development with appropriate mitigation.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Planting of new vegetation along the northern boundary to provide a buffer to the surrounding countryside.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on heritage assets. Archaeology - no known archaeology within site boundary and moderate to low potential for medieval and post-medieval archaeology; moderate to low potential for pre-historic archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage. Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3 (3.4 ha) agricultural land (including grade 3a (1.57 ha) and grade 3b (2.07 ha)) with the remainder of the site containing grade 2 (0.32 ha) and not surveyed (0.08 ha). Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Ensure development avoids and/or minimises the loss of areas that are classified as very good (grade 2) and good (grade 3a) agricultural land.

G1130 Land at New Farm, Redhill, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G1130
Size	213.55 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of up to 2,800 (promoted by agent)
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is up to 2,800 homes. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	+	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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 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.	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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries Arnold Health Centre Highcroft Surgery, Stenhouse Medical 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 which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walking distance of several protected open spaces including allotments. 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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 St. Margaret Clitherow School, Arnbrook Primary School, The Redhill Academy, Richard Bonington Primary and Nursery School and Arnold Mill Primary School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within a deprived area (30% most deprived area); however, it adjoins a deprived area (10% most deprived area) to the south.	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the north-west. There are bus stops on Mansfield Road for the following bus services Pronto which runs from Nottingham to Chesterfield via Mansfield and SA Sherwood Arrow which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto). 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. The above bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site falls within EA Flood Zones 2 (0.66 ha) and 3 (1.39 ha). 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 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. The site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site. A reduction in the site area would further reduce flood risk associated with the site.

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is adjacent to Bestwood Country Park Protected Open Space and Local Wildlife Site, and Bestwood Sand Quarry Local Wildlife Site to the south-west, and Leapool Arch Hill (Protected Open Space) to the south-east. Site contains trees protected by Tree Preservation Orders (along the southern edge). Site is adjacent to trees protected by Tree Preservation Orders. 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.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

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?	--	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'. The Gedling Landscape and Visual Analysis (2025) states this is a large site located on undulating arable farmland with scattered trees and copses, to the north of Redhill. The southern edge of the site abuts the existing settlement, with the site extending across the farmland to Killarney Park (retirement park). The site is visually open, with long distance views from the north. The value of the landscape in the study area is considered to be medium due to natural, cultural and recreational features and localised sense of tranquillity and rural qualities. There is high landscape susceptibility to the proposed development	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. It is recommended that this development is limited to the southern part of the site in line with existing nearby settlement, contained by existing woodland and tree vegetation and incorporating new planting and open space.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			type due to the large extension over the ridgeline across the rural landscape. There is medium visual value and high visual susceptibility associated with the local indicators of value including public rights of way and country park and number of receptors. Overall, the landscape and visual sensitivity is high. The site has limited ability to accommodate the type of development, with the north of the site and the far south-west not suitable for development in landscape and visual terms.	

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The 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 major harm to the setting of the Grade II* Listed Building and Grade II Registered Park and Garden. 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. Archaeology - considered high potential for significant Neolithic and other pre-historic archaeology. moderate medieval and post-medieval archaeology.	Heritage assets - lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge. Bestwood 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 retain a verdant outlook in the surroundings around the assets. Archaeology - minimum requirement for Desk-Based Assessment

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				(DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary. The results of the assessments should inform design and layout to avoid impact to significant archaeological remains where identified and for the production of an outline Archaeological Mitigation Strategy (AMS). Likely complex and significant archaeology within the site boundary. This can be appropriately managed with sound assessment informing design and mitigation areas.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 (60.2 ha), grade 3 (153.2 ha including grades 3a and 3b with no further detail on the size of each grade), 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. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	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.

G1137 Land at Mapperley Plains, Arnold

Factors	Details
SHLAA reference	G1137
Size	6.13 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 196 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map

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 of the site is 196 homes based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries including Arnold Health Centre, Highcroft Surgery and Stenhouse Medical Centre. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. There are frequent and regular bus services (number 58 and 59) from the site to Arnold town centre. The site is within a 5-minute (400 metres) walk of a protected open space (Henry Mellish Rugby Club) and Hobbucks 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold Leisure Centre, Redhill Leisure Centre, 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 Killisick Junior School, the Redhill Academy, Pinewood Infant School and Foundation Unit, and Richard Bonington Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within a deprived area (30% most deprived area); however, it adjoins a deprived area (10% most deprived area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the south. There are bus stops on Gleneagles Drive and Killisick Road for frequent (up to 15 minutes) and regular bus services (i.e. number 58 and 59) which run from Nottingham city centre to Arnold and Killisick respectively, connecting the site to Arnold town centre. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, library, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. There are several employment areas within 30 minutes travel time by public transport including Catton Road, Brookfield Road and Rolleston Drive employment areas in Arnold	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.06 ha), medium risk of flooding from surface water (0.07 ha) and low risk of flooding from surface water (0.14 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. The site is adjacent to a designated open space (Henry Mellish Rugby Club) and located within a 5-minute (400 metres) walk of Hobbucks Local Nature Reserve. 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.	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.

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?	-	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'. The Gedling Landscape and Visual Analysis (2025) states the site is located on sloping pastoral farmland to the northern settlement edge of Arnold, within a single field that abuts residential properties to the south. Due to the location on elevated landform, there are some long views towards the site. The value of the landscape in the study area is considered to be medium due to nearby habitats and intact landscape features contributing to the green network, with some sense of tranquillity contrasting with localised detractors. There is medium landscape susceptibility to the proposed development type whereby it would result in loss of vegetation cover and perceived tranquillity. There is low visual value and medium visual susceptibility associated with the study area due to few views and number of nearby receptors associated with the settlement edge. Overall, the landscape and visual sensitivity is medium. The site is	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention of the woodland belts to the west and east and existing robust field boundary vegetation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			able to accommodate the type of development with appropriate mitigation.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No known designated and/or non-designated heritage assets within or adjacent to the site. No impact as no heritage assets or their setting is likely to be affected. Archaeology - no known archaeology within site boundary. Considered moderate potential for pre-historic archaeology.	Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	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. Development on site would likely increase household and commercial waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1153 Woodchurch Road, Arnold

Factors	Details
SHLAA reference	G1153
Size	4.71 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 150 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Playing Pitch (Outdoor Recreation)

Satellite image	Map

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 of the site is 150 based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides 50+ houses within the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Arnold). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	?	The nearest GP surgery (The Practice Nirmala) and pharmacy (Bestwood Pharmacy) are within 30 minutes travel time by public transport, walking and cycling. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Arnold). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There is a direct bus service (number 79A/79) to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is in close proximity to Bestwood Country Park and adjoins Bestwood Lodge Drive Estate (protected open space) to the south. The current use of the site is outdoor recreation (playing pitch), so development on site would result in a loss of a recreational area or accessible blue-green infrastructure. The site qualifies to be considered minor positive (+) as it has access to health facilities within 30 minutes travel time and falls within 5 minutes (400 metres) walking distance of a recreational area. However, it also results in the loss of recreational area,	Ensure development enhances connections into nearby recreational areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			therefore the site has been marked as uncertain.	
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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Arnold). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold town centre has a leisure and community centre, library, post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. There are two schools (St. Margaret Clitherow School and Glade Hill Primary and Nursery School) within a 10-minute (800 metres) walking distance. Bestwood has Additional school provision (i.e. Southglade Primary & Nursery School and Robin Hood Primary School) conveniently located within 30 minutes travel time by public transport and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site adjoins a deprived area (20% most deprived area).	Ensure access to community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Bestwood to the north. There are bus stops on Bestwood Park Drive for the bus services number 79, 79A, 79B, 88 and 89. Bus 79/79A/79B run between Nottingham city centre and Arnold, connecting the site to Arnold town centre. Number 88 and 89 connect the site to Bestwood settlement and Nottingham city centre. The site is within 30 minutes travel time by public transport, walking and cycling to a post office, leisure centre, community centre, library, school, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Bewcastle Road Bestwood Park designated employment site is well-situated for the site. Additionally, Salop Street, Sherbrook Road and Portland Street employment sites are within 30 minutes travel time by public transport, walking and cycling from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Bestwood Park Drive towards Nottingham and Arnold.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 medium risk of flooding from surface water (less than 0.01 ha) and low risk of flooding from surface water (less than 0.01 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site is designated open space and in close proximity but not within or adjacent to a designated site of nature conservation interest. The current use of the site is outdoor recreation, so development on the site would lead to a loss of open space. Site contains trees protected by Tree Preservation Orders. 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.	Development would have a severe impact which could not be mitigated. Protect and enhance green infrastructure provision. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Gedling Landscape and Visual Analysis (2025) states the site comprises a protected open space set within residential	Ensure development proposals are supported by

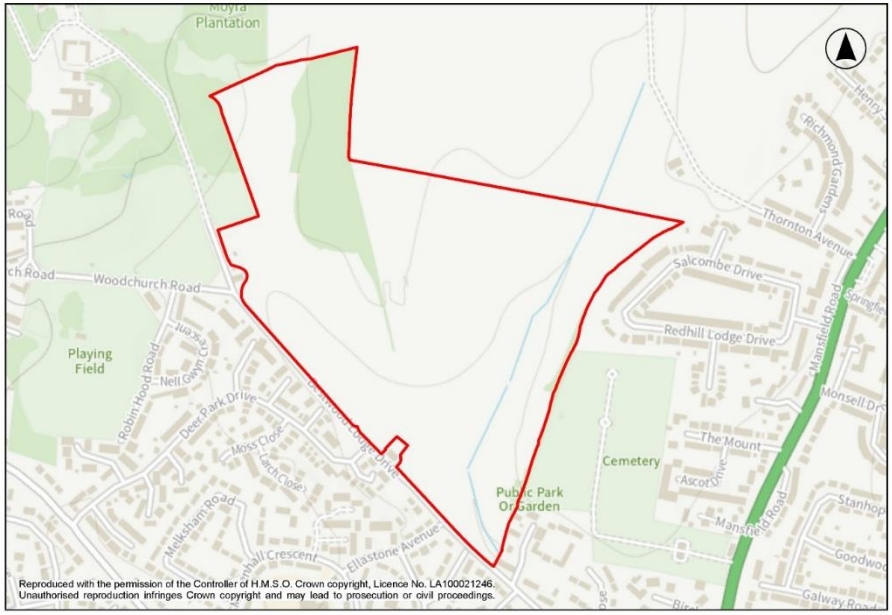
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		properties on the north edge of Arnold, to the south of Bestwood Lodge. The site is visually enclosed by residential built form and vegetation. The value of the landscape within the study area is considered to be medium due to features of natural, cultural and recreational value including Bestwood Country Park and contribution to a local strong green network. There is medium landscape susceptibility to the proposed development type where it would comprise infill of the urban edge, resulting in loss of open, recreational space. There is medium visual value and susceptibility associated with indicators of value and recreational facilities and the number of residents with views of the existing open space. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate some development with a robust mitigation strategy.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain existing vegetation around the north and west, within a substantial buffer along the northern and western site edges where development would be inappropriate in landscape and visual terms to – this area can incorporate public open space.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Moderate impact - there would be a degree of harm to the setting of Grade II Bestwood Lodge (Listed Building) as the approach along Bestwood Lodge Drive and Woodchurch Road would be urbanised and the parkland it was created for would be physically eroded. The wider setting of Bestwood Lodge Hotel would be harmed by the incremental loss of historic parkland. Direct harm and loss to the potential NDHA that is the parkland to Bestwood Lodge Hotel. Archaeology - considered moderate to low potential for pre-historic archaeology. Potentially low to negligible potential for any surviving remains due to existing ground disturbance.	Heritage assets – None: only full avoidance can prevent harm. Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage The DBA should include evidence of existing ground disturbance to determine potential for surviving remains. Further work, if necessary, at application, may include field walking (to capture potential)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Site is currently leisure use so no loss of agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	No mitigation required.

G1158 Red Hill Farm, Bestwood Lodge Drive, Arnold

Factors	Details
SHLAA reference	G1158
Size	24.07 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of up to 770 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 770 homes based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries Arnold Health Centre Highcroft Surgery, Stenhouse Medical 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 which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walking distance of several protected open spaces including allotments. 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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 St. Margaret Clitherow School, Arnbrook Primary School, The Redhill Academy, Richard Bonington Primary and Nursery School and Arnold Mill Primary School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within a deprived area (30% most deprived area); however, it adjoins a deprived area (10% most deprived area) to the south.	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the north-west. There are bus stops on Mansfield Road for the following bus services Pronto which runs from Nottingham to Chesterfield via Mansfield and SA Sherwood Arrow which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto). 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. The above bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site falls within EA Flood Zones 2 (0.42 ha) and 3 (0.45 ha). Part of site fall within area of high risk of flooding from surface water (0.19 ha), medium risk of flooding from surface water (0.02 ha) and low risk of flooding from surface water (0.04 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. 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. The site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site. A reduction in the site area would further reduce flood risk associated with the site.

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is in close proximity to Bestwood Country Park Protected Open Space and Local Wildlife Site to the west. Site contains trees protected by Tree Preservation Orders (along the southern edge). Site is adjacent to trees protected by Tree Preservation Orders. 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.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

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?	--	The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Killarney Park Wooded Farmlands (S PZ 2) and a small portion of the site lies within Bestwood Wooded Farmlands (S PZ 41). For the Killarney Park Wooded Farmlands (S PZ 2) the landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. For the Bestwood Wooded Farmlands (S PZ 41) the landscape condition is moderate and the character strength of the area is low. The overall landscape strategy is to 'create and reinforce'. The Gedling Landscape and Visual Analysis (2025) states the site is located on undulating arable farmland and woodland abutting the settlement edge of Arnold and Redhill. The site has an open visual character, with long distance visibility limited by landform. The value of the landscape within the study area is considered to be medium due to cultural and recreational features, intact landscape features and localised sense of tranquillity and rural qualities with some localised detractors. There is medium landscape susceptibility to the proposed development type where it would extend the urban edge	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention of woodland. A landscape buffer would be required in the west of the site where development is not suitable in landscape and visual terms; this area can include public open space

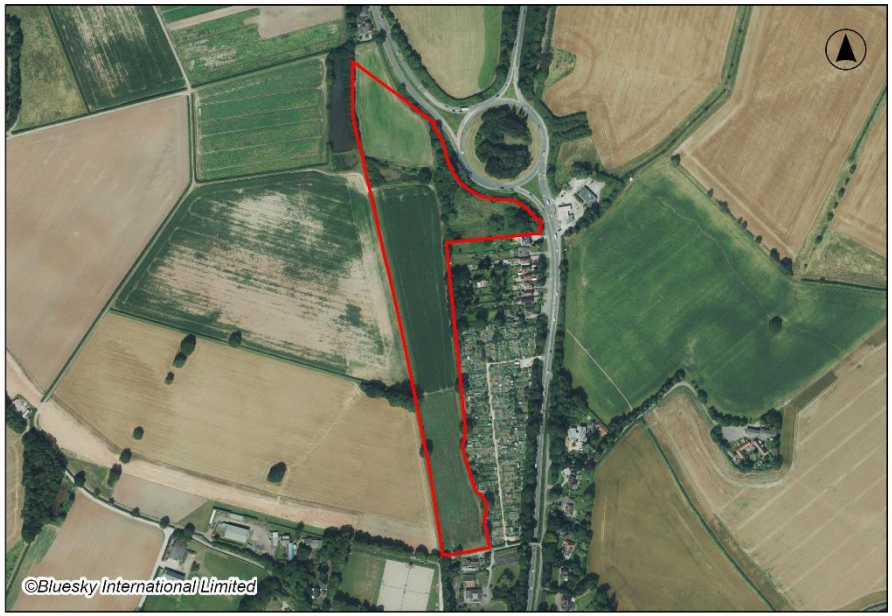
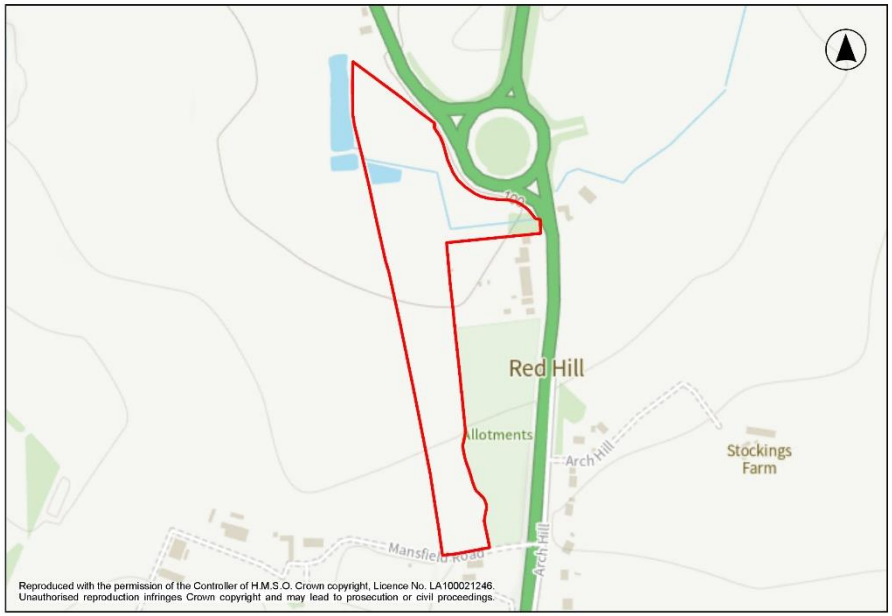
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			into the countryside and result in loss of hedgerows and woodland. There is low visual value and medium visual susceptibility associated with indicators of value including Bestwood Country Park and number of receptors with views of the urban edge. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development in the eastern part of the site, with a robust mitigation strategy.	

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	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. Archaeology - considered moderate potential for significant Neolithic and other pre-historic archaeology. moderate medieval and post-medieval archaeology.	Heritage assets - Lower density development and reduced site area to omit the former Historic Parkland and provide a suitable buffer to this area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge. Archaeology - Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary. The results of the assessments should inform design and layout to avoid impact to significant archaeological remains where identified and for the production of an

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				outline Archaeological Mitigation Strategy (AMS).
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3 (23.99 ha) agricultural land including grades 3a and 3b with no further detail on the size of each grade Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	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. Ensure development avoids and/or minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1360 Land adjoining Leapool Island, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G1360
Size	5.90 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 188 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 188 homes based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site is loosely adjacent to the main built-up area of Nottingham and provides at least 50 houses.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries (i.e. 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 which has a wide range of health facilities including a dentist, optician and pharmacy. There are frequent and regular bus services (Pronto Bus Stagecoach and the Sherwood Arrow) from the site to Arnold and Nottingham City Centre. The nearest bus stop is conveniently located on the edge of the site on Mansfield Road. The site is adjacent to a designated open space (Leapool Allotments, Arch Hill), which serves as an outdoor recreational area. 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the north. The nearest bus stop is conveniently located on the edge of the site, on Mansfield Road, for the following bus services: Pronto which runs from Nottingham to Chesterfield via Mansfield, and SA Sherwood Arrow which runs from Nottingham to New Ollerton. 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. There are several employment areas within 30 minutes travel time by public transport and cycling including Sherbrook Road and Portland Street in Daybrook, Brookfield Road, Salop Street, Catton Road and Rolleston Drive in Arnold. The Pronto and SA Sherwood Arrow bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site partly falls within EA Flood Zones 2 (0.02 ha) and 3 (0.64 ha). 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 fall within area of high risk of flooding from surface water (0.33 ha), medium risk of flooding from surface water (0.52 ha) and low risk of flooding from surface water (1.44 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. The site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site. A reduction in the site area would further reduce flood risk associated with the site.

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is adjacent to Leapool Allotments, Arch Hill (Protected Open Space) to the west. 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.	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.

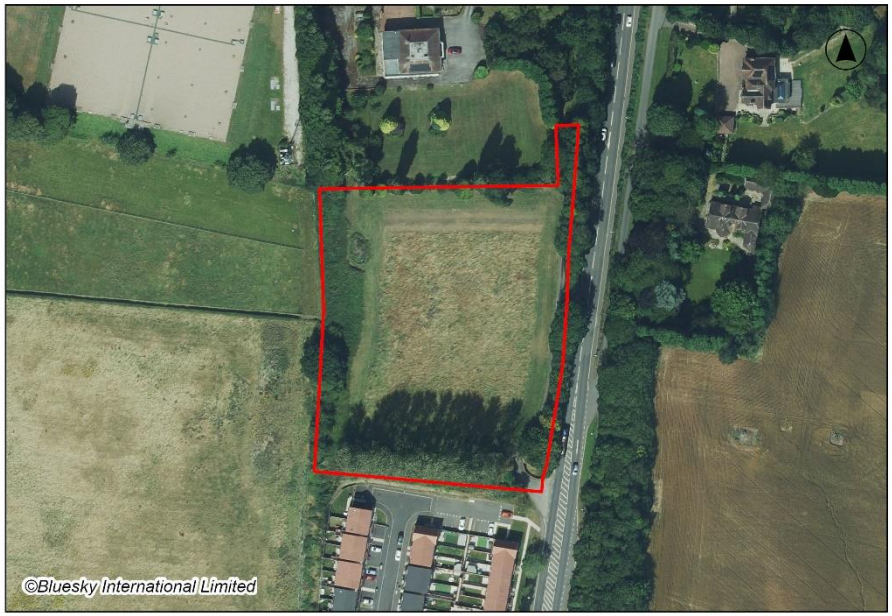
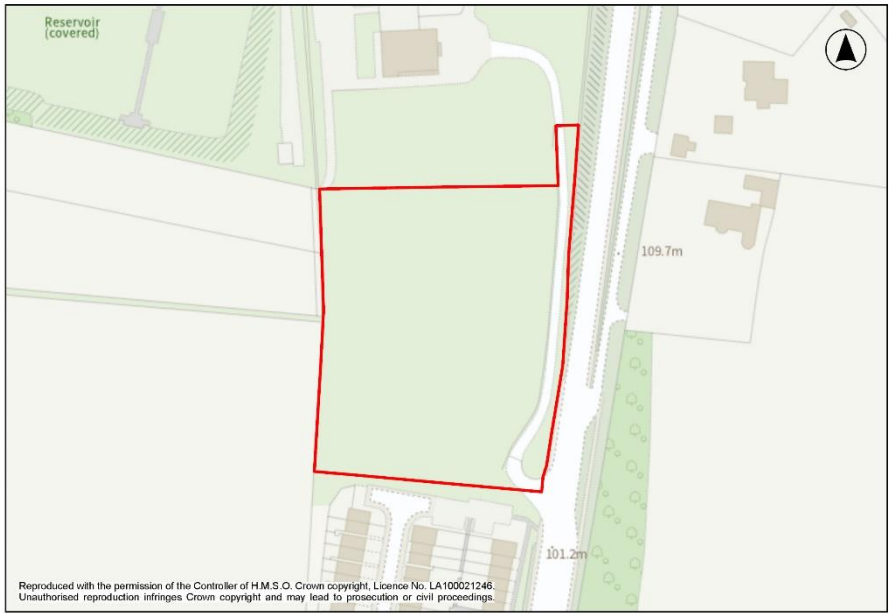
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) identifies the site as partly within the Papplewick Wooded Estatelands (S PZ 3), with the remainder lying 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'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform, forming the edge of arable farmland to the west of the A60, north of Arnold. The site is largely visually screened by boundary vegetation. The value of the landscape within the study area is considered to be low due to some local cultural features, limited recreational resource and scenic value with intrusion from the nearby A60. There is high landscape susceptibility due to the loss of landscape features and separation of the site from the existing conurbation to the south. There is medium visual value and	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. A landscape buffer should be retained in the north of the site, including retention and enhancements to vegetation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			susceptibility associated with nearby designated features, screened views and nearby receptor groups. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate some development in the southern part of the site, behind the existing allotments and residential properties.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Bestwood Pumping Station and associated heritage assets including its Park and Garden are located approx. 500 m to the north-west. Due to distance and terrain no heritage assets or their settings will be affected Archaeology - No known archaeology within site boundary. Lies adjacent to Bestwood Park on SW boundary. Considered **moderate** potential for pre-historic and medieval archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage. Further work, if necessary, at application, may include field walking (to capture potential associated with flint scatters), and trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 2 (5.0 ha) agricultural land with the remainder of the site containing grade 3 (0.9 ha) including grades 3a and 3b with no further detail on the size of each grade. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	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.

G1361 New Manor, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G1361
Size	1.01 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 28 based on 28 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Vacant Land (Paddock / Previously Developed)

Satellite image	Map
	

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 of the site is 28 homes in accordance with the SHLAA Methodology. The site is loosely adjacent to the main built-up area of Nottingham and provides at least 50 houses in conjunction with adjoining site which is LPD allocation X3.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 are doctor's surgeries (i.e. 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 which has a wide range of health facilities including a dentist, optician and pharmacy. There are frequent and regular bus services (Pronto Bus Stagecoach and the Sherwood Arrow) from the site to Arnold and Nottingham City Centre. The nearest bus stop is located on Mansfield Road, approximately 400 metres from the site. The site lies in close proximity to a designated area of open space (Leapool Allotments, Arch Hill) with a tennis court and associated structures situated in between. Leapool Allotments serves as an outdoor recreational area. The current use of the site is vacant land with a previous use as a paddock, and it is now considered brownfield 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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk 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. The current use of the site is vacant land, and it is now considered brownfield, so development on site would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the north. The nearest bus stop is located on Mansfield Road, approximately 400 metres from the site, for the following bus services: Pronto which runs from Nottingham to Chesterfield via Mansfield, and SA Sherwood Arrow which runs from Nottingham to New Ollerton. 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. There are several employment areas within 30 minutes travel time by public transport and cycling including Sherbrook Road and Portland Street in Daybrook, Brookfield Road, Salop Street, Catton Road and Rolleston Drive in Arnold. The Pronto and SA Sherwood Arrow bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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 on previously developed land/brownfield land loosely adjoining the main built-up area.	No mitigation required.

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

SA objectives	Site criteria questions	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 (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. The site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site. A reduction in the site area would further reduce flood risk associated with the site.

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	+	It is expected that the site would meet the biodiversity net gain requirements. Development on site would provide 10% open space on existing brownfield land. Site lies in close proximity to Leapool Allotments, Arch Hill (Protected Open Space) with a tennis court and associated structures situated in between. A covered reservoir is located to the north-west of the site, adjoining its north-western corner. It is a man-made, enclosed water storage structure, typically used for storing treated drinking water, with a roof protecting the water from contamination, evaporation, and external elements. The reservoir is surrounded by trees protected by TPOs. The current use of the site is vacant land with a previous use as a paddock, and it is now considered brownfield land, so there would not be a loss of open space.	Requirement for at least 10% biodiversity net gain. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

SA objectives	Site criteria questions	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?	-	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'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform, comprising a single pastoral field between clustered residential properties to the south and single large dwelling to the north, on the A60. The site is largely visually contained by boundary vegetation. The value of the landscape within the study area is considered to be low due to limited features of interest and proximity to the A60. There is low landscape susceptibility to the proposed development type where it would form a small extension to the urban edge, in line with existing settlement / allocations. There is low visual value and medium visual susceptibility associated with no identified indicators of value and nearby residential receptors with views of existing housing. Overall, the landscape and visual sensitivity is low. The site is able to accommodate development, with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention and enhancement of boundary vegetation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No effect on heritage assets. Archaeology - No known archaeology within site boundary. Considered **moderate** potential for pre-historic and medieval archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage. Further work, if necessary, at application, may include field walking (to capture potential associated with flint scatters), and trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	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.

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix F: Reasonable Alternative Sites in Carlton

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix F contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Carlton.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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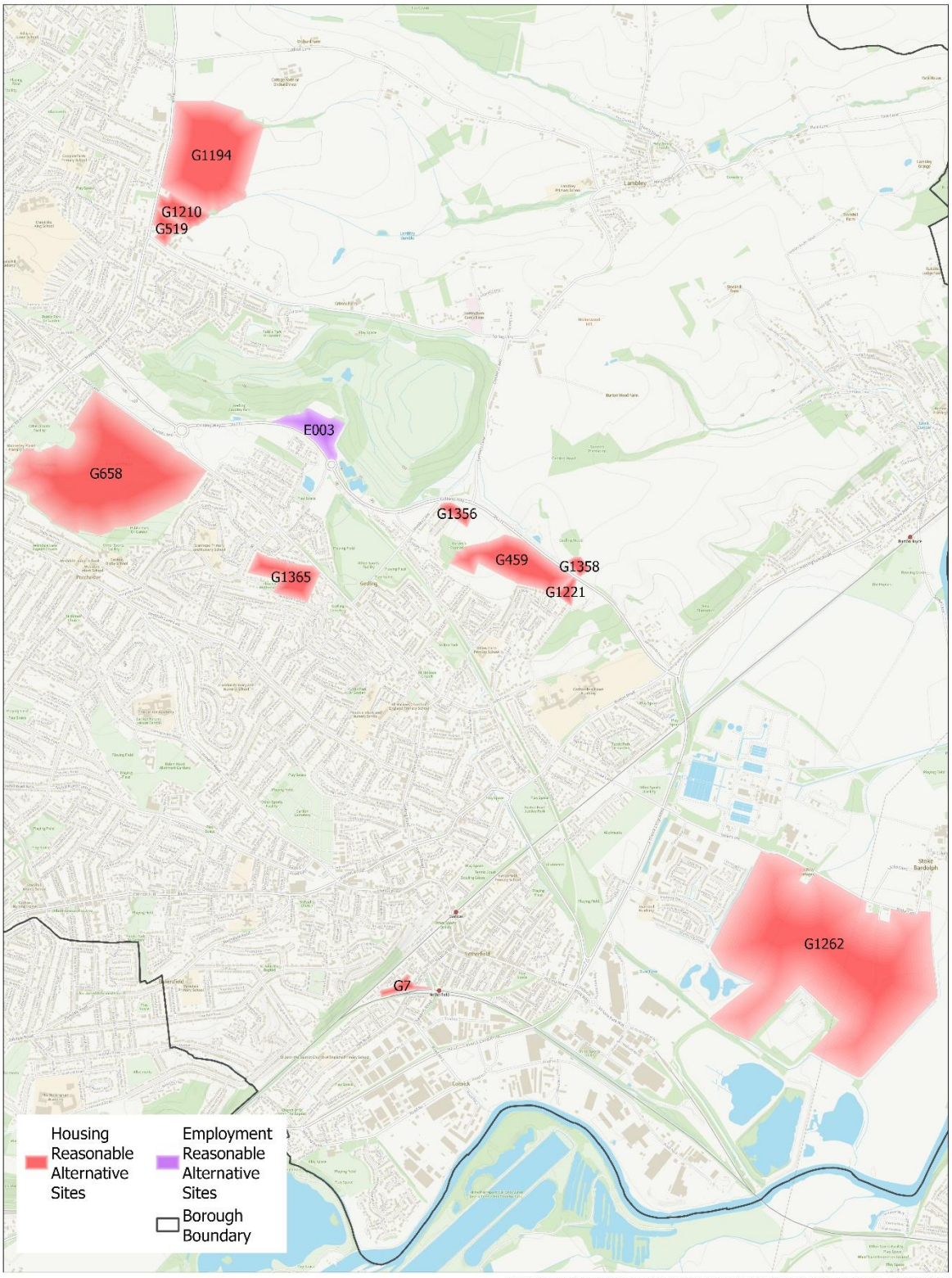
Map of Reasonable Alternative Sites in Carlton



Gedling Borough Council

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

Carlton

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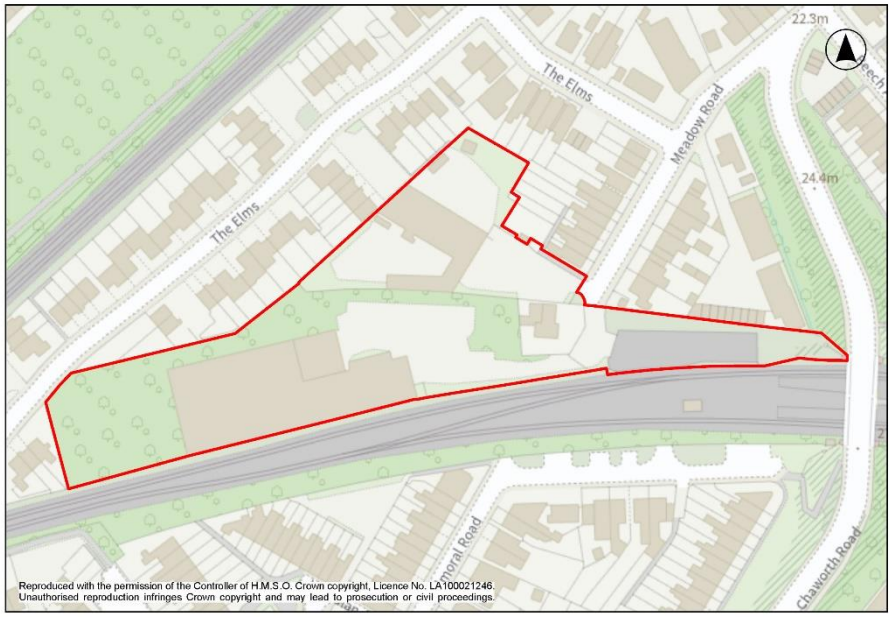
0 0.38 0.75 1.5 Kilometres

G7 Meadow Road Industrial Site

Factors	Details
SHLAA reference	G7
Size	1.18 ha
No of dwellings/ estimated employment floorspace	40 dwellings (planning permission pending)
Existing Use	Industrial units

Satellite image	Map
	

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?	0	The dwelling capacity of the site is 40 homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	Development of housing will result in the loss of jobs. It is unknown the exact number of jobs but is estimated to be less than 50. It is not known whether a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	--	Development of housing will result in the loss of employment land on the whole site. It is not known whether educational buildings and mixed live-work units would be provided on site.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is within a 5-minute (400 metres) walking distance of the nearest shopping centre (Netherfield). There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgery in Netherfield (Netherfield Medical Centre - Trentside Medical Group) within a 5-minute (400 metres) walking distance. There are pharmacies (Peak Pharmacy Netherfield and Medina Chemist) within a 5-minute (400 metres) walking distance from the site. The site is within a 5-minute (400 metres) walking distance of the nearest shopping centre (Netherfield) which has health and well-being facilities including a dentist, optician, pharmacy and community centre. Although the site is close to Whimsey Park (Douglas Avenue), which is a Protected Open Space, it lacks pedestrian access. The current use of the site is industrial units, 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 areas 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
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 a 5 minute (400 metres) walk 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?	++	Netherfield Pre School is within a 5-minute (400 metres) walk of the site. However, there is no primary school within a 5-minute (400 metres) walking distance of the site. School provision is available within 30 minutes travel time by public transport, walking and cycling from the site including Rivendell Flying High Academy, Carlton le Willows Academy and Netherfield Primary School. St John The Baptist Primary School is located nearby, but the railway line forms a boundary separating it from the site. Netherfield local centre has community facilities including post office, community centre, leisure centre, supermarket and bank (ATM) within a 5-minute (400 metres) walk of the site. The current use of the site is industrial units, so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site is located in the main built-up area of Nottingham. Netherfield train station is within a 5-minute (400 metres) walk of the site. There are bus stops on Victoria Road, Meadow Road, Morris Street and Kenrick Street for the following bus services: N26, 44, 44A, 773. 774, 775. The bus service number 44/44A is a regular and frequent service (up to every 10 minutes) between the city centre and Gedling. Bus 774 is an orbital service route connecting Netherfield and Gedling which operates from Monday to Friday. However, this is not a frequent service and only operates between 7:20am and 5:20pm (every 2 hours). The site is within a 5-minute (400 metres) walk of a primary school, community centre, leisure centre, bank (ATM), dentist, pharmacy, optician GP surgery and shopping centre. There are employment areas within 30 minutes travel time by public transport, walking and cycling from the site (Colwick Business Park and Victoria Business Park). Colwick Business Park and Victoria Business Park are located within 30	Major public transport improvements. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			minutes travel time by public transport, walking and cycling of the site.	
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 on previously developed land/brownfield land within the main built-up area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Chaworth Road.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	--	The site falls within EA Flood Zone 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. The River Trent is approximately 900 metres away, with existing development situated between the river and the site. Part of site falls within area of medium risk of flooding from surface water (0.07 ha) and low risk of flooding from surface water (0.38 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within area susceptible to groundwater flooding.	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. 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	+	Development on site would provide 10% open space on existing brownfield land.	No mitigation required.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	?	The site comprises industrial units and is predominantly surrounded by residential development. Redevelopment has an	Ensure development is sensitively designed in keeping with the

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		unknown impact on the local landscape character. The site has accordingly been marked as uncertain.	existing scale and layout.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Direct loss of possible Non-Designated Heritage Assets within the allocation including a C19 hosiery factory (built between 1875 and 1899), with possibly purpose-built worker's housing outside, but directly adjacent to the allocation. Archaeology - considered moderate to low potential for early medieval and Roman archaeology, However existing ground disturbance from earlier construction activity results in a low potential for surviving archaeology within the site boundary.	Heritage and archaeological issues will be addressed through the planning application process.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	0	No impact as the site is not on best and most versatile land. Development on site would increase household waste per head. However, the amount of waste generated by the previous industrial use is not significantly lower than that of domestic waste. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction. However, due to location it is considered that the site would not sterilise existing mineral resources which can be viably extracted.	No mitigation required.

G459 Land off Lambley Lane

Factors	Details
SHLAA reference	G459
Size	10.8 ha
No of dwellings/ estimated employment floorspace	181 homes (promoted by agent)
Existing Use	Agricultural land

Satellite image	Map

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 of the site is 181 homes. The site provides 50+ houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site is not adjacent to but is in close proximity to Gedling Country Park. 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 areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank (ATM) within 30 minutes travel time by public transport, walking and cycling from the site. The closest school, Willow Farm Primary School is not within a 5-minute (400 metres) walk of the site, however, it is within a 10-minute (800 metres) walk. Additional school provision (i.e. All Hallows C of E Primary School, Phoenix Infant and Nursery School, Carlton le Willows Academy and Netherfield Primary School) is available within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Nottingham to the south. The nearest bus stop for a regular and frequent bus service is on Arnold Lane, located about a 10-minute walk from the site. Arnold Lane is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, within a 5-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site which fall within 30 minutes travel time by public transport and cycling.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.10 ha), medium risk of flooding from surface water (0.16 ha) and low risk of flooding from surface water (0.37 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Harveys Plantation Meadow, which is a designated Local Wildlife Site. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows, especially as further access is likely to be required from Grange View Road, Green's Farm Lane and Wood Lane. 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.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		(MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on undulating landform to the north of Carlton, comprising arable farmland, areas of rough grassland and roadside bund to the south of the A6211. Visibility of the site is varied, with some localised screening by provided vegetated boundaries and some longer, open views available from elevated locations. The value of the landscape within the study area is considered to be medium, due to many natural heritage and recreational features, cultural heritage and condition of landscape features. There is medium landscape susceptibility to the proposed development type, due to the increased perception of the urban edge on elevated landform. There is low visual value and medium visual susceptibility associated with high numbers of receptors associated with the settlement edge and longer views. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance boundary vegetation, keep development below the 75m contour line to limit visibility and incorporate a landscape buffer and green corridor along the public rights of way.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Gedling House is approximately 500 m to the south. Due to distance and terrain there would be no affect on this heritage asset or its setting. Archaeology - considered **moderate** potential for medieval archaeology, and **moderate** to **low** potential for pre-historic, Roman archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF at the application stage. Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 (10.80 ha) and the majority of the site is grade 3b (8.25 ha) agricultural land. In relation to the grade 3 portion of the site, no information has been given on whether it is best and most versatile land, i.e. grade 3a. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether the unassessed part is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G519 Mapperley Plains (358), Carlton

Factors	Details
SHLAA reference	G519
Size	1.97 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 63 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Residential

Satellite image	Map

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 of the site is 63 homes based on 32 dph in accordance with the SHLAA methodology The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of Arnold town centre or 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. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's 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. The site is within a 10-minute (800 metres) walking distance of Gedling Country Park. The existing use of the site is residential, 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 areas 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.

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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walking distance 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. 56/56B Arnold to City, 57/57X Plains Estate to City and 61 Calverton to Nottingham) from the site, with conveniently located bus stops on Newcombe Drive to the west and Spring Lane to the south. Killisick Children's Centre is within 30 minutes walking distance. Eagle's Nest Community Centre is 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 and cycling to the site. The nearest ones are Killisick Junior School, Christ The King Catholic Voluntary Academy, Arnold Hill Spencer Academy,	Ensure access to community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Coppice Farm Primary School, Robert Mellors Primary School and Arnold View Primary School. The existing use of the site is residential, so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the east. 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 (Nottingham to Woodborough and Lambley), no. 56 (Nottingham to Arnold), no. 57 (Nottingham to Plains Estate) and no. 61 (Calverton to Nottingham). Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus service from the site to Arnold town centre and Mapperley Plains shopping centre. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold. The above bus services provide connectively to main built-up area of Nottingham (including Arnold and Sherwood) and Calverton.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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 on previously developed land/brownfield land adjoining the main built-up area.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.005 ha), medium risk of flooding from surface water (0.03 ha) and low risk of flooding from surface water (0.12 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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 residential, so there would not be a loss of open space.	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.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		(MN015). The site is on previously developed land/brownfield land, however, the landscape condition of the areas surrounding the site is good and the character strength is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on relatively flat land at the top of gently sloping landform to the east of the B684. Residential development lines the opposite side of the roads to the south and west of the site and there is a farm shop to the southeast. The site is bound by hedgerows with trees and is visually contained. The value of the landscape within the study area is considered to be low, with some localised natural heritage and recreational value and intact landscape features, and intrusions from busy roads and adjacent urban edge. There is a low landscape susceptibility to the proposed development type, due to limited loss of tranquillity and an extension forming part of the existing settlement edge. There is low visual value and medium visual susceptibility associated with limited indicators of value and relatively high number of residential and recreational receptors experiencing views of the existing settlement edge. Overall, the	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Incorporate the watercourse and vegetation along the southeast boundary and public footpath within the site, as well as retaining and enhancing field boundary vegetation particularly to the north, to reduce visibility of the settlement edge in longer views from the east.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Moderate impact on the setting of adjoining C19 farmstead. Archaeology - considered **low** potential for all periods given location and lack of reported finds on the NHER, however the presence of pre-medieval archaeology cannot be ruled out and will require some assessment given the size of the development.	Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to fill the gap in HER data for the area and to meet Para. 207 of NPPF. Further work, if necessary at application, may include trial trench evaluation. Use a green boundary to the east to soften impact to Spring Lane Farm

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 3 agricultural land including grades 3a and 3b with no further detail on the size of each grade. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction. Potential development on the site would sterilise existing mineral resources.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G658 Mapperley Golf Course, Arnold Lane, Carlton

Factors	Details
SHLAA reference	G658
Size	47.56 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 750 dwellings (masterplan)
Existing Use	Golf Course (Outdoor Recreation)

Satellite image	Map

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 of the site is 750 homes. The site provides 50+ houses within the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	It is understood that Mapperley Golf Club provides employment across various areas, including greenkeeping, clubhouse operations, catering and golf services. It is considered that development on this site would result in small number of jobs lost. It is not known whether a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	0	No impact as the site is not currently used for employment, retail or mixed use.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Mapperley Plains). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries, including Plains View Surgery in Mapperley Plains local centre within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy, Boots Pharmacy and Mapperley Pharmacy in the local centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Mapperley Plains). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre, which has a wide range of health facilities including a dentist and optician. Although the site lies in close proximity to Gedling Country Park, its accessibility is constrained by the intervening highway infrastructure and challenging topography, resulting in limited direct and convenient access to the park. The park lies within approximately a 40-minute walk from the site. The current use of the site is golf course (outdoor recreation), so development on site would result in a loss of recreational area or accessible blue-green infrastructure. The site qualifies to be considered minor positive (+) as it has access to health	Ensure development enhances connections into nearby recreational areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			facilities within 30 minutes travel time. However, it also results in the loss of recreational area or accessible blue-green infrastructure, therefore the site has been marked as 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.	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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	--	There is a post office (Woodthorpe Drive Post Office) in Mapperley Plains. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Mapperley Plains). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre which has leisure and community centres (i.e. Westdale Lane Community Centre, Haywood Road Community Centre, Carlton Forum Leisure Centre), a library (Mapperley Library), post office, superstore and bank (ATM) within 30 minutes travel time by public transport, walking and cycling from the site. Mapperley Plains Primary School, Westdale Junior School and Westdale Infant School are within a 5-minute (400 metres) walk of the site. Additional school provision, including Good Shepherd Primary Catholic Academy and Haywood Road Pre-School, is available within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is golf course (outdoor recreation), so development on site would result in a loss of a community facility.	Ensure access to community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site qualifies to be considered minor positive (+) as it has access to community facilities within 30 minutes travel time. However, it also results in the loss of outdoor recreational area and open space accessible to the wider community, which constitutes a community facility. As such, the site has been marked as major negative. The site is not located within or adjoining a deprived area (30% most deprived area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site lies within the main built-up area of Nottingham. There are conveniently located bus stops on Plains Road, served by bus routes 19 and 61, and on Shelford Road, served by route 60. Bus 60 provides a regular and frequent service, up to every 15 minutes, between Gedling and Nottingham city centre. Route 61 offers connections to Calverton, while route 19 provides limited service to Arnold with four journeys per day approximately between 9am and 6pm, operating Monday to Saturday. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank (ATM), GP surgery, pharmacy, dentist, optician and shopping centre. There are several employment areas within 30 minutes travel time by public transport and cycling including Brookfield Road, Rolleston Drive, Catton Road, Colwick Industrial Estate and Victoria Business Park.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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 comprising an outdoor recreation area (golf course) and several existing buildings used for the club and associated services within the main built-up area. These buildings have a total floorspace of 5,734 m^2.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Plains Road and Arnold Lane towards Arnold, Colwick/Netherfield and Nottingham city centre.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.57 ha), medium risk of flooding from surface water (0.99 ha) and low risk of flooding from surface water (2.1 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. A small portion of the site, at its northern edge, falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	The site is designated open space, so development on the site would lead to a loss of open space. No indication at this stage if offsite or onsite open space would be provided. It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to designated open space Digby Park. Development on site would result in the loss of existing mature trees and hedgerows.	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. Planning application will need to include mitigation for loss of open space Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Gedling Landscape and Visual Analysis (2025) states the site is located on sloping, undulating landform, which is	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		moderately steep in places, comprising a golf course with woodland planting around the boundaries and defining the fairways. It is visually well contained by vegetation and landform. The value of the landscape within the study area is considered to be low, due to limited natural and cultural features, the medium condition of landscape elements, recreational amenity and local detractors associated with the urban edge. There is low landscape susceptibility to the proposed development type, noting the loss of a green break between settlement areas and reduction of recreational amenity. There is low visual value and medium visual susceptibility, associated with local indicators of value and number of receptors experiencing views of the existing settlement edge. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Retain the woodland vegetation around the edges of the site and links through to nearby recreational spaces. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on heritage assets. Archaeology - consider **moderate** potential for medieval (mostly agricultural) activity. **Low** or currently **undetermined** potential pre-medieval activity.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF. Depending on the GP results, it is unlikely that further assessment work would be recommended at the application stage due to the current site use. Exception might be made if highly dense and complex results are returned in the GP results and then limited, targeted evaluation trenching would be recommended.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Site is currently used for outdoor recreation, so no loss of agricultural land. The majority of the site (45.62 ha) 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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	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.

G1194 Land East of Mapperley Plains, Carlton

Factors	Details
SHLAA reference	G1194
Size	37.4 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 550 (promoted by developer)
Existing Use	Agricultural land

Satellite image	Map

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 of the site is 550 homes. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of Arnold town centre or 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. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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, 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. The site is within a 10-minute (800 metres) walk of a designated Local Wildlife Site (Marshy Grasslands). The current use of the site is agricultural land. However, a small area in the south-western corner is protected open space (Coppice Road/Mapperley Plains). Development on site would result in the loss of this recreational area.	Ensure development enhances connections into nearby recreational areas 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.

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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walking distance 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, Christ The King Catholic Voluntary Academy, Robert Mellors Primary School, Arnold Hill Spencer Academy and Arnold View Primary School.	Ensure access to community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the east. 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 (runs from Nottingham to Plains Estate). Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus service from the site to Arnold town centre and Mapperley Plains shopping centre. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold. The above bus services provide connectively to main built-up area of Nottingham (including Arnold and Sherwood).	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.19 ha), medium risk of flooding from surface water (0.37 ha) and low risk of flooding from surface water (1.14 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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, but it contains a small, wooded area in the south-west corner designated as protected open space (Coppice Road/Mapperley Plains). Development of the site would result in the loss of this open space.	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.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

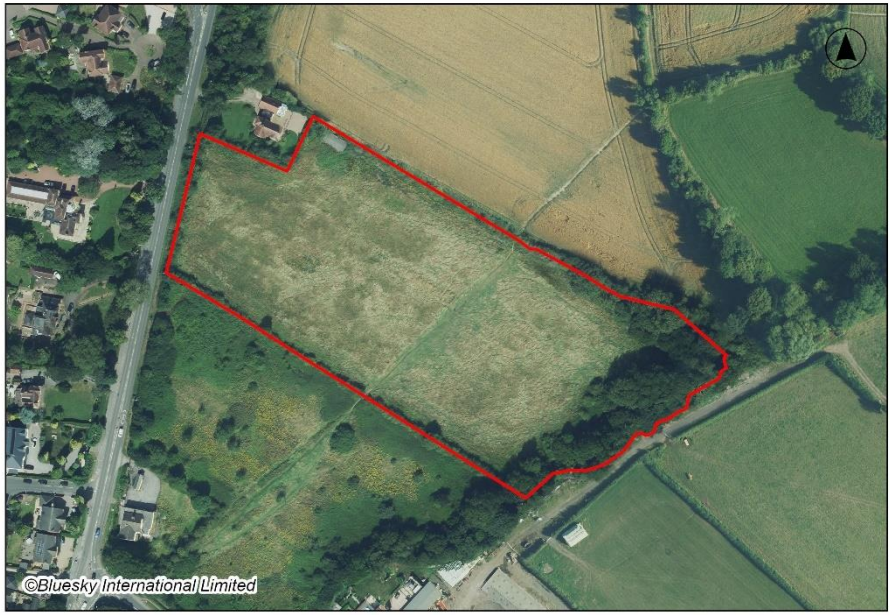
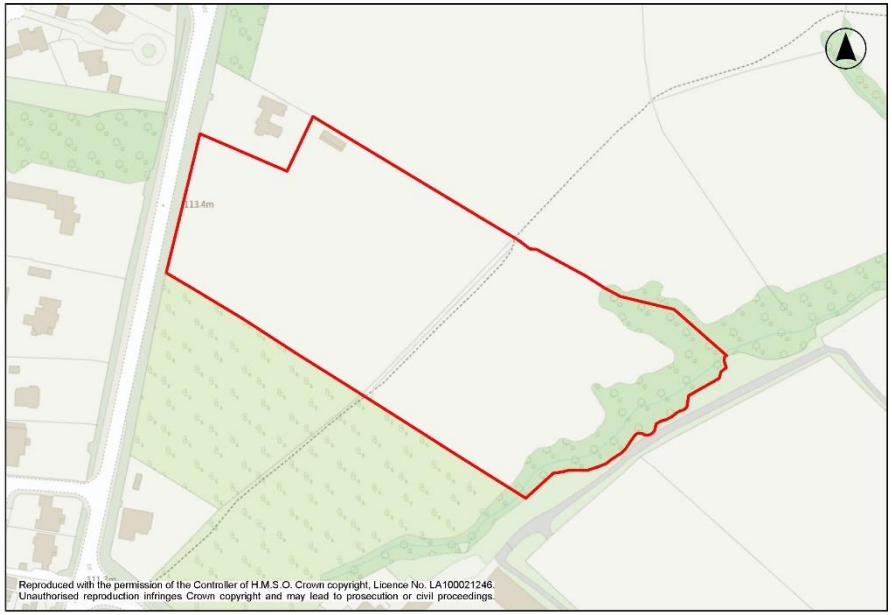
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on sloping landform, which descends from the eastern settlement edge of Arnold into the narrow valley of Lambley Dumble and the edge of Lambley. Vegetation boundaries provide some localised containment of the site, with longer views of the sloping landform available from the east. The value of the landscape within the study area is considered to be low, noting priority habitats and network of hedgerows connecting green and blue infrastructure, and public rights of way. There is medium landscape susceptibility to the proposed development type, considering the perceived extension beyond the existing ridgeline with localised screening and some loss of vegetation including grassland habitat. There is low visual value and medium visual susceptibility, associated with limited indicators of value and number of nearby residential and recreational receptors associated with the settlement edge. Overall, the landscape and visual sensitivity is low. The site is able to	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Include lower density development in the east, with fingers of woodland planting into the site and incorporating the watercourse and vegetation along the southeast boundary and public footpath within the site, as well as retaining field boundary vegetation to reduce visibility of the

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			accommodate development with an appropriate mitigation strategy.	settlement edge in longer views from the east and providing a landscape buffer to the east edge to maintain visual separation from Lambley.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on heritage assets. Archaeology - considered **low** potential for all periods given location and lack of reported finds on the NHER, however the presence of pre-medieval archaeology cannot be ruled out and will require some assessment given the size of the development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to fill the gap in HER data for the area and to meet Para. 207 of NPPF. Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1210 Land East of Mapperley Plains, Carlton

Factors	Details
SHLAA reference	G1210
Size	2.84 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 55 (promoted by agent)
Existing Use	Agricultural land - Stables (currently redundant)

Satellite image	Map
	

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 of the site is 55 homes. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of Arnold town centre or 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. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries, i.e. 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. The site is not within a 5-minute (400 metres) walking distance of a recreational area or accessible blue-green infrastructure. 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 areas 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.

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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walking distance 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. 56/56B Arnold to City, 57/57X Plains Estate to City and 61 Calverton to Nottingham) from the site, with conveniently located bus stops on Newcombe Drive to the west and Spring Lane to the south. Killisick Children's Centre is within 30 minutes walking distance. Eagle's Nest Community Centre is 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 and cycling to the site. The nearest ones are Killisick Junior School, Coppice Farm Primary School, Christ The King Catholic Voluntary Academy, Robert	Ensure access to community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Mellors Primary School, Arnold Hill Spencer Academy and Arnold View Primary School. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Arnold to the east. 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 (Nottingham to Woodborough and Lambley), no. 56 (Nottingham to Arnold), no. 57 (Nottingham to Plains Estate) and no. 61 (Calverton to Nottingham). They provide connectivity to the main built-up area of Nottingham (including Arnold and Sherwood) and Calverton. Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus service from the site to Arnold town centre and Mapperley Plains shopping centre. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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. A narrow water network element follows the eastern boundary of the site which should be appropriately addressed through the masterplan. Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.12 ha) and low risk of flooding from surface water (0.28 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. The site was designated as a Local Wildlife Site in the Local Planning Document (2018), but this designation has since been revoked. 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.	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.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		(MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on relatively flat land at the top of gently sloping landform to the east of the B684. Residential development lines the opposite side of the road to the west of the site and there is a farm shop to the south. The site is visually contained by hedgerows with trees and riparian vegetation along the southeast boundary. The value of the landscape within the study area is considered to be low, with some localised natural heritage and recreational value and intact landscape features, and intrusions from busy roads and adjacent urban edge. There is a medium landscape susceptibility to the proposed development type, due to limited loss of tranquillity and an extension forming part of the existing settlement edge. There is low visual value due to limited indicators of value in the site context, however, a medium visual susceptibility is perceived due to the relatively high number of residential and recreational receptors experiencing views of the existing settlement edge. Overall, the	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Incorporate a lower density development in the southeast, fingers of woodland/riparian planting that would assist in incorporating the watercourse along the southeast boundary and public footpath within the site, and retaining field boundary vegetation to reduce visibility of the settlement edge in

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			landscape and sensitivity is low and the visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	longer views from the east. The site should be developed in parallel with G519, not stand alone.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on heritage assets. Archaeology - considered low potential for all periods given location and lack of reported finds on the NHER , however the presence of pre-medieval archaeology cannot be ruled out and will require some assessment given the size of the development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to fill the gap in HER data for the area and to meet Para. 207 of NPPF. Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1221 Land at Gedling Wood Farm, Wood Lane, Carlton

Factors	Details
SHLAA reference	G1221
Size	0.96 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 27 based on 28 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map

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 of the site is 27 homes. The site provides at least 50 houses in conjunction with adjoining sites (G459) adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site adjoins a designated open space and Local Nature Reserve (Gedling House Woods) to the east. 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 areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. Willow Farm Primary School is within a 10-minute (800 metres) walking distance of the site. Additional school provision (i.e. Carlton le Willows Academy, All Hallows C of E Primary School, Phoenix Infant and Nursery School and Netherfield Primary School) is available within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Nottingham to the south. The nearest bus stop for a regular and frequent bus service is at Church View near Arnold Lane, located about a 15-minute walk from the site. Church View is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, within a 10-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site which fall within 30 minutes travel time by public transport and cycling.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Gedling House Woods, which is a designated Local Nature Reserve. Development on site would result in the loss of existing trees and hedgerows, especially as further access is likely to be required from Wood Lane. 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.	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.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

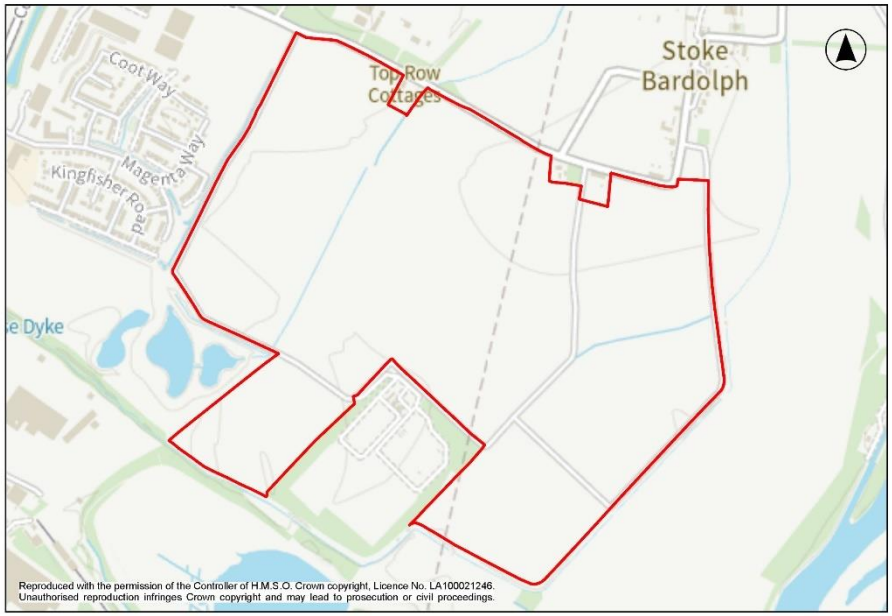
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform on the northeast settlement edge of Carlton, comprising a single arable field, with hedgerow and tree boundaries. The site is visually contained. The value of the landscape within the study area is considered to be medium, due in particular to natural heritage and recreational features, local cultural heritage and condition of landscape features. There is low landscape susceptibility to the proposed development type, noting the extension of a 'finger' of development into open countryside. There is low visual value and susceptibility, and limited views of nearby receptors. Overall, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance boundary vegetation particularly to the south and east. Should be developed in parallel with G459, not stand alone.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Gedling House is approximately 500 m to the south. Due to distance and terrain there would be little intervisibility with the listed former country house itself, but proposed development here would further urbanise the setting of its grounds, which contribute to its setting and significance, and are a potential Non Designated Heritage Asset Park and Garden in its own right. Development here would also contribute to further annexation of Keeper's Cottage and Gedling Woods to Gedling Lodge, albeit it is accepted that Colliery Way is already a significant new physical and visual barrier to this link. Archaeology - no known archaeology within site boundary. Considered moderate potential for medieval archaeology, and moderate to low potential for pre-historic, Roman archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1262 Land to east of Teal Close, Stoke Lane, Carlton

Factors	Details
SHLAA reference	G1262
Size	87.75 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 500 (promoted by agent) and employment provision of up to 7.5 hectares (promoted by agent)
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 500 homes. The site provides 50+ houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	The site is promoted for mixed use development comprising land for employment purposes and would provide a large number of new jobs. It is not known whether local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Netherfield. The site is not within a 5-minute (400 metres) walk of Teal Close local centre; however, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	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 site is within 5 minutes walking distance of Rivendell Eco Park. 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
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The 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). Additional school provision (i.e. Netherfield Primary School and Carlton le Willows Academy) is available within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure community facilities to support the development are provided.

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.	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?	+	There are bus stops on Stoke Lane for service 775, and on Magenta Way for services 24 and 45. The 775 runs from Burton Joyce to Netherfield, linking the site to Burton Joyce; however, it is infrequent, operating only on weekdays and every two hours between 8 am and 6 pm. Both services 24 and 45 are frequent and run between Nottingham city centre and Victoria Retail Park. However, service 45 operates seven days a week, while the 24 runs from Monday to Saturday. The site is within 30 minutes travel time by walking, cycling and public transport to two employment sites at Teal Park and Colwick Industrial Estate. Victoria Retail Park is within 30 minutes travel time by public transport, walking and cycling.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colwick Loop Road towards Nottingham, Colwick and Arnold.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	--	The site falls within EA Flood Zones 2 (54.08 ha) and 3 (22.47 ha). River Trent is in close proximity to the site, and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of low risk of flooding from surface water (0.45 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within area susceptible to groundwater flooding.	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. 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site adjoins two Local Wildlife Sites 5/210 Netherfield Dismantled Railway Sidings and 2/379 Netherfield Pits and Netherfield Lagoons Local Nature Reserve. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. 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 in close proximity to the nearby Local Wildlife Sites. 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.

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?	-	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'. The Gedling Landscape and Visual Analysis (2025) states the site is located on flat land forming part of the Trent Valley to the southeast of the urban extents of Carlton and south of the rural settlement of Stoke Bardolph. The visibility of the site is varied, although generally limited by flat landform combined with layers of vegetation. The value of the landscape within the study area is considered to be medium due to natural heritage features and recreational amenity, with elements of scenic quality and sense of remoteness. There is medium landscape susceptibility to the proposed development type, as a result	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Provide a landscape buffer and avoid development in the northeast of the site where development would be unsuitable in landscape and visual terms to prevent coalescence of the urban area with Stoke Bardolph. This would include the retention,

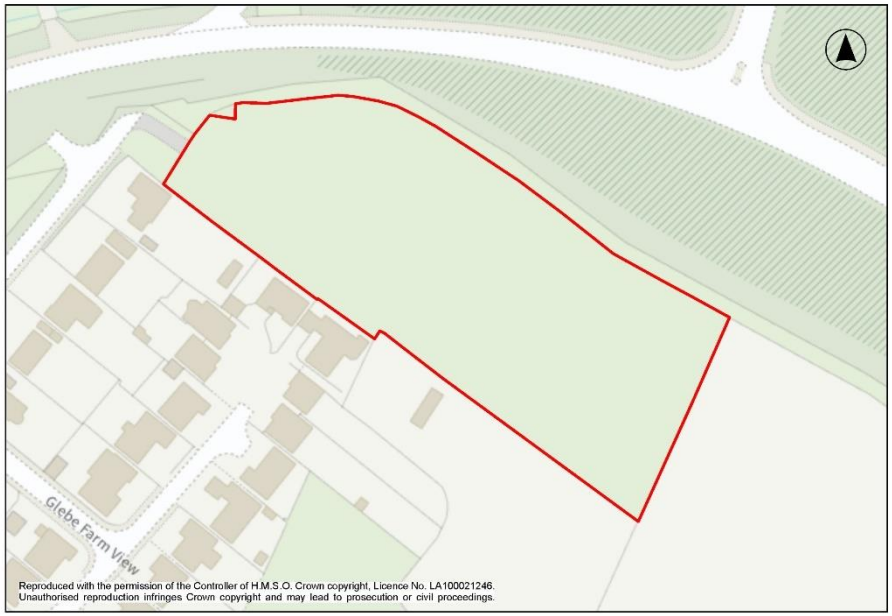
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			of the large scale of extension resulting in loss of tranquillity and coalescence of Stoke Bardolph and Carlton. There is low visual value and medium visual susceptibility, associated with the public rights of way network and existing rural views of residential and recreational receptors. Overall, the landscape and visual sensitivity is Medium. The site is able to accommodate development with an appropriate mitigation strategy.	enhancement and new planting of field boundary vegetation and consideration of local vernacular and settlement form in the design of the new development.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The 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 significant designated and non-designated heritage assets include 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 within Stoke Bardolph and the Grade II Listed Lowes farmhouse through encroachment to the approach in to Stoke Bardolph from the west, the Listed Building drawing significance from the small hamlet and its rural setting. Railway Bridge – distance, topography and intervening development and vegetation limits views to and from this heritage asset from the site. No significant impact Archaeology - considered very high potential for significant Bronze Age, other pre-historic archaeology and Roman archaeological remains. High potential for medieval remains.	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. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	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. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1356 Land east of Glebe View Farm, Colliery Way, Carlton

Factors	Details
SHLAA reference	G1356
Size	1.15 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 32 based on 28 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 32 homes (28 dph). The site provides at least 50 houses in conjunction with adjacent sites (G459 and G1221) adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site is not adjacent to but is in close proximity to Gedling Country Park. 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 areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. Willow Farm Primary School is the nearest primary school, and it is within a 12-minute walk (900 metres) of the site. Additional school provision (i.e. Carlton le Willows Academy, All Hallows C of E Primary School, Phoenix Infant and Nursery School and Netherfield Primary School) is available within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Nottingham to the south of the site. The nearest bus stop for a regular and frequent bus service is on Arnold Lane, located about a 10-minute walk from the site. Arnold Lane is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, within a 5-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site which fall within 30 minutes travel time by public transport and cycling.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. Site partly falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is not adjacent to but is in close proximity to Gedling Country Park. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform abutting the	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		northern extent of Carlton and enclosed by the A6211 to the north. The site comprises a single, small arable field bound by hedgerow to the south and roadside fence and planting to the north. The site is generally open and visible due to the sloping landform. The value of the landscape within the study area is considered to be low, with some local natural heritage and recreational value. There is low landscape susceptibility to the proposed development type, noting increased perception of the urban edge to the north. There is low visual value and high visual susceptibility, associated with few indicators of value and visibility of the site to residential and recreational receptors at the urban edge. Overall, the landscape sensitivity is low and visual sensitivity is medium. The site is not recommended for the proposed development type, however, would be able to accommodate development in the northwest part of the site.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Avoid development above the 75m contour line where development would be unsuitable in landscape and visual terms and incorporating new planting around the roadside boundaries.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Due to distance and terrain, there would be no effect on heritage assets. Archaeology - considered moderate to low potential for medieval archaeology, and low potential for pre-historic, Roman archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage. Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1358 Gedling Wood Farm, Colliery Way, Carlton

Factors	Details
SHLAA reference	G1358
Size	0.77 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 22 based on 28 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map

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?	0	The dwelling capacity of the site is 22 homes (28 dph). The site would contribute to the delivery of at least 50 dwellings in conjunction with adjacent sites (G459 and G1221) adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However it is within 30 minutes travel time by public transport and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site adjoins a designated Ancient Woodland (Gedling Wood) to the north-west. In addition, a designated Local Wildlife Site (Barrons Plantation with Gedling District Wood) is located within 500 metres of the 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 areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. Willow Farm Primary School and Carlton le Willows Academy are accessible within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area of Nottingham to the south. The nearest bus stop for a regular and frequent bus service is on Arnold Lane, located more than a 15-minute walk from the site. Arnold Lane is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, just over a 10-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). However, the site is located across Colliery Way, a busy highway, which makes these bus stop less accessible as they are on the opposite side of the road. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site	Major public transport improvements. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			which fall within 30 minutes travel time by public transport and cycling.	
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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 low risk of flooding from surface water (0.01 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site contains agricultural buildings, trees and hedgerows. The site is adjacent to Gedling Wood, which is a designated Ancient Woodland. Barrons Plantation with Gedling District Wood, a designated Local Wildlife Site, is located 500 metres to the north of the site. Gedling House Wood is located approx. 200 south of the site, across Colliery Way. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

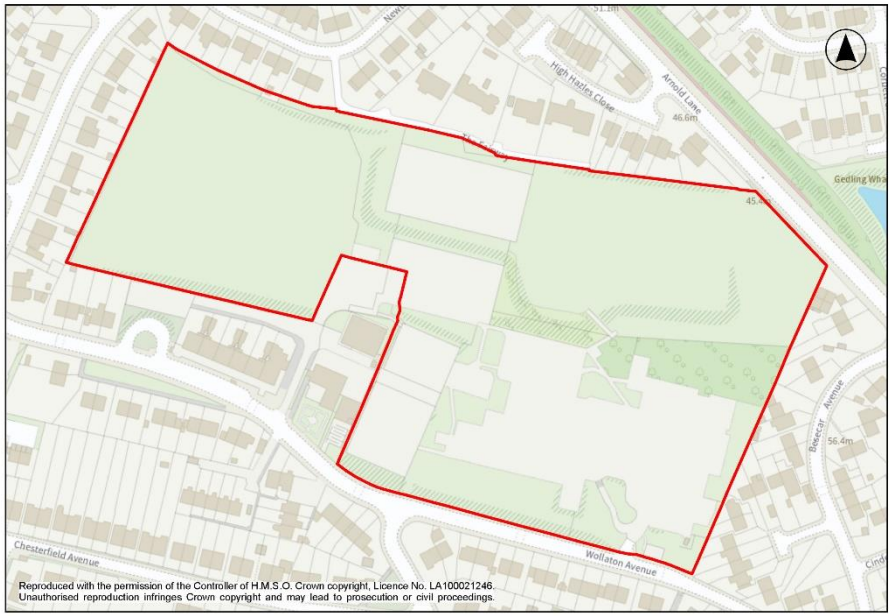
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The site includes agricultural buildings and is classified as previously developed land/brownfield land. However, the landscape condition of the areas surrounding the site is good and the character strength is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform to the north of the A6211, separated from the existing settlement edge by the road and arable farmland. The site comprises a farm dwelling and associated barns/outbuildings with treed boundaries. Roadside fencing and boundary vegetation provide localised screening of the site, with the site being more visible in longer views due to the elevated landform. The value of the landscape within the study area is considered to be medium, particularly noting the natural heritage features, recreational amenity and some good landscape condition that contributes to a green network. There is medium landscape susceptibility to the proposed development type, due to the perception of new settlement that is removed from the urban edge. There is low visual value and medium visual susceptibility, associated	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			with limited indicators of value and visibility of the site experienced by recreational and road users. Overall, the landscape sensitivity is medium and visual sensitivity is low. Considering the separation and visibility of the site, it is not considered for the proposed development type in landscape and visual terms.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Due to distance and terrain, there would be no visual effect on Gedling House. The most likely associative link is to Gedling Lodge, and not Gedling House, so unlikely to be harm to the significance of this listed Building. However, the proposal would likely be for the wholesale loss of this building, which would therefore be wholesale destruction of the significance of this potential Non Designated Heritage Asset. Archaeology - considered moderate to low potential for pre-historic, Roman and medieval archaeology. However, there is a low potential for surviving archaeological remains where previous development has occurred.	Avoid demolition of the potential NDHA. Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. The DBA should include evidence of existing ground disturbance to determine potential for surviving remains. DBA should include the results of a building survey (Level 1) to determine if further Historic Building Recording is necessary for the farm.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1365 Sherwood E-ACT, Wollaton Avenue, Carlton

Factors	Details
SHLAA reference	G1365
Size	5.66 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 123 (masterplan)
Existing Use	Derelict land (demolished school site)

Satellite image	Map
	

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 of the site is 123 homes. The site provides 50+ houses within the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village and Carlton Square local centres, both within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist and pharmacy. The current use of the site is derelict land (demolished school building and playing field). Development on the site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational areas 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village and Carlton Square local centres which have leisure and community centres, a library (Carlton Library), post office and bank (ATM) within 30 minutes travel time by public transport, walking and cycling from the site. There are schools (i.e. Stanhope Primary School, the Carlton Academy, Willow Farm Primary School, All Hallows C of E Primary School, and Phoenix Infant and Nursery School) within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is derelict land (demolished school building and playing field), so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site lies within the main built-up area of Nottingham. There are conveniently located bus stops on Wollaton Avenue, Turpin Avenue and Arnold Lane for the bus services number 60 and 44/44A. The bus service number 44/44A is a regular and frequent service (up to every 10 minutes) between the city centre and Gedling. Bus 60 is a regular and frequent service (up to every 15 minutes) between Nottingham city centre and Gedling. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank (ATM), GP surgery, pharmacy, dentist, optician and shopping centre. Colwick Business Park and Victoria Business Park fall within 30 minutes travel time by public transport and cycling.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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 consists partly of previously developed (brownfield) land and partly of school playing field (open space) within the main built-up area.	Ensure development proposals are sensitively designed to maximise the use of previously developed (brownfield) land while preserving as much greenfield land as possible and enhancing its quality.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Arnold Lane towards Arnold, Colwick/Netherfield and Nottingham city centre.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.32 ha), medium risk of flooding from surface water (0.82 ha) and low risk of flooding from surface water (1.95 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site does not fall within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site is in close proximity to Digby Park and Lambley Lane Recreation Ground. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing mature trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. Part of the site is designated as open space, so development on the site would lead to a loss of open space.	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. Planning application will need to include mitigation for loss of playing fields Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site

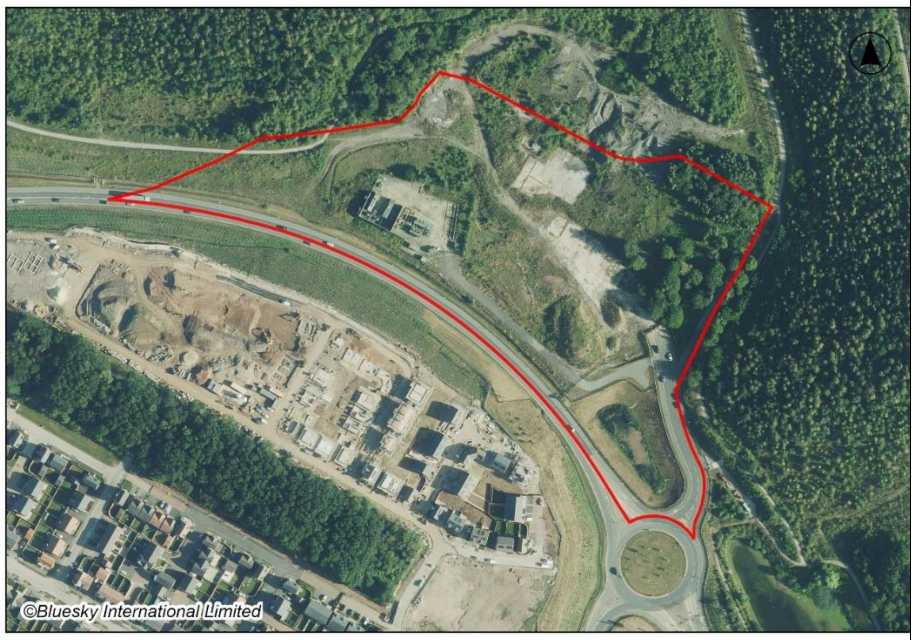
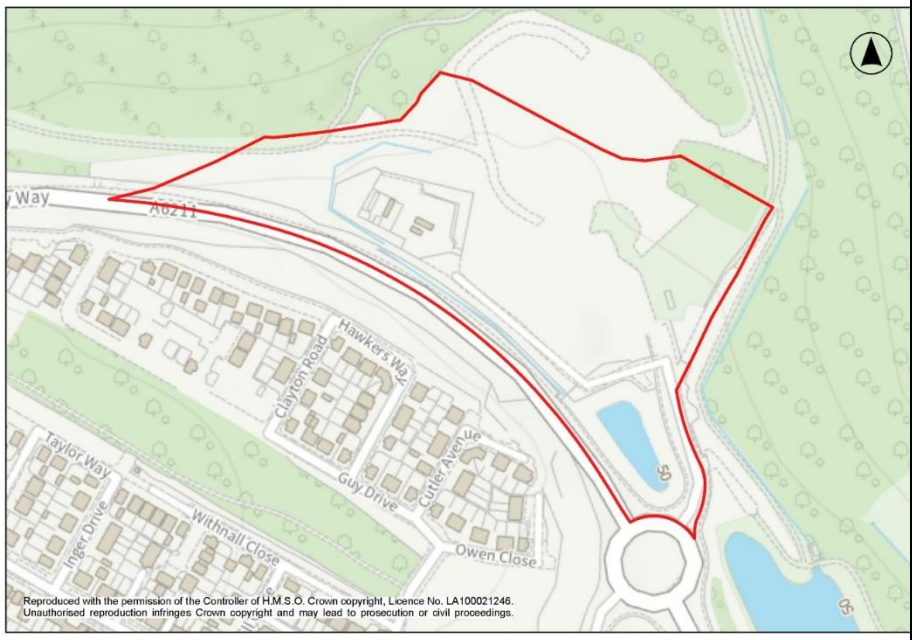
SA objectives	Site criteria questions	Score	Commentary	Mitigation
				open space is retained and enhanced.
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The site was previously used as a school and playing field. Development on site would potentially result in the loss of existing mature trees and hedgerows, and would therefore fail to conserve, enhance or restore the features and characteristics of the landscape in the present form. As the site has a partial greenfield status, it has been marked with a minor negative.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Archaeology - considered low to negligible potential for archaeological remains based on limited HER data and potential existing ground disturbance.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. This should include a detailed section on the likely extent of existing ground disturbance and potential (or lack of) for archaeological remains.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Site is currently part Previously Developed Land/brownfield land and part playing field, so no loss of agricultural land. No impact as the site is not on best and most versatile land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	No mitigation required.

E003 Gedling Colliery Employment Site

Factors	Details
SELAA reference	E003
Size	3.5 ha
No of dwellings/ estimated employment floorspace	Site has outline consent (2017/1571) for the erection of employment units on 4.12 ha for E(g) (iii), B2, B8 (5,574 sq m) pub restaurant (800 sq m) and drive thru diner (280 sq m).
Existing Use	Former pit head site and methane extraction plant on part.

Satellite image	Map
	

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?	0	The site is not allocated for housing.	
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?	++	Outline planning permission 2017/1571 for the erection of employment units (Class B1c/B2/B8 Use), Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use) granted on 21st. July 2020. A reserved matters application (2025/0550) was submitted on 15/07/2025 and is currently pending. 168 jobs based on planning application 2017/1571. No local labour agreement for the site.	

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 4.12 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
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 5 minutes (400 metres) walk 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 proposed for town centre use or mixed use and does not fall within an existing shopping centre. The site is not within 400 metres of Gedling and Mapperley 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. The adjoining housing site which is under construction 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. There would be no loss of town centre use or mixed use	

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 a 5 minute (400 metres) walk 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 in Mapperley Plains and on Westdale Lane. Site is within 400 m of Gedling Country Park. Development on site would not result in a loss of 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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There are community facilities within 30 minutes travel time by public transport. The adjoining housing 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. Development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built up area of Carlton to the east. 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. Colwick Industrial Estate employment area is within 30 minutes travel time by public transport and cycling. The site is not within 400 metres of Gedling and Mapperley 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. The bus services provide connectively to existing businesses within the main built up area of Nottingham (including Carlton).	

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 previously developed land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	

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. The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains and on loop road towards Nottingham.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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	

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	The site is located adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space (Gedling Country Park). No indication at this stage if offsite or onsite open space would be provided. The current use of the site is vacant / methane extraction so there would not be a loss of 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 Gedling Colliery Green	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		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'. The Landscape and Visual Analysis 2025 did not cover this site.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	This site has not been assessed as it has planning permission for employment development.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is previously developed colliery land. Development on site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix G: Reasonable Alternative Sites in Hucknall

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix G contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Huckanll.

The SA Matrix used in the SA assessment is included in the SA Main Report.

Contents

G1155 Top Wighay Farm Safeguarded Land 3

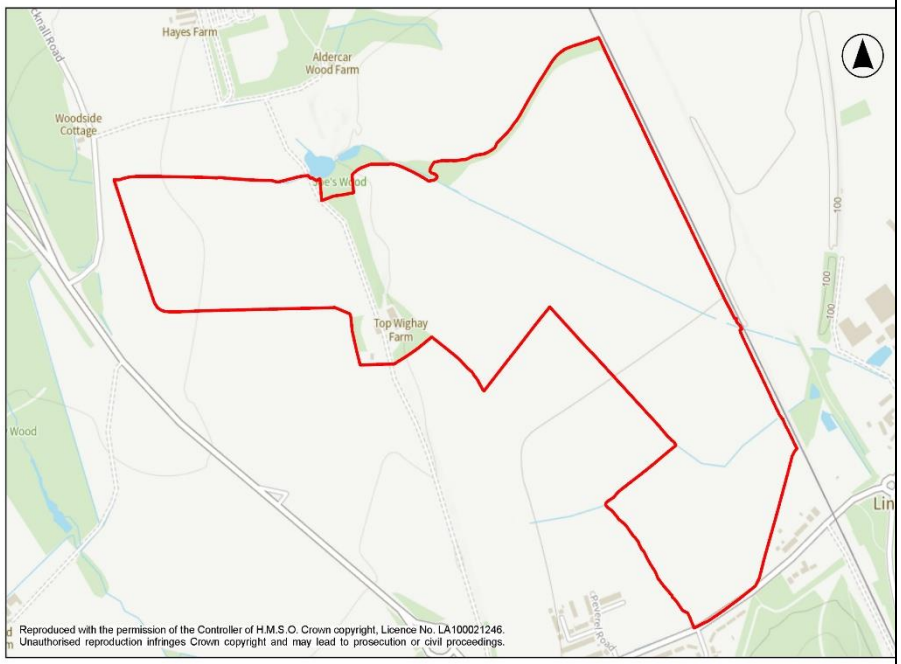
G1220: Land at Hayden Lane 21

G1376 Land West of Moor Road, Hucknall 36

E002 Top Wighay Farm Employment Site 50

G1155 Top Wighay Farm Safeguarded Land

Factors	Details
SHLAA reference	G1155
Size	52.28 ha
No of dwellings/ estimated employment floorspace	880 (masterplan)
Existing Use	Agricultural Land

Satellite image	Map
	

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 880 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
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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 5 minute walk (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 adjoining strategic site has outline consent (2020/0050) for a local centre. There would be no loss of a town centre use or mixed use.	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 a 5 minute (400 metres) walk 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 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). The site is within 400 metres walking distance of a recreational area or accessible blue-green infrastructure namely Local Green Space (LGS 10 Paddock), Local Green Space (LGS 11 Blackpad) and Local Green Space at Waterloo Road (LGS 12) which link to the National Cycle Route, The adjoining strategic site has outline consent (2020/0050) for a local centre. 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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk 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?	+	Hucknall Town Centre is not within a 5 minute walk; however, it is within 30 minutes travel time by public transport, walking and cycling and provides a good range of community facilities. This includes post office, community centres, schools, library, community centres and a leisure centre. There are primary schools including Linby cum Papplewick C.E.V.A. Primary School in Linby Village and primary schools in Hucknall (Beardall Fields Primary School, Hillside Primary and Nursery School amongst others). Secondary schools within Hucknall include the Holgate Academy and the National Church of England Academy. They are all within 30 minutes travel time by public transport, walking and cycling. The adjoining strategic site has outline consent (2020/0050) for a local centre. The adjoining strategic site also has outline planning permission for a primary school. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area). DFT connectivity score: 63	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built up area of Hucknall to the north. There are bus stops on Wighay Road and Annesley Road 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. The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall Town Centre and employment areas within Hucknall and Newstead. The adjoining Strategic Site has planning permission for mixed uses including employment. The site has frequent bus services to retail centres in Nottingham, Hucknall and Mansfield. 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. DfT connectivity score: 63	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 not within the Nottingham Urban Area agglomeration zone. The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area agglomeration zone with increased traffic and congestion on A611, B683 or A60 road corridors towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. There is a water course that runs from Joe's Wood to Linby Docks that passes through the north east of the site and ultimately flows into the River Leen. It is unknown whether 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 (0.37 ha), medium risk of flooding from surface water (0.76 ha) and low risk of flooding from surface water (5.55 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	Incorporate a suitable standoff distance from the riparian zone. 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.

13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. Joes Wood Local Wildlife Site in part (0.83 ha) is located within the site with the remainder adjoining. A small part of Local Wildlife Site Wighay Road Grassland (0.01 ha) is also located within the site with the remainder adjoining. Parts of the site are within 400 m of the ppSPA. 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 open space is retained and enhanced Further assessment is required in relation to possible impacts on the ppSPA.

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?	-	The Landscape and Visual Analysis of Potential Development Sites (2025) states the site is located on gently undulating land abutting the northern extent of Hucknall and separated from Linby by the railway line. Development is permitted on adjacent land to the south and west, including Nottinghamshire County Council offices to the west. The site has a generally open aspect, with some localised screening by hedgerow and tree boundaries. The value of the landscape within the study area is considered to be low, noting features of natural heritage value and intact landscape features that contribute to the local green network, and rural character and forming part of views between designated parks and gardens. There is medium landscape susceptibility to the proposed development type, due to the increased spread of urban development into the wooded landscape. There is low visual value and high visual susceptibility, associated with the nearby Linby Trail and open nature of the views experienced by residents and users of local paths and roads. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Avoid development in the north-west of the site as part of a landscape buffer to the countryside, retain the watercourse and associated planting as a feature and other vegetation features as part of the local green infrastructure network,

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				incorporate local vernacular and settlement form and incorporate new woodland planting to break up development and enhance woodland character.
15. Built and Historic Environment To protect and enhance the townscape	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	-	Annesley Hall, Park and Gardens - 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.	Annesley Hall, Park and Garden – consider the inclusion of a suitably landscaped wooded buffer around the north and western boundary

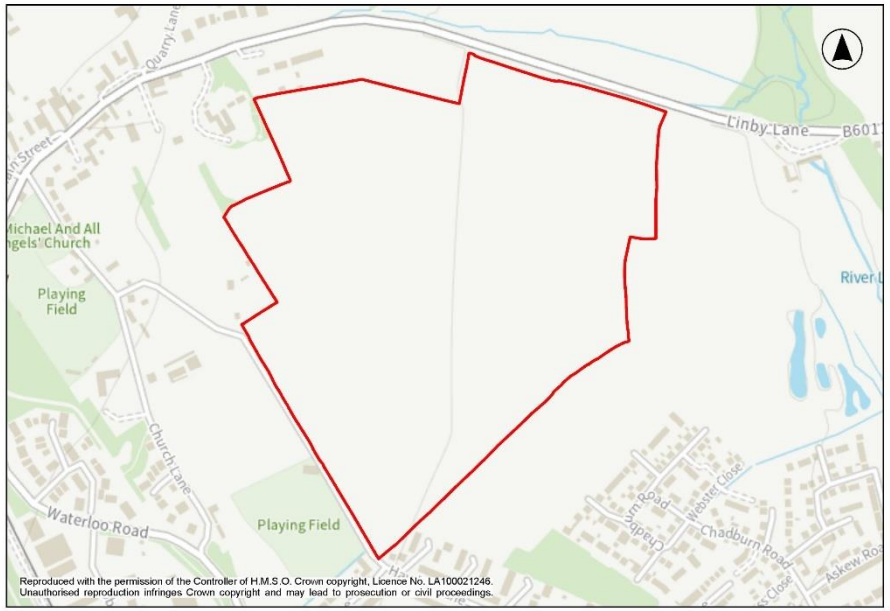
SA objectives	Site criteria questions	Score	Commentary	Mitigation
character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		St Michael's Church, Linby – the site is not visible from ground level in the vicinity of the church or the churchyard due to intervening built form and vegetation. 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. 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. There is a significant historical connection between Linby Docks and the streams that run from the north west through the site. Archaeology - considered very **high** potential for currently undated archaeological remains. **Moderate** to **high** potential for Roman, medieval and post-medieval archaeological remains.	of the site (including along the A611 in this vicinity) Preserve the existing planting along the watercourse that runs from the north west through the site with a suitable stand off maintained on either side of the water course to prevent development encroaching close to the top of the banks. 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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				would be harmed. The buffer should also ensure that there is no physical built connection between the northern edge of Hucknall and Linby village. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	Agricultural land grade 2 (40.72 ha), grade 3 (11.51 ha), grade 3a (7.76 ha), grade 3b. The majority of the site is on best and most versatile land (agricultural soil grade 1, 2 or 3a) and development would lead to the loss of this resource. Development on site would likely increase household and commercial waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land

G1220: Land at Hayden Lane

Factors	Details
SHLAA reference	G1220
Size	29.62 ha
No of dwellings/ estimated employment floorspace	450 homes (promoted by agent)
Existing Use	Agricultural land

Satellite image	Map
	

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
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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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. There would be no loss of a town centre use or mixed use.	

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 a 5 minute (400 metres) walk 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 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. There is Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery). The site is within 400 metres walking distance of a recreational area or accessible blue-green infrastructure. 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	
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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a public house and Place of Worship within 400 m or 5 minutes walk. Hayden Lane Post office is approximately 800 m distant or 10 minutes walk. Linby Cum Papplewick C.E.V.A. Primary School is within a 10 minute walk. There are primary schools including Linby cum Papplewick C.E.V.A. Primary School in Linby Village and primary schools in Hucknall (Beardall Fields Primary School, Hillside Primary and Nursery School amongst others). Secondary schools within Hucknall include the Holgate Academy and the National Church of England Academy. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site is approximately 400 metres walking distance to the Horse and Groom bus stop on Main Street Linby served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time. The site is within 30 minutes walking and cycling time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall. There is a key employment area off Waterloo Way which is within 10 minutes walk.	
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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	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 not within the Nottingham Urban Area agglomeration zone. The site will impinge on the Nottingham Urban Area agglomeration zone with increased traffic and congestion on A611, B683 or A60 road corridors towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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. Site does not fall within an area of high, medium or low risk of flooding from surface water. Part of site falls within area susceptible to groundwater flooding	

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. No known designated nature conservation assets and/or local designations within or adjacent the site 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 so there would not be a loss of open space. 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.	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.
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 Linby Wooded Farmland	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		(ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'. The Greater Nottingham Growth Options Study (2020) did not cover this site. The Landscape and Visual Analysis of Potential Development Sites (2025) states the value of the landscape within the study area is considered to be medium, noting features of natural and cultural heritage associated with the village settlements and parkland, relatively intact green network of boundary and woodland vegetation, recreational amenity and rural character. There is high landscape susceptibility to the proposed development type, due to the extension of the urban area into the rural landscape that separates the rural settlements and potential for coalescence of settlements. There is medium visual value and high visual susceptibility, associated with designated sites and indicators of value, and number of residential and recreational receptors associated with nearby settlement edges. Overall, the landscape and visual sensitivity is medium. The site is not recommended for development due to the proximity to Linby conservation area, visual connectivity	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. The Landscape and Visual Analysis (2025) includes no mitigation as it recommends against allocation of this site.

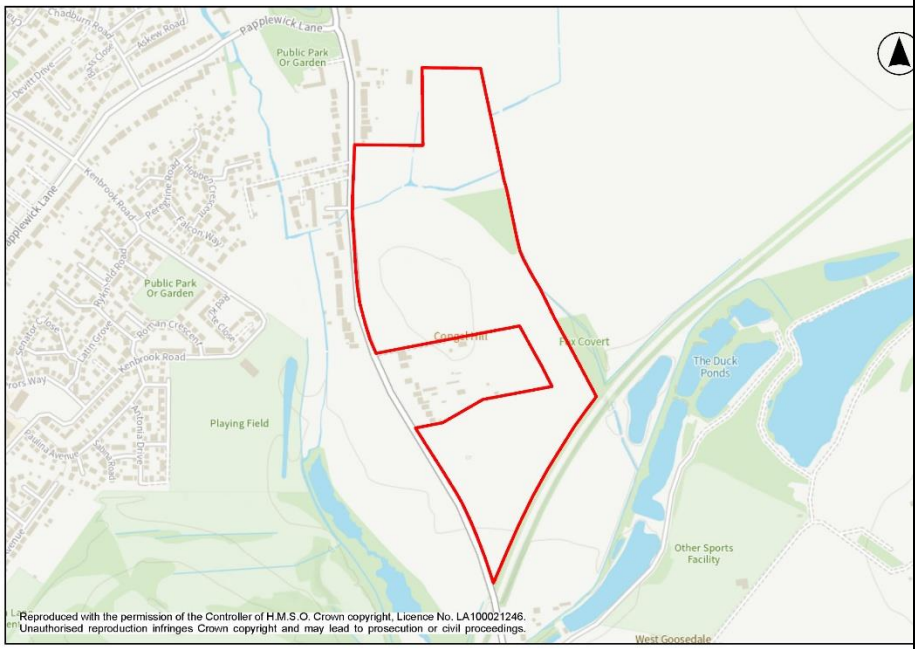
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			of recreational and cultural features and urban sprawl leading to coalescence of historic rural villages with the urban edge.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Linby Conservation Area – 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. 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 Archaeology - considered **high** potential for geoarchaeological material. **Moderate** to **low** potential for medieval archaeological remains.	Heritage assets - development would have a severe impact which could not be mitigated. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and geoarchaeological assessment to meet Para. 207 of NPPF.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	Agricultural land grade 2. The majority of the site is on best and most versatile land (agricultural soil grade 1, 2 or 3a) and development would lead to the loss of this resource. Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1376 Land West of Moor Road, Hucknall

Factors	Details
SHLAA reference	G1376
Size	20.7 Ha
No of dwellings/ estimated employment floorspace	662 at 32 dph
Existing Use	Agricultural

Satellite image	Map
	

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 662 homes based on 32 dph in accordance with the SHLAA methodology. 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
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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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. There would be no loss of a town centre use or mixed use.	

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 a 5 minute (400 metres) walk 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 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. There is Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery). The site is within 5 minutes walk (400 metres) walking distance of a recreational area or accessible blue-green infrastructure (the former Calverton Colliery Mineral rail line) and on to Bestwood Country Park – Mill Lakes. 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	
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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The Griffins head is within 400 metres of the northern parts of the site but there are no other community facilities within 400 m. There are primary schools including Linby cum Papplewick C.E.V.A. Primary School, Bestwood Village School, and primary schools in Hucknall (Beardall Fields Primary School, Hillside Primary and Nursery School amongst others). Secondary schools within Hucknall include the Holgate Academy and the National Church of England Academy. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site is approximately 400 metres walking distance to bus stops on Moor Road served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time. The site is within 30 minutes walking and cycling time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall. There is a key employment area off Waterloo Way which is within 30 minutes walk.	
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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	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 close to the Nottingham Urban Area agglomeration zone (UK0008) which includes part of Hucknall. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Moor Road and Bestwood Road (B683) towards Nottingham.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site is in Flood Risk Zone 3 (0.73 ha) and part within Flood Zone 2 (0.36 ha). A water course runs through the site it is unknown at this stage whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Parts of the site are at a low risk (1.88 ha) medium (0.59 ha) and high risk (0.35) surface water flooding. The whole site is susceptible to ground water flooding.	

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. Bestwood Duckponds Local Wildlife Site and open space is located in very close proximity. 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 so there would not be a loss of open space. There is a water course present within the site and it is uncertain whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Landscape and Visual Analysis Study 2025 states - the value of the landscape within the study area is considered to be	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		medium due to natural and cultural heritage features, recreational amenity and green infrastructure network. There is high landscape susceptibility to the proposed development type due to the perception of higher density development sprawling into open countryside in contrast to the existing linear settlement form. There is medium visual value and high visual susceptibility associated with nearby designations, recreational routes and views of residential and recreational receptors. Overall, the landscape and visual sensitivity is medium. Considering the constraints within the site and study area, the site is not recommended for the type of proposed development. With an appropriate mitigation strategy, to avoid prominent landform, retain landscape features and in keeping with the existing settlement form, some development could be considered.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. The Landscape and Visual Analysis (2025) states development should be limited to the northern part of the site, to avoid prominent landform, retain landscape features and in keeping with the existing settlement form.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Proposal would add urban form to wider setting of the listed Grange Cottages (Grade II) and the associated remains of the mill complex here. However, the cottages draw predominantly from their cottage gardens and the mill site, in terms of significance from their setting, and the wider setting beyond this is already altered with C20 residential development, as such the impact to significance, through impact to setting, would be limited, but not no harm. Through distance and intervening later ribbon development the allocation is not felt likely to impact on the setting of Papplewick Conservation Area. Archaeology - Considered high potential for medieval and post-medieval activity in the northern area of the site, associated with nearby water management. Moderate to low potential for earlier activity.	Consider soft green landscaping to west of site along Moor Road to soften impact to Grange Cottages and former mill site. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Agricultural land grade 3. The site is classified as grade 3 agricultural land. In relation to the grade 3 agricultural land no information has been given on whether it is best and most versatile land, i.e. grade 3a. Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

E002 Top Wighay Farm Employment Site

Factors	Details
SELAA reference	E002
Size	6.5 ha (5 ha remaining)
No of dwellings/ estimated employment floorspace	The site was allocated as part of a mixed use strategic site set out in the adopted Aligned Core Strategy 2014. Outline planning permission 2020/0050 for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m2 of E(g), i), ii), iii) and B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m2), a 1.5 FE Primary School and associated infrastructure, open space granted in March 2022. Full planning permission sought for a Head Quarter office building (Oak House) comprising 3,412 sq. m class E (g)(i) on 1.3 ha (7/2022/0050NCC) granted planning permission by Nottinghamshire County Council on 27th July 2022 for its own use. Although not a reserved matters application pursuant to the outline planning permission, this decision was considered consistent with the outline permission, illustrative masterplan and supplementary planning document for the site locating employment uses along the western side of the strategic allocation with frontage to the A611. The three storey office head quarter building was completed in March 2025 and in effect forms the initial phase of the employment site development and through provision of access, drainage and other infrastructure helps facilitate development of the remaining employment area and wider strategic site. For clarity this assessment covers the remaining employment site and excludes the completed part of the site (Oak House) in the north west corner of the employment area.
Existing Use	Agricultural land

Satellite image	Map

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?	0	The site is proposed to be rolled forward as an employment allocation.	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?	++	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 (30% 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?	++	The site is proposed to be rolled forward as an employment allocation. The development of the site would not result in the loss of employment, retail or mixed-use land The site is not proposed for new educational buildings.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 adjoining site has outline consent (2020/0050) for a local centre. There would be no loss of a town centre use or mixed use.	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 a 5 minute (400 metres) walk 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 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)	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is 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 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). The adjoining site has outline consent (2020/0050) for a local centre. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area)	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built up area of Hucknall to the north. There are bus stops on Wighay Road and Annesley Road 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. The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall. A new bus stop has been provided close to Oak House on the new access road served by buses using the A611 and this stop is within the 400 m walking distance of the entire employment site. 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. DFT connectivity score: 49	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 will impinge on the Nottingham Urban Area agglomeration zone with increased traffic and congestion on A611, B683 or A60 road corridors towards Nottingham.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 (0.03 ha), medium risk of flooding from surface water (0.05 ha) and low risk of flooding from surface water (0.14 ha). Whilst surface water drainage will need considering as part of a future planning application the drainage attenuation basin provided to the south of the site as part of the development of Oak House has been designed to accommodate drainage from the remainder of the employment site. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. There is no Local Wildlife Site within the site. A local wildlife site (Top Wighay Farm Drive) is located close to but not adjoining the eastern site boundary noted for its flora (limestone grassland). This LWS is to be retained as part of the development of the adjoining site which has planning permission. Development on the undeveloped part of the site would result in the loss of existing trees and hedgerows. The current use of the undeveloped part of the site is agricultural land so there would not be a loss of 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 Linby Wooded Farmland	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		(ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance' The Landscape and Visual Analysis of Potential Development Sites (2022) which assessed this site and the adjoining strategic housing site states: although a large area, important landscape elements could be retained and has defensible well defined boundaries on all sides.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Annesley Hall, Park and Gardens is located to the north. However, the completed Oak House development occupies the north western corner of the employment area on intervening land and the impact on the Registered Park and Garden has been addressed as part of this planning decision. Beyond Oak House, further to the north which is closer to the Registered Park and Garden land forms part of the proposed extension to the Top Wighay Farm site and impacts on heritage assets are considered in the sustainability appraisal for this site. No other heritage assets are proximal to the employment site. Potential for archaeological remains in the site.	Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would likely increase household and commercial waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix H: Reasonable Alternative Sites in Bestwood Village

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix H contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Bestwood Village.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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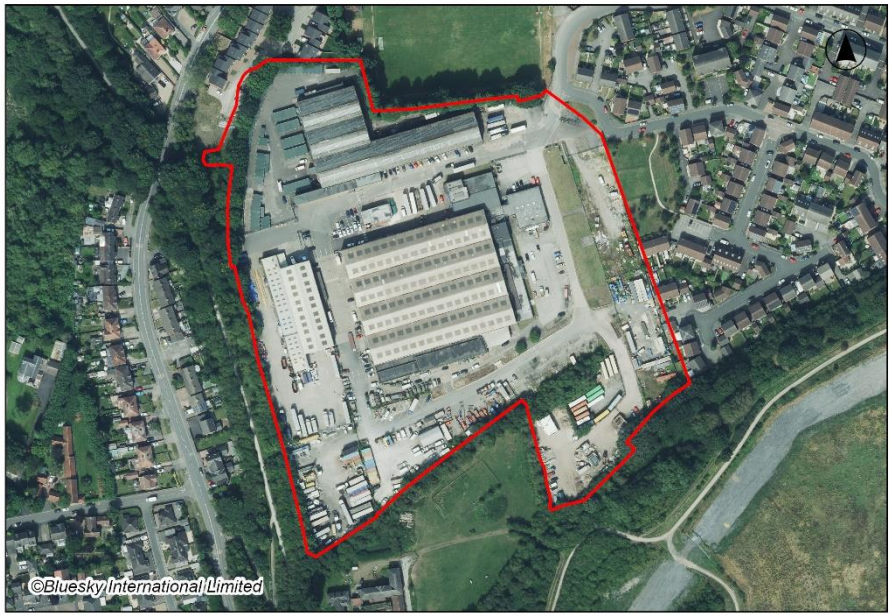
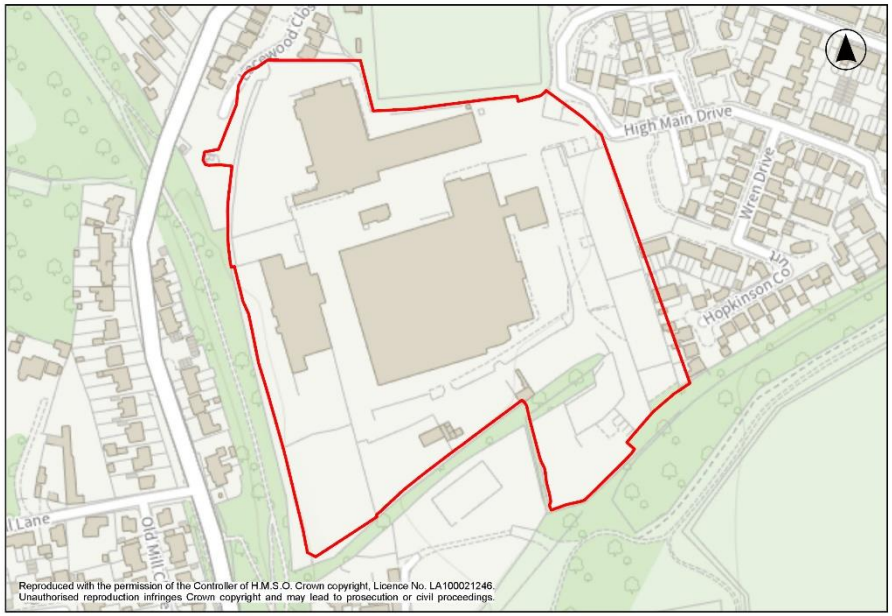
G27 Westhouse Farm, Moor Road, Bestwood Village 20
G1359 Land south of Bestwood Village, Moor Road, Bestwood Village 37

G20 Bestwood Business Park, Park Road, Bestwood Village

Factors	Details
SHLAA reference	G20
Size	6.01 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 220 (LPD allocation)
Existing Use	Industry (Business Park)

Satellite image	Map
	

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 of the site is 220 homes. The site provides 50+ houses adjacent to a key settlement	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	--	The site is currently used for industrial purposes and includes Bestwood Business Park. It is considered that development on this site would result in large number of jobs lost. It is not known whether a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	--	Development would result in the loss of land in employment use.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 no doctor's surgery in Bestwood Village. The nearest GP surgery, Oakenhall Medical Practice (in Hucknall), is within 30 minutes travel time by public transport and cycling. There is a direct bus service from the site to the doctor surgery, with the nearest bus stop conveniently located on Moor Road, west of the site. There is no pharmacy in Bestwood Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall).However it is within 30 minutes travel time by public transport and cycling to the centre. There is a direct bus service (number 141) to Hucknall town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is adjacent to Bestwood Country Park. The current use of the site is industry (business park), 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 areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a post office in Bestwood Village within a 10-minute (800 metres) walking distance. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. Hucknall town centre has leisure and community centres, a library, post office and bank within 30 minutes travel time by public transport and cycling from the site. There is one school within Bestwood Village (Hawthorne Primary & Nursery School) which is within 30 minutes travel time by public transport, walking and cycling from the site. Other nearest schools within 30 minutes travel time by public transport and cycling include Park Vale Academy, Heart Preschool and Rise Park Primary and Nursery School. Hucknall has schools (i.e. Broomhill Junior School, Beardall Fields Primary School, Annie Holgate Infant & Nursery School, Leen Mills Primary School) within 30 minutes travel time by public transport and cycling from the site.	Ensure access to community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The current use of the site is industry (business park), so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Bestwood Village to the south. There are bus stops on Moor Road for bus services 141 and 528, both of which stop at a bus stop conveniently located near the site. Bus 141 runs between Nottingham city centre and Ashfield, connecting the site to Hucknall town centre. This service runs hourly from Monday to Saturday between 7:45am and 8:00pm. Bus 528 runs between Selston and Bestwood Village operating from Monday to Saturday between 7am and 6pm, with buses running every 60 minutes. The site is within 30 minutes travel time by public transport and cycling to primary a school, post office, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Baker Brook Industrial Estate (within Ashfield District Council boundaries) is well-located for the site.	Ensure connectivity to the site by non-car modes.

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 on previously developed land/brownfield land adjoining the key settlement of Bestwood Village.	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Moor Road and Bestwood Road (B683) towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. The River Leen is situated about 170 metres from the site. It is unlikely that the 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 (0.15 ha), medium risk of flooding from surface water (0.32 ha) and low risk of flooding from surface water (0.81 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	?	Development on site would provide 10% open space on existing brownfield land. The site abuts Bestwood Country Park, which is a designated site of nature conservation interest (Local Wildlife Site). The current use of the site is for industrial purposes, so there would not be a loss of open space. Past use of the site includes former landfill. In addition, a small part of the site (0.20 ha) may contain potential hazards arising from coal mining and falls within 'Development High Risk Area'. Therefore, the site will improve the undervalued open space. The site qualifies to be considered minor positive (+) as development on site would provide 10% open space on existing brownfield land. However, it also adjoins open space, biodiversity or designated site of nature conservation interest (Bestwood Country Park), therefore the site has been marked as uncertain.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	?	The site comprises industrial units and is predominantly surrounded by residential development. Redevelopment would be	Ensure development is sensitively designed in keeping with the

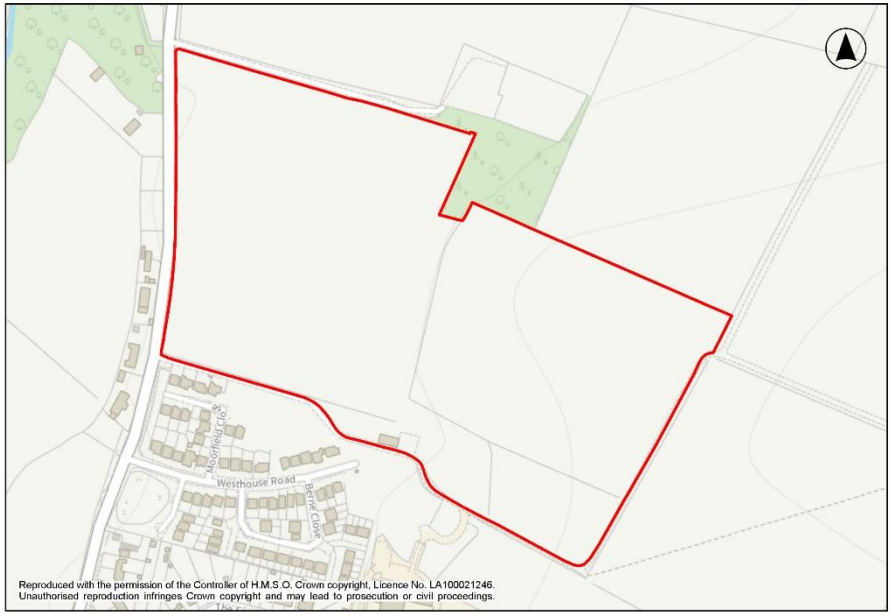
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		expected to make a positive contribution to the character of the surrounding built environment. Potential development will be expected to achieve at least 10% biodiversity net gain, although at this stage there is no indication whether this would be delivered on-site or off-site. The site has accordingly been marked as uncertain.	adjoining Bestwood Country Park.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Site is adjacent to Bestwood Village Conservation Area and within the setting of Bestwood Winding House and Headstocks (grade II* listed building and scheduled monument). The site is largely screened from the adjoining Cricket Pitch which forms an open space in the Conservation Area. In comparison with existing development on site, the development of the site would have little impact on the character of the Conservation Area and with an appropriate design could make a positive contribution to the setting of the Conservation Area Bestwood Colliery winding house and headstocks is located some 500 metres east of the proposed development area and is a listed building, listed at Grade II* and a scheduled monument. The designated asset is well screened from the proposed development by existing built development and there would be no effect on its setting of the designated asset. There would be no impact on the War Memorial or its setting. Unlikely to be harm to setting of NDHA farm given altered setting at present, however, a green boundary to southern edge would soften any harm to the setting of this NDHA. Archaeology - considered moderate potential for pre-historic and medieval	Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. The DBA should include evidence of existing ground disturbance to determine potential for surviving remains. The scheduled monument could be mitigated by including a buffer zone at a suitable contour height together with suitable landscaping. Lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to the Scheduled Monument. Green boundary to southern edge recommended to soften any impact on the

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			archaeology. However, there is a negligible potential for surviving archaeological remains due to disturbance from previous development. Additionally, the site is within 400 metres of several listed buildings in and around Bestwood Village Conservation Area, notably the Grade II British Coal Offices.	setting of NDHA Forge Farm. Leave the southeast end of the site as green space and introduce boundary tree planting along the Bestwood Country Park boundary.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	0	No impact as the site is not on best and most versatile land. Development on site would increase household waste per head. However, the amount of waste generated by the existing industrial use may not be significantly lower than that of domestic waste. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	No mitigation required.

G27 Westhouse Farm, Moor Road, Bestwood Village

Factors	Details
SHLAA reference	G27
Size	13.32 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 300 (masterplan)
Existing Use	Agricultural land

Satellite image	Map
	

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 of the site is 300 homes. The site provides 50+ houses adjacent to a key settlement	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 no doctor's surgery in Bestwood Village. The nearest GP surgery, Oakenhall Medical Practice (in Hucknall), is within 30 minutes travel time by public transport, walking and cycling. There is a direct bus service from the site to the doctor surgery, and the nearest bus stop is conveniently located on the edge of the site. There is no pharmacy in Bestwood Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. There is a direct bus service (number 141) to Hucknall town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walking distance to Mill Lakes (part of Bestwood Country Park). The current use of the site is agricultural land, so development on site would not result in a loss of a recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. Hucknall town centre has a leisure and community centres, a library, post office and bank within 30 minutes travel time by public transport and cycling from the site. There is one school within Bestwood Village (Hawthorne Primary & Nursery School) which is within a 5-minute (400 metres) walking distance. Bestwood (i.e. Park Vale Academy) and Hucknall (i.e. Broomhill Junior School, Beardall Fields Primary School, Annie Holgate Infant & Nursery School, Leen Mills Primary School) has schools within 30 minutes travel time by public transport and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Bestwood Village to the south. There are bus stops on Moor Road and Coronation Road for bus services number 141 and 528. Bus 141 runs between Nottingham city centre and Ashfield, connecting the site to Hucknall town centre. However, this is an infrequent service, running hourly from Monday to Saturday between 7:45am and 8:00pm. Bus 528 runs between Selston and Bestwood Village, with a stop on Coronation Road, which is within a 5-minute walk of the site. However, this is an infrequent service, operating only from Monday to Saturday between 7am and 6pm, with buses running every 60 minutes. The site is within 30 minutes travel time by public transport and cycling to a primary school, post office, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Bestwood Business Park is adjacent to Bestwood Village to the south and is well-situated for the site. Additionally, Baker Brook Industrial Estate (within Ashfield District Council boundaries) lies within 30	Major public transport improvements. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			minutes travel time by public transport, walking and cycling from the site.	
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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Moor Road and Bestwood Road (B683) towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. River Leen is close to the site (175 m), and it is unknown whether 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 (0.01 ha), medium risk of flooding from surface water (0.10 ha) and low risk of flooding from surface water (0.31 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is in close proximity but not within or adjacent to a designated site of nature conservation interest. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows, especially the trees and hedgerows across the site frontage along the Moor Road when building a footway and creating visibility splays to any proposed junctions. No indication at this stage if offsite or onsite open space would be provided. The site may be affected by the possible potential Special Protection Area (ppSPA) as it falls within 5 km of the RSPB IBA (Royal Society for the Protection of Birds, Important Bird Area) Boundary. The current use of the site is agricultural land so there would not be a loss of open space.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Killarney Park Wooded Farmlands (S PZ 2). The landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping arable land abutting ongoing residential development, on the north edge of Bestwood Village. The visibility of the site is varied, with some long views of the site and some limited by landform and vegetation. The value of the landscape within the study area is considered to be low due to few natural, cultural and distinctive features, albeit several footpaths contributing to recreational value. There is medium landscape susceptibility to the proposed development type, where it would further extend the settlement edge into the rural landscape, becoming more prominent. There is medium visual value and susceptibility associated with indicators of value and numbers of receptors experiencing open views. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			accommodate development, with an appropriate mitigation strategy that provides a substantial landscape buffer to the north and west, incorporating enhanced and new planting to the boundaries.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No known designated or non-designated heritage assets within, adjacent to or in close proximity to the site. Archaeology - no known archaeology within site boundary. Lies within Bestwood Park, a hunting park with medieval origins (HER: MNT26776). Considered **moderate** potential of pre-historic, Roman, early medieval and medieval activity. The site is within 1 km of several Grade II Listed Buildings in and around Bestwood Conservation Area, such as Alexandra Lodges and Bestwood Winding House and Headstocks (II* listed building and scheduled monument). Bestwood Pumping Station (II* listed building) and associated heritage assets including Grade II Registered Park and Garden are located approximately 2 km to the east of the site. Due to distance and terrain, it is unlikely that any heritage assets or their settings will be affected.	Archaeology - minimum requirement at application for updated Desk-Based Assessment to include the results of assessment work just to the south and a new HER search), geophysical survey to meet Para. 207 of NPPF. Need for further assessment work at the application stage to be informed by the updated DBA & GP results. Further work, if necessary at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3a (11.85 ha) agricultural land with the remainder of the site containing grade 3b (1.11 ha) and other (0.25 ha). Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1359 Land south of Bestwood Village, Moor Road, Bestwood Village

Factors	Details
SHLAA reference	G1359
Size	9 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 252 based on 28 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map

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 of the site is 252 homes (28 dph). The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Encourage the use of local suppliers and contractors during the construction phase and promote the use of local services by future residents.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Bulwell). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is also within a 30-minute cycling distance from Arnold town centre. However, the lack of a direct bus service reduces its connectivity to this shopping centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	The nearest GP surgery, Rise Park Surgery is just over a 10-minute (800 metres) walk from the site. There are additional GP surgeries in Bestwood (i.e. Southglade Medical Practice, The Practice Nirmala) within 30 minutes travel time by public transport and cycling. There are bus services (i.e. 79/79A, 89, 141) from the site to the doctor surgeries. There are pharmacies in Bestwood within 30 minutes travel time by public transport, walking and cycling from the site. Additionally, Bestwood has an optician and dental practice. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Bulwell). However it is within 30 minutes travel time by public transport, walking and cycling to the centre. There is a direct bus service (number 79/79A) to Bulwell town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is adjacent to Bestwood Country Park. 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 areas or accessible blue-green infrastructure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk 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?	+	Hucknall Lane Post Office is within 30 minutes travel time by walking and cycling but has poor connectivity to the site. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Bulwell). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Rise Park Community Centre (Bestwood) is within 30 minutes travel time by walking and cycling from the site. Bestwood has additional community and leisure centres (i.e. Top Valley Community Centre, Southglade Leisure Centre) within 30 minutes travel time by public transport, walking and cycling from the site. Bestwood has a library, post office and bank (ATM) within 30 minutes travel time by public transport and cycling, and just over 30 minutes on foot from the site. Bestwood has several schools including Rise Park Primary and Nursery School, Park Vale Academy, Westglade Primary School and Stanstead Flying High Academy within 30 minutes travel time by public transport, walking and cycling. The nearest, Rise Park Primary and Nursery School, is slightly over a 10-minute (800 metres) walk from the site.	Ensure access to community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Bulwell and Hucknall have schools (i.e. Broomhill Junior School, Beardall Fields Primary School, Annie Holgate Infant & Nursery School, The Bulwell Academy, Bulwell St Mary's C Of E Primary School) within 30 minutes travel time by public transport and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site adjoins a deprived area (10% most deprived area).	

8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins the main built-up area (Bestwood) of Nottingham to the south. There are bus stops on Bestwood Park Drive, Brunlow Drive, and Bestwood Road within a 5-minute walk, except for those on Bestwood Park Drive, which are farther away. These stops serve the following bus services: Bus A2 runs between Bulwell and Aspley Schools providing a link between the site and key locations such as Bulwell. Service 16C runs between Nottingham city centre and Rise Park, connecting the site to areas like Aspley and the city centre. Bus 79/79A/79B runs between Arnold and Nottingham city centre, passing through areas like Bestwood Park, Top Valley, Rise Park, Bulwell, Broxtowe, Nuthall Road, Bobbers Mill, and Alfreton Road, offering connections to various parts of the city. 141 runs between Nottingham city centre and Ashfield, connecting the site to Hucknall town centre. However, this is an infrequent service, running hourly from Monday to Saturday between 7:45am and 8:00pm. Service 528 runs between Selston and Bestwood Village, linking the site to locations such as Bulwell and Phoenix Park. However, this is an infrequent service, operating only from Monday to	Major public transport improvements. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Saturday between 7am and 6pm, with buses running every 60 minutes. These services provide comprehensive connectivity between the site, surrounding areas, and Nottingham city centre. The site is within 30 minutes travel time by public transport and cycling to a primary school, post office, library, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Bestwood Business Park is adjacent to Bestwood Village to the south, but due to accessibility issues it is accessible within 30 minutes by walking and cycling from the site. Additionally, Baker Brook Industrial Estate (within Ashfield District Council boundaries) is well-located for the site.	
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
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that contributes to climate resilience, 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 (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Bestwood Road and Hucknall Road towards Nottingham, and Bestwood Park Drive towards Arnold.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. The River Leen is situated about 100 metres from the site. It is unlikely that the 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 (0.15 ha), medium risk of flooding from surface water (0.25 ha) and low risk of flooding from surface water (0.74 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Bestwood Country Park to the east, which is a designated site of nature conservation interest (Local Wildlife Site). The site is adjacent to the Hucknall Disused Railway, a local wildlife site, to the west. Development on site would result in the loss of existing hedgerows. No indication at this stage if offsite or onsite open space would be provided. The site may be affected by the possible potential Special Protection Area (ppSPA) as it falls within 5 km of the RSPB IBA (Royal Society for the Protection of Birds, Important Bird Area) Boundary. The current use of the site is agricultural land so there would not be a loss of open space.	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.
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 Killarney Park Wooded	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		Farmlands (S PZ 2). The landscape condition is moderate, and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. The Gedling Landscape and Visual Analysis (2025) states the site is located on undulating landform and comprises pastoral land with woodland edges. The elevated residential edge of Rise Park forms the southern boundary. The site is visually enclosed by woodland and landform. The value of the landscape within the study area is considered to be medium due to natural, cultural and recreational features of Bestwood Country Park and perception of tranquillity, away from the settlement. There is a high landscape susceptibility to the proposed development type where it would be separate from the existing settlement, within the country park and remove the rural character. There is medium visual value and high visual susceptibility associated with the indicators of value and recreational features/routes within the Country Park and number of receptors. Overall, the landscape sensitivity is high, and visual sensitivity is medium. The site is assessed as unsuitable for the proposed development type.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Site is close to Bestwood Village Conservation Area and within the setting of several listed buildings including Winding House and Headstocks at Bestwood Colliery, The Clock Tower formerly offices of the Bestwood Coal and Iron Company, War memorial, and the scheduled monument, Bestwood Colliery Engine House. Non-designated heritage assets in Bestwood Village including colliery workers housing. NDHA Forge Farm is close by to the north. Archaeology - No known archaeology within site boundary. Lies within Bestwood Park, a hunting park with medieval origins. Considered moderate potential of pre-historic, Roman, early medieval and medieval activity. Heritage assets - due to distance and intervening terrain there would be no effect on the heritage assets.	Green screen to north to soften impact to setting of NDHA Forge Farm. Archaeology - Minimum requirement at application for updated Desk-Based Assessment to include the results of assessment work just to the south. and a new HER search), geophysical survey to meet Para. 207 of NPPF. Need for further assessment work at the application stage to be informed by the updated DBA & GP results. Further work, if necessary at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix I: Reasonable Alternative Sites in Calverton

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix I contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Calverton.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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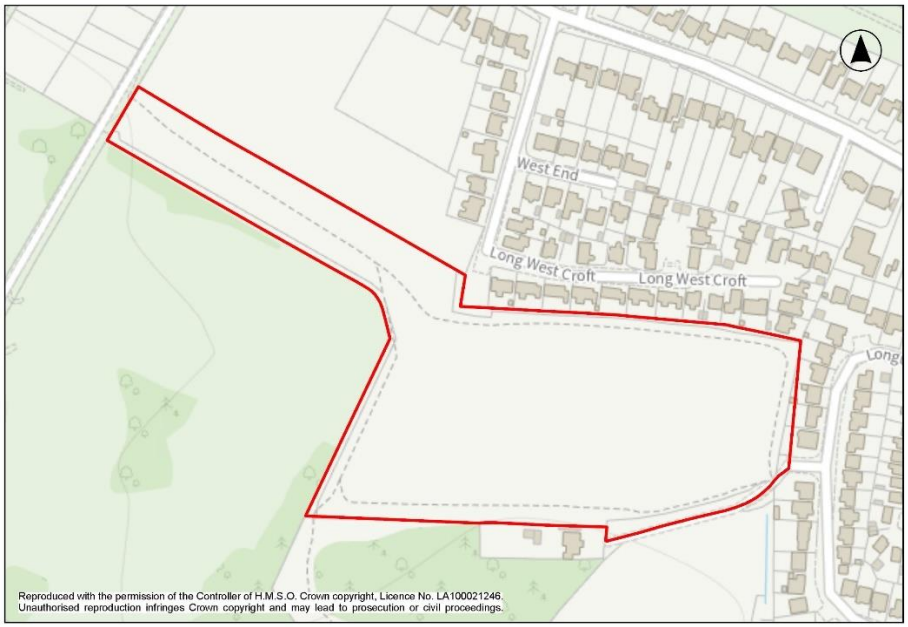
Satellite image	Map
	

Factors	Details
SHLAA reference	G33
Size	4.54 ha

No of dwellings/estimated employment floorspace	125 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 125 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use	+	The site is not within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	or mixed use in a shopping 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 a 5 minute (400 metres) walk 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 The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Hollinwood Cemetery. The land use is agricultural so it would not result in a loss of recreational area.	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.
6. Community Safety	Will the site be designed to contribute to a safe secure built environment	?	Uncertain as the impact of development upon crime is dependent upon design and a series	Ensure policies in the Local Plan in general promote a safe secure

To improve community safety, reduce crime and the fear of crime.	through designing out crime?		of secondary factors not related to site allocation.	environment for new development.
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 a 5 minute (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. The land use is agricultural so it would not result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site adjoins Calverton village to the west and southwest. There are bus stops on Georges Lane and Collyer Road for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham The site scores 48 on the (Department for Transport) Connectivity Tool.	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land	Is the site a brownfield site?	--	The site is greenfield.	

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?	?	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.

	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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? Can surface water run-off be appropriately	-	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. Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding (0.2) medium risk of flooding from surface water (0.26 ha) and low risk of flooding from surface water (0.35 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.

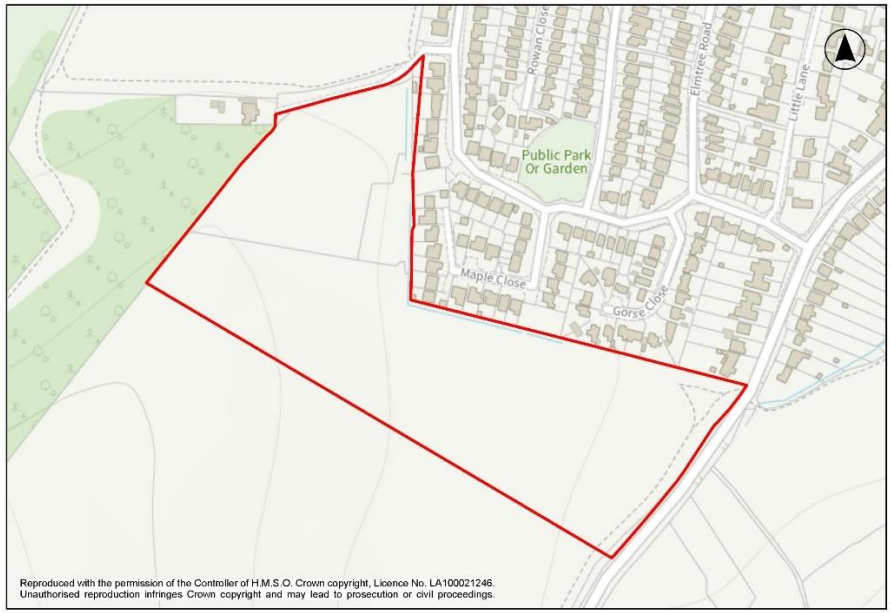
	managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated 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 offsite open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would likely result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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 the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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?	-	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'. The Landscape and Visual Analysis (2025) concluded, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce

				visual intrusion upon the landscape. Retain and enhance boundary vegetation along the southern boundary.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead	0	Site is within 1 km of Calverton Conservation Area, various listed buildings including Hollinwood House and Attached Outbuilding and the Cockpit Hill, Ramsdale Park Scheduled Monument. Due to intervening modern urban development there would be no effect on the Calverton Conservation Area or its setting. Due to topography, terrain and vegetation there would be no effect on Hollinwood House Listed Building nor on the Scheduled Monument or their settings. Archaeology considered **very high** potential for currently undated archaeological remains, and **moderate** to **high** potential for pre-historic, Roman and medieval archaeology. Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of	Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

	to the adaptive reuse of a heritage asset?		NPPF and establish character, extent and significance of archaeological remains within the site boundary.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G45 Georges Lane/Gorse Close

Satellite image	Map
	

Factors	Details
SHLAA reference	G45
Size	6.62 ha

No of dwellings/estimated employment floorspace	185 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 185 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use	+	The site is not within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	or mixed use in a shopping 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 a 5 minute (400 metres) walk 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 The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at James Seely Playing fields. The land use is agricultural so it would not result in a loss of recreational area.	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.
6. Community Safety	Will the site be designed to contribute to a safe secure built environment	?	Uncertain as the impact of development upon crime is dependent upon design and a series	Ensure policies in the Local Plan in general promote a safe secure

To improve community safety, reduce crime and the fear of crime.	through designing out crime?		of secondary factors not related to site allocation.	environment for new development.
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 a 5 minute (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. The land use is agricultural so it would not result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Calverton village to the west and southwest. There are bus stops on Georges Lane for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 46 on the (Department for Transport) Connectivity Tool.	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise	Is the site a brownfield site?	--	The site is greenfield.	

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?	?	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.

	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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? Can surface water run-off be appropriately	-	The vast majority of the site falls within EA Flood Zone 1. Less than 0.01 hectares falls 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 (0.3) medium risk of flooding from surface water (0.09 ha) and low risk of flooding from surface water (0.2 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.

	managed without increasing flood risk elsewhere?			
13. Natural Environment 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 offsite open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. There are two protected trees on the site, however it is likely these trees could be retained. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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 the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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?	-	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'. The Landscape and Visual Analysis (2025) concluded the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce

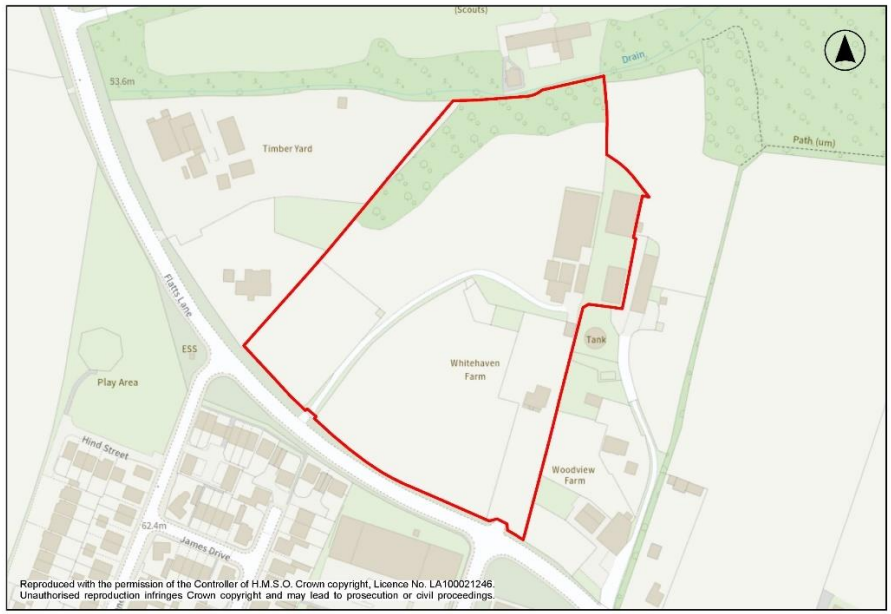
				visual intrusion upon the landscape. Provide landscape buffers to the north and south-eastern boundaries and new planting along the southwestern boundary to soften the settlement edge.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage	-	This site is on the edge of the village and is a parcel of farmland which encloses the settlement. The fields that slope down to the village creates significant areas of rural openness that forms the setting of the village. Land rising to the south of the site is significant for its rurality and link up the hill to the woodland. The character is of traditional farmed landscape with hedgerows and trees. The development of the site would impact on the rural approach to the Conservation Area. The south side of the Calverton Conservation Area has a far greater relationship to the countryside. This site set with road frontage	Reduction in size of the site and its concentration in the north would reduce impact on the Conservation Area and its setting. The key consideration would be to avoid any further development going up the gradient of this proposed allocation site, noting that modest development at the same land level

opportunities for people to enjoy culture and heritage	based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		to the lane is an important approach to the historic core of Calverton. It is visible from views from the Conservation Area as views of farmland and also acts as a historic link to the agricultural historic core of the village. The development of the site would have an impact on the heritage asset as it would encroach into views from the Conservation Area of farmland. The development of the site would also impact on the setting of the Conservation Area. The extension of built development in this area may have a low level of impact on the rural setting of the SM at Cockpit Hill. Due to distance and intervening topography there would be no impact on Fox Hill Earthworks. Archaeology - considered **very high** potential for currently undated archaeological remains, and **moderate** to **high** potential for pre-historic, Roman and medieval archaeology.	of Gorse Close, and at bungalow height to match, would probably not urbanise the setting of the CA if a soften and green approach along George's Lane could be created. Landscaping on the southern boundary may mitigate impact on the rural setting of Cockpit Hill. Look to avoid further sprawl of this southern entrance into the historic core of Calverton, especially on the hillside and against the road. In reality only a much reduced area of this allocation could be developed without harm to setting of the CA.

				Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the	-	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. Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for Brick Clay mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

	site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			

G587 Mansfield Lane (Whitehaven Farm)

Satellite image	Map
	

Factors	Details
SHLAA reference	G587
Size	2.83 ha
No of dwellings/estimated employment floorspace	80 dwellings (28 dph)
Existing Use	Agricultural Buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 80 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% 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.	
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 5 minutes (400	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Metres) walk 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?			
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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields,	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Flatts Lane play area. The current use of the site is agricultural land and buildings 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.

	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?			
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 inclusion and to close the gap	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Centre and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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.	Public transport improvements. Ensure connectivity to the site by non-car modes.

travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 53 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield	
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?	?	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

	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?			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.

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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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	++	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

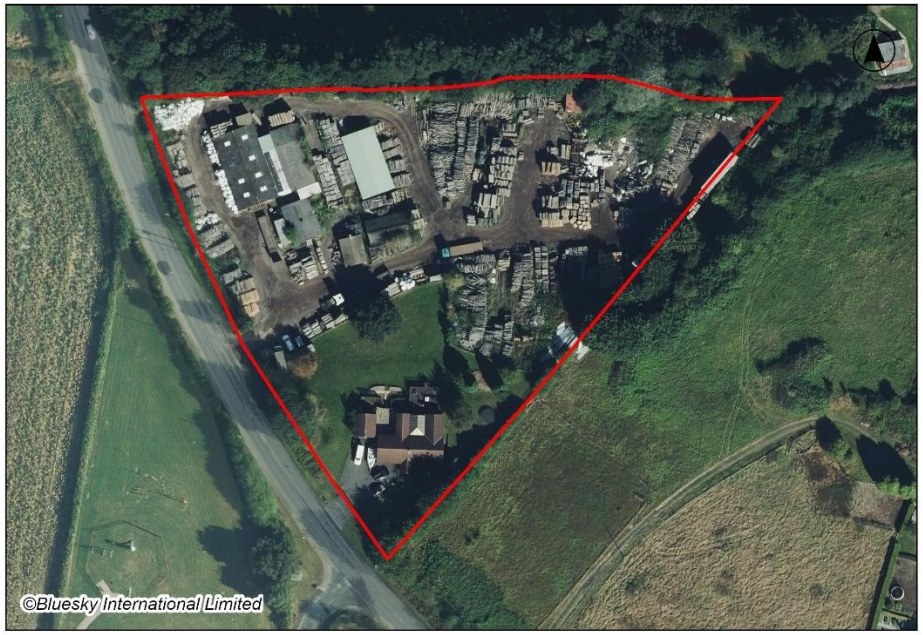
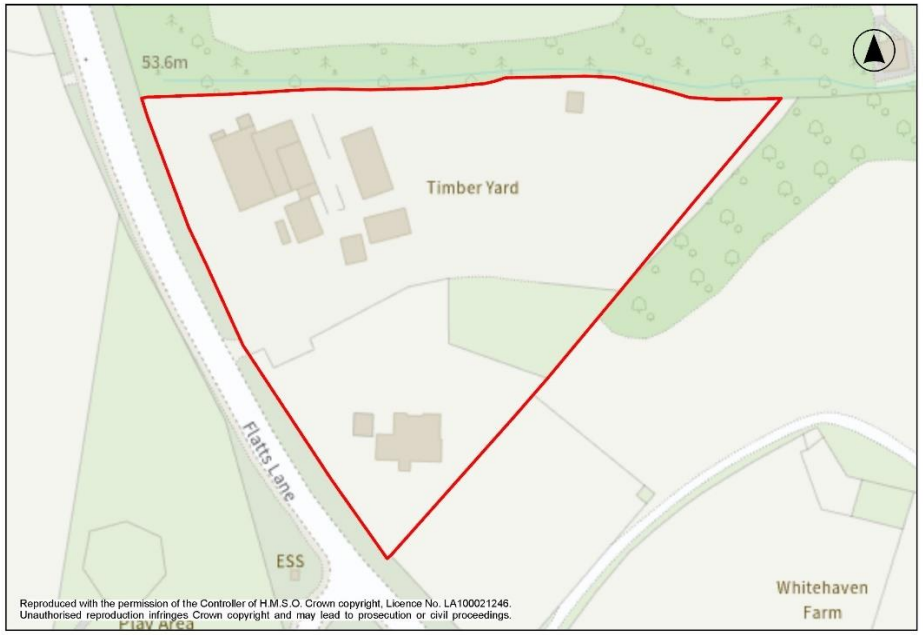
	adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Thorndale Plantation, which is a designated site of botanical interest. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	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'. The Landscape and Visual Analysis (2025) concludes the landscape and visual sensitivity is low. The site is able to accommodate development with an	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		appropriate mitigation strategy to retain field boundary vegetation and individual trees within the site. The site should be developed in parallel with G588 and/or G834, not stand alone.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led	0	The site is located a significant distance from the Lodge Farmhouse. Views from the vicinity of the access to the site on Flatts Lane are limited to the upper storey of the Farmhouse and the site does not form part of the setting of the heritage asset. The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from intervening topography, trees and built development. Considered **moderate** potential for medieval and post-medieval remains. **moderate** to **low** potential for pre-historic and Roman remains.	Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage. Further work, if necessary at application, may include trial trench evaluation.

	regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G588 Mansfield Lane (250)

Satellite image	Map
	

Factors	Details
SHLAA reference	G588
Size	1.27 ha
No of dwellings/estimated employment floorspace	35 dwellings (28 dph)
Existing Use	Timber Yard

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 35 homes based on 28 dph in accordance with the SHLAA methodology, however in conjunction with adjacent sites the capacity would be 50+.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	The site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. There will be a small loss in jobs due to the loss of the timber merchants. It is not known whether local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

			The site is located within or adjoining a deprived area (30% worst area).	
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.	
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?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure development enhances connectivity with existing shopping centre.

	Is the site within 5 minutes (400 Metres) walk 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?		There would be no loss of a town centre use or mixed use.	
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green infrastructure e.g.	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Flatts Lane play area. The current use of the site is agricultural buildings so development on site would not	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.

	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?		result in a loss of 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

inclusion and to close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural buildings so it would not lead to the loss of a community facility. The site is located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton	Public transport improvements. Ensure connectivity to the site by non-car modes.

and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 52 on the (Department for Transport) Connectivity Tool.	
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 previously developed land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings?	?	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

solutions to climate change.	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			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.

	depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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	++	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water

	- 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?			run-off are secured within the site.
13. Natural Environment 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	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site.

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	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.
14. Landscape Character	Will it have an adverse impact on local landscape character?	-	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	Ensure development proposals are supported by appropriate landscape

To protect and enhance the 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?		sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy to retain field boundary vegetation. Should be developed in parallel with G587, not stand alone.	character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better	0	The site is located a significant distance from the Lodge Farmhouse. Views from the vicinity of the access to the site on Flatts Lane are limited to the upper storey of the Farmhouse and the site does not form part of the setting of the heritage asset. The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from	Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	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?		intervening topography, trees and built development. Archaeology - considered **moderate** to **high** potential for pre-historic and Roman remains, and **low** potential for medieval and post-medieval archaeological remains. However, existing site development will have affected the potential for surviving archaeological remains to be present.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and	-	The site is not classified as agricultural land. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction. Development on site would likely increase household waste per head.	

	commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			

G780 Ramsdale Golf Course Site A

Satellite image	Map

Factors	Details
SHLAA reference	G1159
Size	13.01 ha
No of dwellings/estimated employment floorspace	220 dwellings (28 dph at 60% net developable area)
Existing Use	Golf Course

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing	Is the site allocated for housing?	++	The dwelling capacity on site is 220 homes based on 28 dph in accordance with the	Ensure development includes a range of

To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople	Will it meet the housing need?		SHLAA methodology, assuming 60% of the site is developable area. The reason for the 40% being considered as not developable is due to extensive woodland which would be retained.	house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	Development would result in a small number of jobs associated with the Golf Course being lost. 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 (30% 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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	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.	

support the use of new technologies.	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?		It is not known whether educational buildings and mixed live-work units would be provided on site.	
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 5 minutes (400 Metres) walk 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 a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Hollinwood Cemetery. The majority of the land is a golf course so it would result in a loss of recreational area.	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.

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 a 5 minute (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	--	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. Development would result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing	Is the site accessible by public transport?	+	The site adjoins Calverton village to the west and southwest, however the connectivity to the west is poor.	Major public transport improvements. Ensure

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 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?		There are bus stops on Georges Lane and Collyer Road for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 47 on the (Department for Transport) Connectivity Tool.	connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate	Is the site a brownfield site?	--	The site is predominantly greenfield.	

10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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.

	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	-	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	Ensure surface water management/mitigation measures including SuDS (limiting

To minimise the risk of flooding and to conserve and improve water quality.	- 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?		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 (0.02 ha), medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.04 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment 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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or	--	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site contains trees protected by Tree Preservation Orders No indication at this stage if offsite or onsite open space would be provided. The majority part of the site is a protected open space (golf course). 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

	undervalued open space?			
14. Landscape Character 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?	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium and visual sensitivity is low. The site is able to accommodate development if it is brought forward with G33 to avoid separation from the settlement.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Provide low density development that retains the woodland vegetation structure. In addition, the south-

				west of the site is inappropriate for development in landscape and visual terms and should be avoided; although this area may be used for the provision of public open space
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead	-	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 Listed Farmhouse in isolated position on edge of the Golf Course. Currently residential, looking out on a south east direction over open land. Small outbuildings associated with Listed Building. Listed Building is in an open remote location and has a close relationship with the countryside and its former use.	Reduce site area, leaving southern area open, with green screening to south of any remaining allocation. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains

	to the adaptive reuse of a heritage asset?		The development of the site would result in a major impact on the Listed Building, especially from the development of the south western part of the site. Development of an urban nature so close to the Listed Building would have an impact on its setting in the landscape. 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. Archaeology - considered **very high** potential for currently undated archaeological remains, and **moderate** to **high** potential for pre-historic, Roman and medieval archaeology.	within the site boundary.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most	-	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.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

safeguarding minerals and waste.	versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?		Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for mineral extraction.	

G834 Woodview Farm

Satellite image	Map

Factors	Details
SHLAA reference	G834
Size	1.56 ha
No of dwellings/estimated employment floorspace	45 dwellings (29 dph)
Existing Use	Agricultural buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 45 homes based on 29 dph in accordance with the SHLAA methodology. However, in conjunction with adjacent sites G587 Mansfield Lane (Whitehaven Farm) or G1327 Broom Farm (land north of) the site would provide over 50 homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. There will be a small loss in jobs due to the loss of Woodview Business Park. 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 (30% 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.	
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 5 minutes (400	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Metres) walk 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?			
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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields,	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Flatts Lane play area. The current use of the site is agricultural land and buildings 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.

	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?			
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 inclusion and to close the gap	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Centre and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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.	Public transport improvements. Ensure connectivity to the site by non-car modes.

travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 54 on the (Department for Transport) Connectivity Tool.	
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 predominantly brownfield	
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?	?	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

	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?			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.

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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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	++	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	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?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Thorndale Plantation, which is a designated Local Wildlife Site. 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 and buildings so there would not be a loss of open space.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		appropriate mitigation strategy to retain field boundary vegetation and individual trees within the site. Should be developed in parallel with G587 and/or G1327, not stand alone.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led	0	The site is located a significant distance from the Lodge Farmhouse. Views from the vicinity of the access to the site on Flatts Lane are limited to the upper storey of the Farmhouse and the site does not form part of the setting of the heritage asset. No impact. The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from intervening topography, trees and built development. There would be no impact on the setting of the Conservation Area due to distance and intervening urban development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA), and trial trench evaluation* to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

	regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered **moderate** to **high** potential for pre-historic and Roman remains, and **low** potential for medieval and post-medieval archaeological remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is not classified as agricultural land. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1123 Land to the east of Flatts Lane (South of Oxton Road)

Satellite image	Map

Factors	Details
SHLAA reference	G1123
Size	7.03 ha

No of dwellings/estimated employment floorspace	200 dwellings (28 dph)
Existing Use	Scout Camp

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 200 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk 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	--	There is a doctor surgery, The Calverton Practice, within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Oxton Woods. The current use of the site is agricultural buildings, but the site also includes a scout hut. Therefore, development on site would result in the loss of this recreational land.	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.

	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?			
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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk 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?	--	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes	Ensure community facilities to support the development are provided.

	Is the site located in or adjoining a deprived area?		travel time by public transport, walking and cycling. The current use of the site is a Scout Hut, so it would result in the loss of a community facility. The site is located within or adjoining a deprived area (30% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 50 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield.	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			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	-	The site is not within EA Flood Zones 2 and 3. Part of site fall within area of high risk of flooding from surface water (0.45 ha), medium risk of flooding from surface water (0.75 ha) and low risk of flooding from surface water (1.76 ha). Site falls within area susceptible to groundwater flooding The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Thorndale Plantation, which is a designated Local Wildlife Site. 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 buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

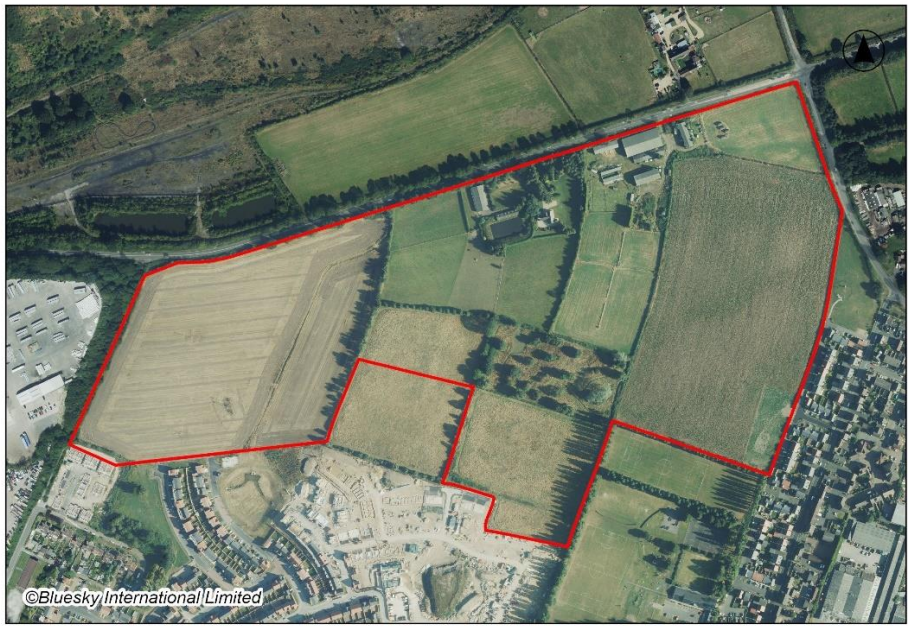
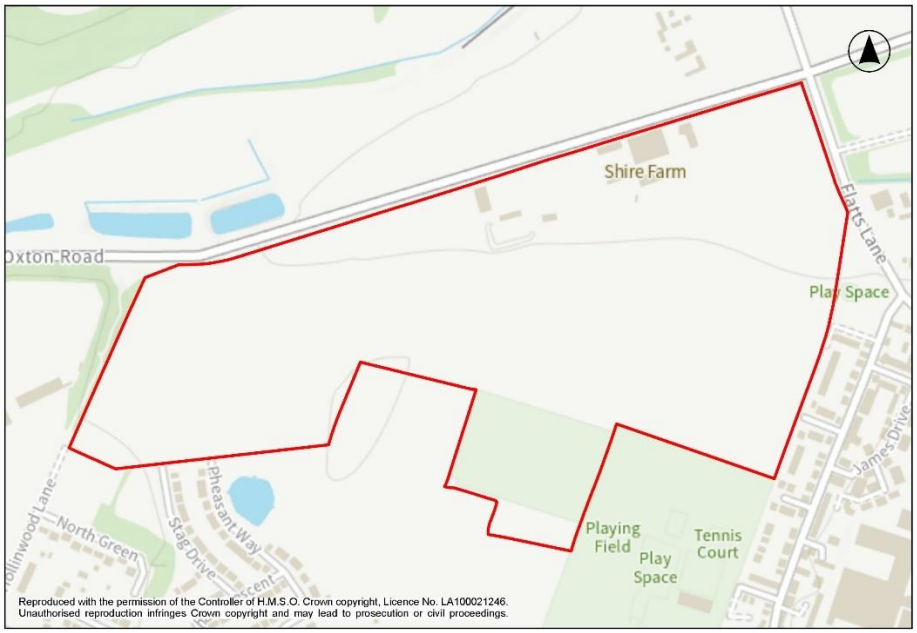
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local 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?	--	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is not recommended for development in landscape and visual terms in order to retain the rural gateway to the settlement and considering the high recreational amenity.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	The site is on the opposite side of Oxton Road which forms the southern boundary of the Roman Camp. The Roman camp is located immediately to the north on higher and rising ground which would have afforded the original occupants extensive views to the south over the site. The site currently in use as a Scout camp is open in nature albeit screened by extensive stands of trees around the perimeter including along the Oxton Road boundary. Development of the site would impact on the setting of the SAM, especially as it sits on higher land than the allocation site and that being positioned specifically for a good vantage point around the countryside is part of the form and function of the SAM, and thereby significance. It is accepted that the SAM survives primarily as below ground archaeology, but that does not remove the fact that setting helps with the understanding and experience of this SAM. Given the slope of land it is felt that edge screening could not	Pulling the proposal back from Oxton Road, especially in the north west corner with regard to the listed farmstead would help slightly, as would low density and low height, but such factors could not overcome the fact that topography would create clear intervisibility and therefore harm to significance. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF

			mitigate suburbanising impact alone, further such screening would make the SAM secluded in the landscape, rather being at an obvious vantage point in the landscape (which is specifically part of its significance). Development of the site is likely to impact on the setting of Lodge Farmhouse when viewed from the approaches along Oxton Road in either direction in the vicinity of Oxton Road/Flatts lane. Would be intervisible and would urbanise/suburbanise the setting of this farmstead, which specifically draws from a rural setting. While it is accepted that the expansion of Calverton has now crested the ridge to the south, there remains a strong and clear rural and agrarian setting to the farmstead still. The proposal would significantly suburbanise the setting here. This harm to setting would cause less than substantial harm to the significance of these designated heritage assets. Archaeology - considered **high** potential for Roman remains, **moderate** to **high** for pre-historic remains and **low** potential for	and establish character, extent and significance of archaeological remains within the site boundary.

			medieval and post-medieval archaeological remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1159 Land off Oxton Road

Satellite image	Map
	

Factors	Details
SHLAA reference	G1159
Size	28.51

No of dwellings/estimated employment floorspace	650 (masterplan)
Existing Use	Agricultural land, dwelling and equestrian

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 650 homes based on the promoted masterplan.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre,	+	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. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Calverton Play Park and playing fields. 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.

	or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?			
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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk 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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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	Ensure community facilities to support the development are provided.

	Is the site located in or adjoining a deprived area?		Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is located within or adjoining a deprived area (30% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane and Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 50 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield, but 1.3 ha of the 26.16 ha site is brownfield due to equestrian facilities on site.	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			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	-	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether 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 (0.07 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. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

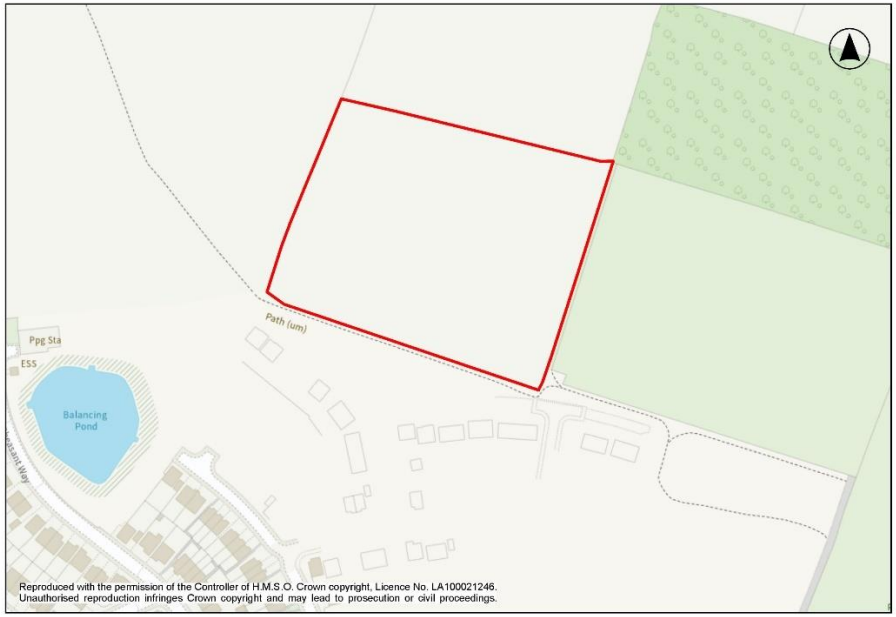
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local 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?	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape Retain the open gateway to Calverton in the north-east of the site – where development would not be suitable in landscape and visual terms – and retain its recreational value, as well as field boundaries
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better	-	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. There would be harm, at less than substantial level, to setting of Listed	Heritage assets - 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

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	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?		Building and the Scheduled Monument, especially as both draw from open rural setting and the Scheduled Monument is specifically noted for being located for having a clear vantage point over surrounding terrain. No effect on the Calverton Conservation Area due to distance, intervening topography and modern urban development. Archaeology - considered **moderate** to **high** potential for Roman remains, **moderate** potential for pre-historic and **low potential for medieval and post-medieval archaeological remains.**	and rural character of their surroundings.. Pulling the allocation back off Oxton Road (B8386), especially at the north east corner, would help with impact to setting of both sites, but with the proposed allocation being on rising land it would be still be visually impactful to the setting, and thereby significance, of these designated heritage assets. Archaeology - Minimum requirement for updated Desk-Based Assessment to include the results of assessment work just to the south and a new HER search), geophysical survey to

				meet Para. 207 of NPPF.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1224 Warren Place (Part of H16)

Satellite image	Map
	

Factors	Details
SHLAA reference	G1224
Size	1.73
No of dwellings/estimated employment floorspace	50 dwellings (29 dph)
Existing Use	Agricultural land

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 50 homes based on 29 dph in accordance with the SHLAA methodology. However, in conjunction with adjacent SHLAA site G1159 Land off Oxton Road will provide 50+ homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

for a modern economic structure including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Calverton Play Park and playing fields. 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.

	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?			
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 inclusion and to close the gap between the most	Is the site within a 5 minutes (400 metres) walk 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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		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. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane and Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 54 on the (Department for Transport) Connectivity Tool.	
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.	
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?	?	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

	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?			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.

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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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	++	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. The site is not at risk from surface water flooding. 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.

	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?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		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.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		accommodate development with an appropriate mitigation strategy.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance field boundary vegetation as a buffer to the surrounding countryside.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better	0	As a result of the relative distance between the Park Road site and the Roman Camps Scheduled Monument, there are no direct visual associations between the proposed development site and the Scheduled Monument, and the development of this site will not encroach into the open rural setting that this Monument currently enjoys. Due to distance and topography there would be no impact on Lodge Farmhouse.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		No effect on the Conservation Area due to distance intervening topography and modern built development. Archaeology - considered **moderate** potential for Roman remains, **moderate** potential for pre-historic and **low** potential for medieval and post-medieval archaeological remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1325 St Clemonts Lodge

Satellite image	Map

Factors	Details
SHLAA reference	G1325
Size	0.57
No of dwellings/estimated employment floorspace	16 dwellings (29 dph)
Existing Use	Equestrian

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 16 homes based on 29 dph in accordance with the SHLAA methodology. However, in conjunction with G130 Dark Lane the site will provide 50+ homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% 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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk 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 a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at James Seely Playing fields. The land use is equestrian so it would result in a loss of recreational area.	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.

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 a 5 minute (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. The land use is equestrian so it would not result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing	Is the site accessible by public transport?	++	The site adjoins Calverton village to the south.	Major public transport improvements. Ensure

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 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?		There are bus stops on Main Street for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 63 on the (Department for Transport) Connectivity Tool.	connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate	Is the site a brownfield site?	++	The site is brownfield.	

10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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.

	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	++	The site is not within EA Flood Zones 2 or 3. There are no rivers in close proximity to the site so it is considered unlikely that	Ensure surface water management/mitigation measures including SuDS (limiting

To minimise the risk of flooding and to conserve and improve water quality.	- 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?		development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Site does not fall within area at risk of surface water flooding. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment 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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within or adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. There are two protected trees on the site, however it is likely these trees could be retained. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

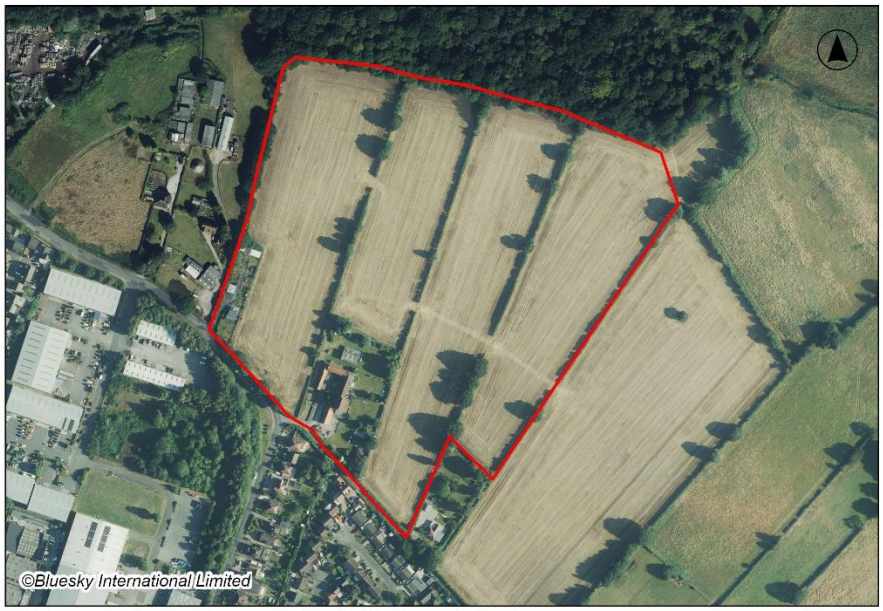
	undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	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'. effect on the study area. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance field boundary vegetation where possible, to provide screening of the

				development – particularly from the south.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The development of the site would not extend the existing limit of the settlement further to the south. Impacts on the view to the north will also be partially mitigated by the substantial ridge to the south of the site. The site does not form part of the setting for the Grade II Listed Building 115 Main Street. The existing buildings are just visible from views north of Main Street on the edge of the Conservation Area a key view identified in the CAMP and significant in terms of the historic connection between the historic settlement and its rural hinterland. A more intensive form of development is likely to encroach further into the view having an impact on the setting of the Conservation Area. The proposal site sits adjacent to a swathe of open land that comes into the heart of the CA, which is a key feature of this southern part of the Conservation Area. This area is visible from the old back lane that leads to the playing field, this therefore being a view from the Conservation Area which support the rural	Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. The DBA should include evidence of existing ground disturbance to determine potential for surviving remains.

			setting of historic Calverton. Development here would impinge on the rural setting of the Conservation Area and create a suburban backdrop to views across the Conservation Area to the south, where the village has remained the least developed. Such setting and views are a key factor in understanding the history of Calverton as a once small rural village. Further, the proposal sits in a remnant of the long thin open field system once existing to the south of the village. Harm would be less than substantial or moderate. Archaeology - considered **moderate** to **high** potential for pre-historic, Roman and medieval archaeology. However, there is a **low** potential for surviving archaeological remains due to previous ground disturbance.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV)	-	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. Development on site would increase household waste per head.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

	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?		Based upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for Brick Clay mineral extraction.	

G1327 Broom Farm (land north of)

Satellite image	Map
	

Factors	Details
SHLAA reference	G1327
Size	11.38 ha
No of dwellings/estimated employment floorspace	320 dwellings (28 dph)
Existing Use	Agricultural land and buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 320 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% 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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	spaces, playing fields, allotments, watercourses?			
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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes	Ensure community facilities to support the development are provided.

			travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service N12 which runs from Lowdham to Calverton. The nearest bus stop is within a 5 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 54 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			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	-	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of low risk of flooding from surface water (0.17 ha), and medium risk of flooding (<0.01 ha). Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

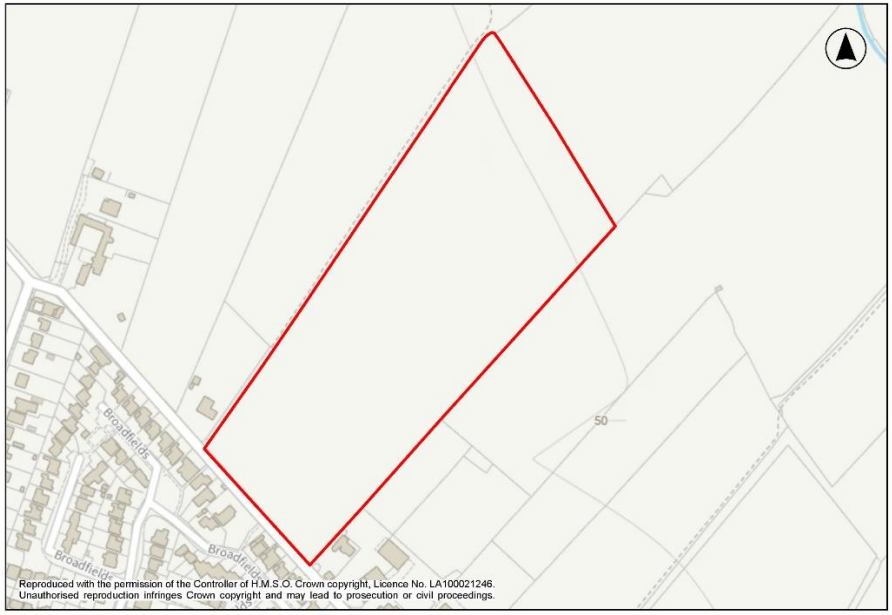
	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity 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?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is adjacent to Thorndale Plantation which is a Local Wildlife Site. 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 and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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 the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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?	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium and the visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape Retain and enhance the field boundaries, with consideration of the historic field pattern and offsetting the development beyond from a landscape buffer from along Carrington Lane.
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	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will	0	The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from intervening topography, trees and built development. No impact. No impact on Lodge Farmhouse due to intervening topography, trees and built development. No impact on Conservation Area due to intervening topography and existing modern built development.	Retain Broom Farm Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

provide better opportunities for people to enjoy culture and heritage	it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered **moderate** potential for pre-historic, Roman, medieval and post-medieval remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is not classified as agricultural land. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1328 Carrington Lane (land north of) Site 1

Satellite image	Map
	

Factors	Details
SHLAA reference	G1328
Size	5.56 ha
No of dwellings/estimated employment floorspace	155 dwellings (28 dph)
Existing Use	Agricultural land

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 155 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

for a modern economic structure including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	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?			
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 inclusion and to close the gap between the most	Is the site within a 5 minutes (400 metres) walk 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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		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. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	+	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. 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.	Public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 54 on the (Department for Transport) Connectivity Tool.	
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	
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?	?	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

	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?			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.

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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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 site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether 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 (0.30 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (0.66 ha). Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	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?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. There are no known designated nature conservation assets and/or local designations within the site. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

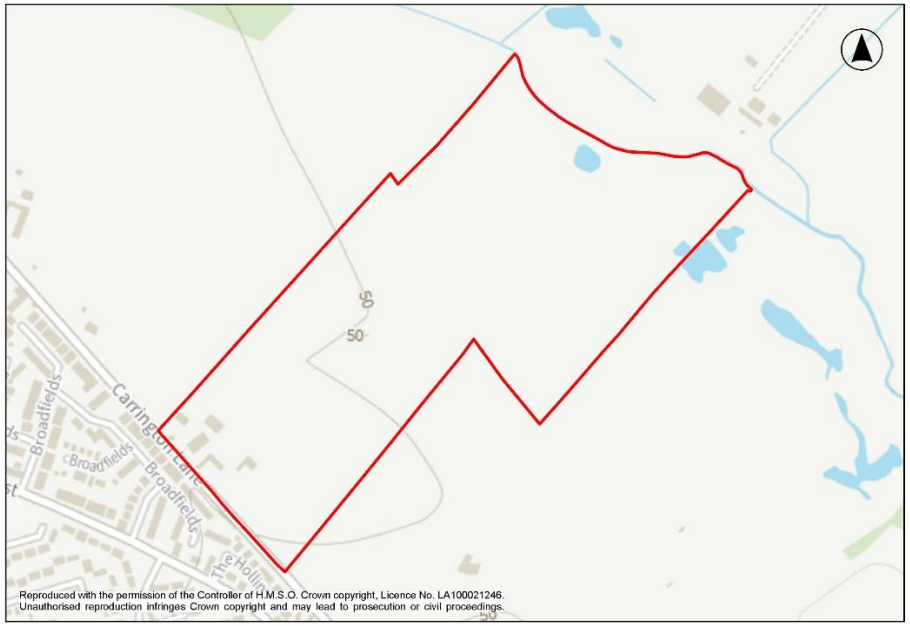
	Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		accommodate development with an appropriate mitigation strategy.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain field boundary vegetation. This will incorporate a landscape buffer to the north and offset of development from Carrington Lane to the south in order to avoid areas of the site which are unsuitable for development in landscape and visual terms. Should be developed in parallel with G1327 and/or G1329, not stand alone.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on any heritage assets due to distance, topography and existing built development. Archaeology - considered **moderate** potential for medieval and post-medieval remains. **moderate** to **low** potential for pre-historic and Roman remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the	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	-	The site is not classified as agricultural land. Development on site would likely increase household waste per head.	

area including soils, safeguarding minerals and waste.	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?		Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1329 Carrington Farm

Satellite image	Map
	

Factors	Details
SHLAA reference	G1329
Size	15.82 ha
No of dwellings/estimated employment floorspace	450 dwellings (28 dph)
Existing Use	Agricultural land and buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% 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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	spaces, playing fields, allotments, watercourses?			
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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes	Ensure community facilities to support the development are provided.

			travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 52 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			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	-	Part of the site falls within EA Flood Zones 2 (2.21 ha) and 3 (1.75 ha). The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk from surface water flooding (0.88 ha), medium risk from surface water flooding (1.31 ha) and low risk from surface water flooding (2.19 ha). Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. Part of the site contains the Dover Beck Wetland Local Wildlife site. 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 and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and mitigate impact upon the Local Wildlife site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site.

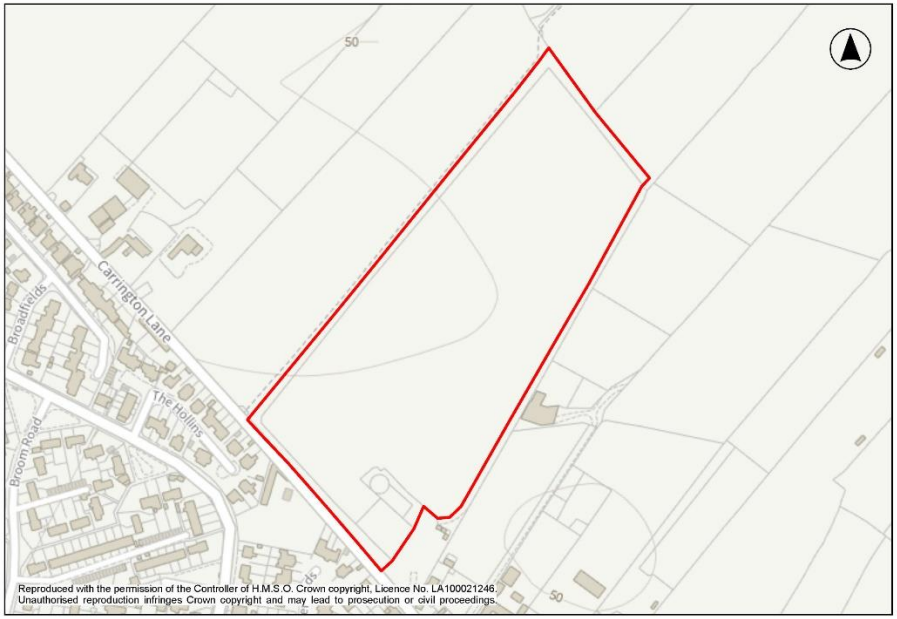
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character To protect 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?	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape. Retain field boundary vegetation and incorporate a substantial landscape buffer to the north to incorporate the wetland and avoid the ridgeline and offset of development from Carrington Lane to the south. These landscape buffer areas are unsuitable for development. The site should be developed in parallel with G1328 and/or G1330, not stand alone.
15. Built and Historic Environment	Will it result in development that is sympathetic to its surrounding in terms of design, layout and	0	No impact on any designated heritage assets due to distance, topography and existing built development.	Retain historic farmstead. Archaeology - minimum requirement

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	scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered **moderate** potential for medieval and post-medieval remains. **moderate** to **low** potential for pre-historic and Roman remains.	for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades	-	The site is agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

	1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			

G1330 Carrington Lane (land north of Site 2)

Satellite image	Map
	

Factors	Details
SHLAA reference	G1330
Size	5.01 ha
No of dwellings/estimated employment floorspace	140 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 140 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% 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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. 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.

	spaces, playing fields, allotments, watercourses?			
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 inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes	Ensure community facilities to support the development are provided.

			travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	--	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is not within a 10 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 51 on the (Department for Transport) Connectivity Tool.	
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	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			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	-	The site does not fall within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk from surface water flooding (0.12 ha), medium risk from surface water flooding (0.26 ha) and low risk from surface water flooding (0.60 ha). Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within or adjacent to a designated site of nature conservation interest. 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 and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

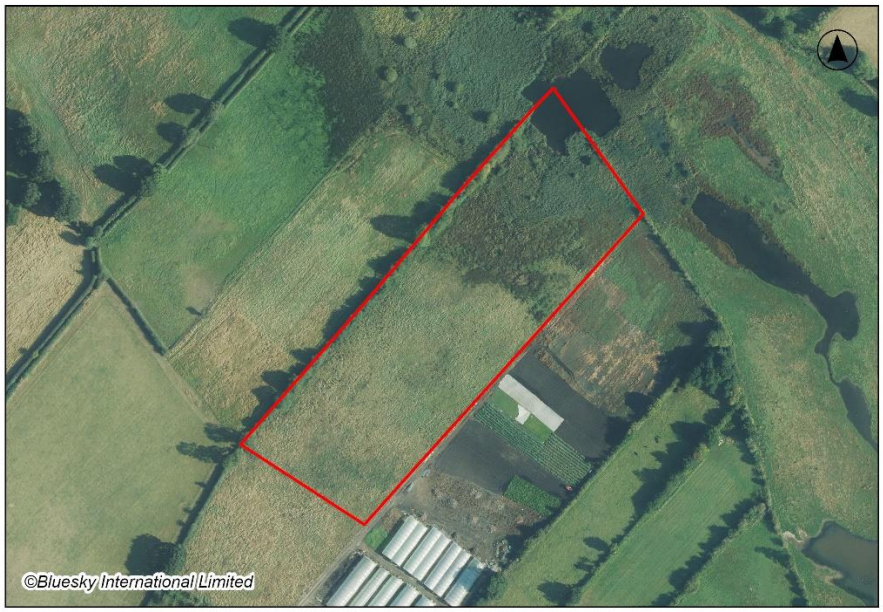
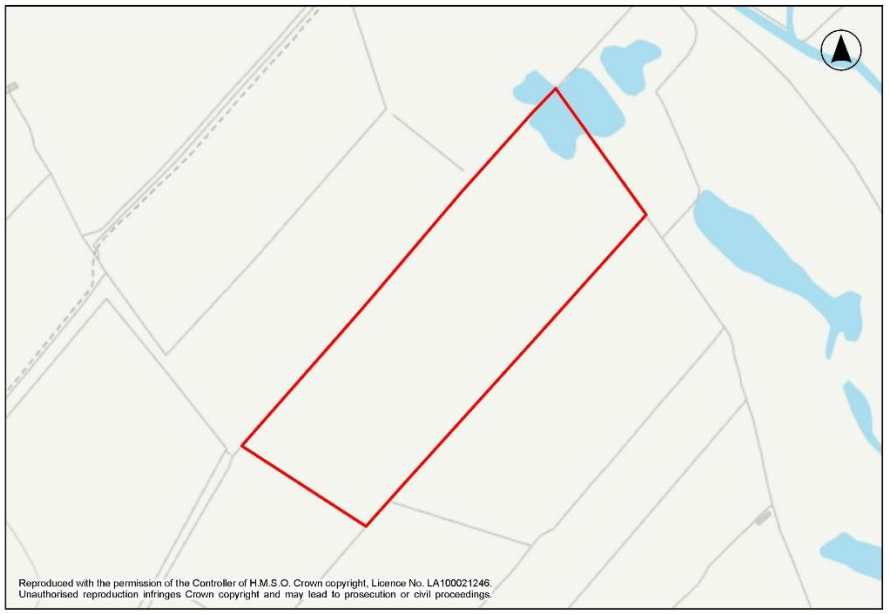
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local 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?	-	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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape. Retain field boundary vegetation and incorporate a landscape buffer to the north to avoid the local ridgeline and offset of development from Carrington Lane to the south. The land within these landscape buffers would be unsuitable for development in landscape and visual terms. The site should be developed in parallel with G1329, not stand alone.
15. Built and Historic Environment	Will it result in development that is sympathetic to its surrounding in terms of design, layout and	0	No impact on any heritage assets due to distance, topography and existing built development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical

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	scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered **moderate** potential for medieval and post-medieval remains. **moderate** to **low** potential for pre-historic and Roman remains.	survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades	-	The site is agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

	1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			

G1331 Carrington Lane (land north of Site 3)

Satellite image	Map
	

Factors	Details
SHLAA reference	G1331
Size	2.26 ha
No of dwellings/estimated employment floorspace	63 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 63 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk of a shopping centre e.g. city centre,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	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?			
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 inclusion and to close the gap between the most	Is the site within a 5 minutes (400 metres) walk 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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		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. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	--	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is not within a 10 minute walk. 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.	Public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 35 on the (Department for Transport) Connectivity Tool.	
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	
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?	?	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

	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?			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.

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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	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	-	Part of the site falls within EA Flood Zones 2 (0.14 ha) and 3 (0.63 ha). The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk from surface water flooding (0.36 ha), medium risk from surface water flooding (0.59 ha) and low risk from surface water flooding (1.07 ha). Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	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?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. Part of the site contains the Dover Beck Wetland Local Wildlife site. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and mitigate impact upon the Local Wildlife site.

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	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.
14. Landscape Character 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	--	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'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium and visual sensitivity is low. In landscape and visual terms, the site is not	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		recommended for any development due to its separation from the settlement edge and presence of a local wildlife site and wetland.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led	0	No impact on any heritage assets due to distance, topography and existing built development. Archaeology - considered **moderate** potential for medieval and post-medieval remains. **moderate** to **low** potential for pre-historic and Roman remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

	regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1374 Springwater Golf Club

Satellite image	Map

Factors	Details
SHLAA reference	G1374
Size	50 ha
No of dwellings/estimated employment floorspace	1000+ dwellings
Existing Use	Golf Course

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 over 1000 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	Development would result in a small number of jobs associated with the Golf Course being lost. 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 (30% 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	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	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.	

infrastructure to support the use of new technologies.	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?		It is not known whether educational buildings and mixed live-work units would be provided on site.	
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 5 minutes (400 Metres) walk 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 a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space. The majority of the land is a golf course so it would result in a loss of recreational area.	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.

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 a 5 minute (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	--	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk 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 and Calverton Village Hall & Sports Pavilion. 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. They are all within 30 minutes travel time by public transport, walking and cycling. Development would result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing	Is the site accessible by public transport?	+	The site is located to the south east of Calverton village.	Major public transport improvements. Ensure

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 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?		There are bus stops on Moor Lane The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. 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. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 43 on the (Department for Transport) Connectivity Tool.	connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate	Is the site a brownfield site?	--	The site is greenfield.	

10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional 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.

	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	-	Part of the site falls within EA Flood Zones 2 (0.06 ha) and 3 (0.24 ha).	Ensure surface water management/mitigation measures including SuDS (limiting

To minimise the risk of flooding and to conserve and improve water quality.	- 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?		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 (0.51 ha), medium risk of flooding from surface water (0.58 ha) and low risk of flooding from surface water (1.11 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
13. 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

To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site contains trees protected by Tree Preservation Orders No indication at this stage if offsite or onsite open space would be provided. The majority part of the site is a protected open space (golf course). 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.	provision a priority as it is predominantly 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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton Village Farmlands (S PZ 42). For the Calverton Village Farmlands (S PZ 42) the landscape condition and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve' and 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is high, and the visual sensitivity is medium. The site is able to accommodate some development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape Include low density development that respects the rural character, and retention of woodland vegetation incorporated in landscape buffers to

				prevent coalescence of settlements. It is not suitable in landscape and visual terms to develop in the areas shown as landscape buffers.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Due to distance, topography and vegetation there would be no significant impact on the Foxwood Earthworks Scheduled Monument. Southern part of land parcel comes to the very crest of ridge of land here to the south side of Bonner Hill, so development here could be visible on the slopes that surround Woodborough CA, albeit at some distance, but nevertheless it could urbanise the rural setting of the village with potentially a major impact on its setting. The cemetery broadly marks the crest of the ridge here, so development, including when measured at full height and with associated infrastructure (e.g. street lights) should be set far enough back down the gradient so as to avoid being intervisible with Woodborough Conservation Area.	Reduce allocation away from the southern side of Bonner Hill contours, depending on land levels, to avoid intervisibility with Woodborough CA. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains

			Archaeology - considered **moderate** to **high** potential for pre-historic, Roman and medieval archaeology.	within the site boundary.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Part of the site is classified as grade 2 agricultural land (6.67 ha) and the remainder of the site (43.24 ha) is agricultural grade 3. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

E001 Hill Crest Park

Factors	Details
SELAA reference	E001
Size	1 ha
No of dwellings/ estimated employment floorspace	Site is allocated for employment uses in the adopted Local Planning Document. Capacity estimated at 4000 sq m based on 40% plot ratio
Existing Use	Vacant

Satellite image	Map

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?	0	The site is not allocated for housing.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need. N/A Employment site
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 located within the key settlement of Calverton and is allocated for employment uses. The site has the potential to provide 34 jobs assuming an equal split between industrial and warehousing jobs (assuming a 50% reduction for displacement and leakage) that could include opportunities for unemployed people. The site is adjacent Gedling 002D which is within the 30% most deprived neighbourhoods in England. It is unknown at this stage whether the site would be subject to a local labour agreement	Require employment and skills strategy and apprenticeships for local people during construction.

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 is allocated for employment uses. Development of the site will not lead to the loss of retail or mixed use land. The site is not proposed for new educational buildings. The site is not allocated for live work units.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 allocated for town centre use or mixed use in a shopping centre. The site is not within 400 metres of a shopping centre. The site is within 30 minutes travel time by public transport, walking or cycling of Calverton Local Centre. The site would not result in a loss of town centre use or mixed use in a shopping centre.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's surgery in Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking. The site is within 5 minutes (400m) walk of Calverton Municipal Cemetery and about 6 minutes' walk to the William Lee Memorial Park. Development of the site would not lead to the loss of a 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
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 a 5 minutes (400 metres) walk 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?	+	No, however, the site is within a 6 – 7 minute walk of Colonel Frank Seely Academy, Calverton Leisure Centre, Calverton Village Hall and a place of worship. Development of the site will not result in the loss of a community facility The site adjoins a deprived area (30% most deprived).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The key bus service is the Calverton Connection Service (Nottingham to Calverton and return) providing a regular frequent service. Site is within 400 m of a bus stop. The site is located within the built up area of Calverton and has direct routes from the site to existing businesses and shopping centres. The site is within 30 minutes public transport time of community services.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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 green field land.	

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

SA objectives	Site criteria questions	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 may impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	The site is located within flood zone 1. The site is not at risk from surface water flooding. 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.	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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would likely result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	0	Site is located within an existing industrial estate within the built up part of Calverton.	N/A

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		An adverse impact on landscape character is unlikely.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	?	Unknown at this stage whether the site would result in development that is sympathetic to its surroundings in terms of design, layout and scale. Would not result in loss or harm to the significance of designated or non-designated heritage assets or their setting.	Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Agricultural land grade 3. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction	

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix J: Reasonable Alternative Sites in Ravenshead

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix J contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Ravenshead.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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G41 Longdale Lane

Satellite image	Map

SHLAA reference	G41
Size	1.36
No of dwellings/estimated employment floorspace	33 dwellings (pending planning permission)
Existing Use	Grassland

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site was allocated for housing in the Local Planning Document under H17. The site is pending planning permission for 33 homes. However, in combination with H19 the site would provide over 50 homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 a 15 minute walk from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is within a 5 minute walk of open space, which is Nottingham Road Recreation Ground. The current use of the site is grassland land so development would not result in a loss of a recreational area or 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		on the edge of the village to the south. The leisure centre is within a 5 minute walk of the site. 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. The current use of the site is grassland so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	+	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is between 400 and 800 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	facilities, schools, retail centres and employment areas?		primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 45 on the (Department for Transport) Connectivity Tool.	
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.	
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	?	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

	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?			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.
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	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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. Less than 0.01 ha of the site is at low risk from surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within a designated site of nature conservation interest. However, the site is adjacent to a Trumper's Wood which is a designated Local Wildlife site. 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 grassland so there would not be a loss of open space. 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.	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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Incorporate and enhance site boundary vegetation and built form in keeping with adjacent settlement and rural features.
15. Built and Historic Environment To protect and enhance the townscape character and	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	0	Archaeology - considered **High** potential for undated archaeological remains. **Moderate** to **low** potential for pre-historic, Roman and medieval archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will

enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?			inform further assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

	per head? Will it sterilise mineral reserves which can be viably extracted?			

G659 Larch Farm (Site 1)

Satellite image	Map

SHLAA reference	G659
Size	1.92
No of dwellings/estimated employment floorspace	35 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 35 homes based on 18 dph in accordance with the SHLAA methodology. However, would provide over 50 homes in conjunction with adjacent sites, G1282 and G919. The site is not intended for gypsy, traveller or travelling show people provision.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

conditions for a modern economic structure including infrastructure to support the use of new technologies.	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 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.	
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 5 minutes (400 Metres) walk 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 proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk 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 no doctors 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 doctors 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. The site is not within a 5 minute walk to protected open space within Ravenshead, however it is within 30 minutes travel time by public transport, walking and cycling. 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.

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 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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 a 5 minute walk of the site, however, 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. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure, help	Is the site accessible by public transport? Is the site located in or	++	The site adjoins Ravenshead to the north. There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to	Major public transport improvements. Ensure connectivity to the site by non-car modes.

reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	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?		Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 52 on the (Department for Transport) Connectivity Tool.	
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.	
10. Energy and Climate Change	Will it improve energy efficiency of existing or historic buildings?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy	Ensure development provides onsite

To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	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?		efficiency measures or nature-based solutions.	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.

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 not within the Nottingham Urban Area agglomeration zone. 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.	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	-	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 an area of medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.03 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.

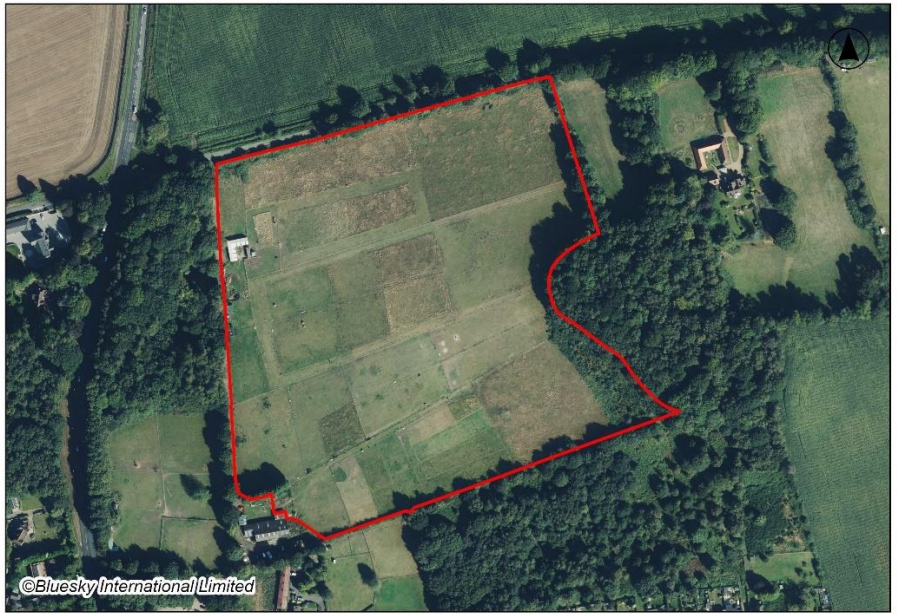
	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. 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. 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.	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 the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain boundary vegetation and trees within the site as part of the green network, and lower height of

				development in the north of the site to limit visibility.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Due to distance, extensive tree cover and intervening developments there would be no effect on these heritage assets. Archaeology - considered **Moderate** potential for Roman and medieval archaeological remains. **Low** potential for prehistoric archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
16. Natural Resources and Waste Management	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) -	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile	Further assessment required to establish whether site is 3a or 3b. Ensure

To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	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?		land i.e. grade 3a. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	development avoids areas that are classified as good (grade 3a) agricultural land.

G919 Silverland Farm, Ricket Lane Site A

Satellite image	Map
	

SHLAA reference	G919
Size	9.55
No of dwellings/estimated employment floorspace	190 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 190 homes based on 20 dph in accordance with the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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?	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.	

	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.

	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?		Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is not within a 5 minute walk of open space within Ravenshead, however it is within 30 minutes travel time by public transport, walking and cycling. 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.	
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 inclusion and to close the gap	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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 a 5 minute walk of	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		the site, however, it is within 30 minutes travel time by walking and cycling to the leisure centre. Ravenshead Village Hall, which is just outside 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, which is approximately a 20 minute walk from the site. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	++	The site adjoins Ravenshead to the north. 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. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	facilities, schools, retail centres and employment areas?		public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 50 on the (Department for Transport) Connectivity Tool.	
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.	
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?	?	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,

	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?			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.
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	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 an area of high risk of flooding from surface water (0.54 ha), medium risk of flooding from surface water (0.77 ha) and low risk of flooding from surface water (0.11 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.
13. Natural Environment	Will it meet the biodiversity net gain	-	It is expected that the site would meet the biodiversity net gain requirements. The site	Requirement for at least 10% biodiversity

To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		does not fall within and is not adjacent to a designated site of nature conservation interest. 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. 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.	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.
14. Landscape Character 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	-	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’. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium, and visual sensitivity is low. Considering the separation of the site from	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains

	new landscape character?		the settlement edge and open views to the north, the site is not recommended for the type of proposed development.	and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Avoid prominent landform, retain landscape features and in keeping with the existing settlement form, some development could be considered in the south of the site. Should be developed in parallel with G659, not stand alone.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting?	0	Due to distance, intervening topography and vegetation there is no intervisibility between the site and the setting of Fountain Dale Moat. Due to distance and intervening development, there would be no impact on the listed buildings. Archaeology - considered **moderate** to **high** for medieval archaeological remains and	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	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?		**moderate** potential for Roman archaeological remains. **Low** potential for prehistoric archaeological remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G920 Silverland Farm, Ricket Lane Site B

Satellite image	Map

SHLAA reference	G920
Size	34.44ha
No of dwellings/estimated employment floorspace	688 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of site is 688 homes based on the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is within a 5 minute (400 metres) walk to open space, which is on Haddon Road. 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.	
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 inclusion and to close the gap between the most	Is the site within 5 minutes (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?	+	Ravenshead Post Office and Ravenshead Library are located within Ravenshead shopping centre. The site is not within a 5 minute walk 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 a 5 minute walk of the site, however, is within 30	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		minutes travel time by walking and cycling of 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 of 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. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	++	The site adjoins Ravenshead to the north. 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. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	areas?		Ravenshead shopping centre. 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. The site scores 46 on the (Department for Transport) Connectivity Tool.	
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.	
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	?	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

	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?			temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 an 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.	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.
13. Natural Environment To increase biodiversity levels	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

and protect and enhance blue-green infrastructure and the natural environment.	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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. 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.	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.
14. Landscape Character 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 Estatelands (S PZ 3). The landscape condition is good	Ensure development proposals are supported by appropriate landscape

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?		and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is low, and visual sensitivity is medium. This site is able to accommodate development with an appropriate mitigation strategy to incorporate a landscape buffer to avoid development on higher landform in the north of the site, and to reduce appearance on opposite slopes of Ravenshead.	character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
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	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led	-	Site is potentially within the setting of a Scheduled Monument (Fountain Dale moat). 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	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

culture and heritage.	regeneration? Will it lead to the adaptive reuse of a heritage asset?		the surroundings in which the asset is experienced. 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 Due to distance and intervening development there would be no impact on the listed buildings. Archaeology - considered **moderate** to **high** for medieval archaeological remains and **moderate** potential for Roman archaeological remains. **Low** potential for prehistoric archaeological remains.	1000m in distance and pulled back from northern edge to avoid creating a built form on this ridgeline. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good

safeguarding minerals and waste.	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?		not fall within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.

G1191 West of Nottingham Road

Satellite image	Map

SHLAA reference	G1191
Size	1.73 ha
No of dwellings/estimated employment floorspace	50 dwellings (capacity submitted by landowner)
Existing Use	Grazing paddock

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 50 homes based on the capacity submitted by landowner.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space, which is Nottingham Road Recreation Ground. The current use of the site is a grazing paddock so development would not result in a loss of a recreational area or 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.
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	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		The leisure centre is not within a 5 minute walk of the site. 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. The current use of the site is a grazing paddock so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	++	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Ravenshead shopping centre. 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. The site scores 50 on the (Department for Transport) Connectivity Tool.	
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 on previously developed land, adjoining a key settlement.	
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	?	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

	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?			temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. Site does not fall within area at risk of flooding from surface water.	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.
13. Natural Environment To increase biodiversity levels	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

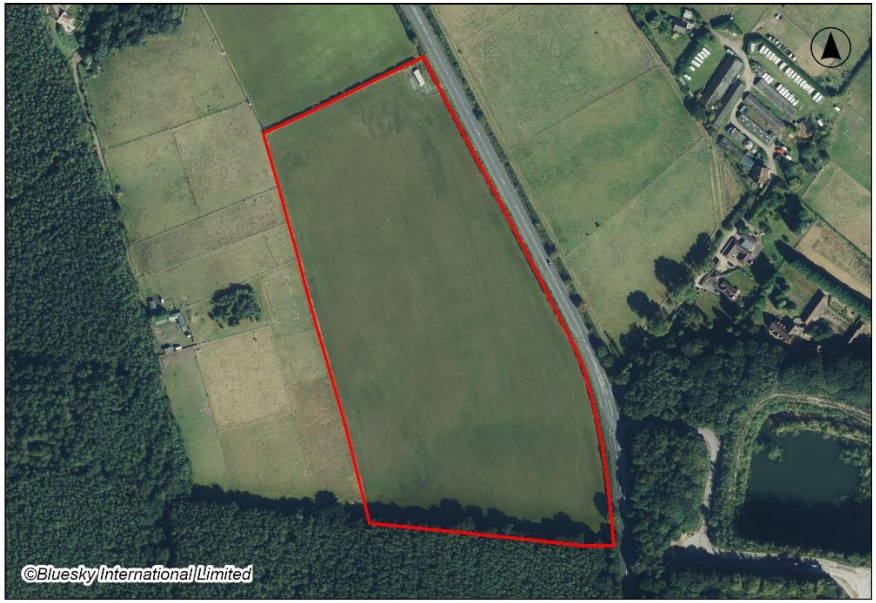
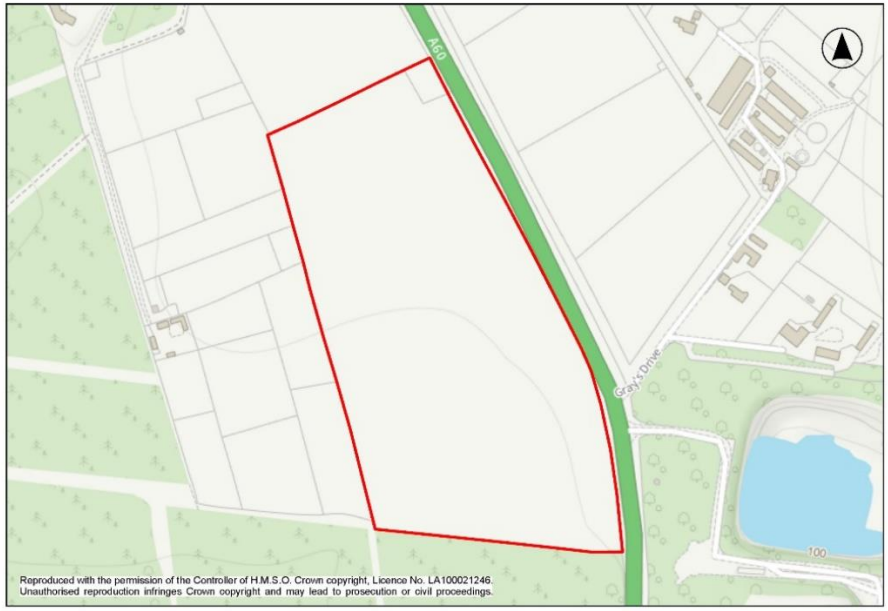
and protect and enhance blue-green infrastructure and the natural environment.	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The site does not fall within and is not adjacent to a designated site of nature conservation interest. There is a Tree Preservation Order on a group of woodland to the south of the site. 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 a grazing paddock so there would not be a loss of open space. 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.	is a greenfield site. Protect and enhance green infrastructure provision. Development would be restricted to avoid the group of protected woodland. Retain where possible and enhance other trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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 Estatelands (S PZ 3). The landscape condition is good	Ensure development proposals are supported by appropriate landscape

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?		and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. The Landscape and Visual analysis (2025) concludes, landscape and visual sensitivity is medium. Development of this site restricted by the valuable Woodland along Mansfield Road which provides screening and connectivity.	character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Lower density development should be considered as part of transitional settlement edge if development was to occur on this site, with the retention of a woodland buffer along Mansfield Road.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	0	Due to distance, extensive tree cover and intervening developments including Nottingham Road adjoining the site there would be no effect on heritage assets. Archaeology - considered **High** potential for undated archaeological remains. **Moderate** to	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further

through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		**low** potential for pre-historic, Roman and medieval archaeological remains.	assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste	-	Majority of site is non-agricultural. However, part of site (1.7 ha) 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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

	per head? Will it sterilise mineral reserves which can be viably extracted?			

G1202, Kighill Equestrian Centre – Site B

Satellite image	Map
	

SHLAA reference	G1202
Size	7.00 ha
No of dwellings/estimated employment floorspace	140 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 140 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling. 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is less than 400m from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 46 on the (Department for Transport) Connectivity Tool.	
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.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific	?	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

solutions to climate change.	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?			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.
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 an area of low risk of flooding from surface water (0.01 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.

13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of open space. 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.	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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium, and visual sensitivity is low. However, the site is considered unsuitable for the proposed type of development, in landscape and visual terms due to it being separated from the existing settlement. The northern part of the site could be developed, incorporating a landscape buffer along the roadside and providing a substantial landscape buffer in the south of the site, in line with woodland on the opposite side of the A60. In addition, the site should be developed in parallel with G1219, G1362, G1363 and G1366, not stand alone. There is opportunity to create a 'gateway' to Ravenshead.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	0	Due to distance and terrain, there would be no impact on these heritage assets. Archaeology - considered **high** potential for undated remains associated with cropmarks. **Moderate** to **Low** potential for prehistoric archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further

through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?			assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policy Map (2021) the site falls within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

	commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			

G1219, West of Kighill Farm

Satellite image	Map

SHLAA reference	G1219
Size	6.01 ha
No of dwellings/estimated employment floorspace	120 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 120 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is within a 5 minute walk of open space, which is Nottingham Road Recreation Ground. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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.
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	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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 within a 5 minute walk of	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		the site. 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	++	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	areas?		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. The site scores 47 on the (Department for Transport) Connectivity Tool.	
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.	
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	?	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);

	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?			encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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 not within the Nottingham Urban Area agglomeration zone. 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.	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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. Site does not fall within an area at risk of flooding from surface water.	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.
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance

infrastructure and the natural environment.	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?		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 so there would not be a loss of open space.	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.
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is	Ensure development proposals are supported by appropriate landscape character assessments and design and access

	features and characteristics of the landscape in the present form? Will it create a new landscape character?		moderate. The overall landscape strategy is to 'conserve and reinforce'. The Landscape and Visual Analysis (2025) concludes, landscape and visual sensitivity are low. This site is appropriate for the type of development in part, however land to the south and west of the site should be left undeveloped to keep an open public space along Mansfield Road. Density of the development should also be carefully considered along Kighill Lane; retaining vegetation to screen and assimilate with the wider landscape.	statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
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	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or	0	Due to distance and terrain there would be no impact on heritage assets. Archaeology - considered **moderate** potential for undated archaeological remains. **Moderate** to **low** potential for pre-historic, Roman and medieval archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

culture and heritage.	heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1282, Larch Farm (Site 2)

Satellite image	Map

SHLAA reference	G1282
Size	0.45
No of dwellings/estimated employment floorspace	8 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 8 homes based on 18 dph in accordance with the SHLAA methodology. However, would provide over 50 homes in conjunction with adjacent site G659.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk to protected open space within Ravenshead, however it is within 30 minutes travel time by public transport, walking and cycling. 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.	
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 inclusion and to close the gap	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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 a 5 minute walk of	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		the site, however, 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. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	++	The site adjoins Ravenshead to the north. 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. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 48 on the (Department for Transport) Connectivity Tool.	
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.	
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	?	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

	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?			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.
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	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 an area of high risk of flooding from surface water (0.04 ha), a medium risk of flooding from surface water (0.07 ha) and low risk of flooding from surface water (0.1 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.
13. Natural Environment To increase biodiversity levels	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

and protect and enhance blue-green infrastructure and the natural environment.	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The site does not fall within and not adjacent to a designated site of nature conservation interest. 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. 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.	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.
14. Landscape Character 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 Estatelands (S PZ 3). The landscape condition is good	Ensure development proposals are supported by appropriate landscape

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?		and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. The Landscape and Visual analysis (2025) concludes, the landscape and visual sensitivity is low. However, it is considered that the site is inappropriate for the type of proposed development due to it forming part of the green infrastructure network, providing a green break in the settlement along Main Road. There is opportunity to incorporate the site as public open space if site G659 is developed.	character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
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	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or	0	Due to distance, extensive tree cover and intervening developments there would be no effect on these heritage assets. Archaeology - Considered **Moderate** potential for Roman and medieval archaeological remains. **Low** potential for prehistoric archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

culture and heritage.	heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1326, Little John Paddocks

Satellite image	Map

SHLAA reference	G1326
Size	3.6 ha
No of dwellings/estimated employment floorspace	72 dwellings (20 dph)
Existing Use	Equestrian

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 72 homes based on 20 dph in accordance with the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is within a 5 minute walk to protected open space, which is on Haddon Road. The current use of the site is a riding school land so development on site would result in a loss of a recreational area.	
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 inclusion and to close the gap between the most	Is the site within 5 minutes (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?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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 a 5 minute walk of the site, however, is within 30 minutes travel time by walking and cycling	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		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. The current use of the site is a riding school so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Ravenshead to the north. 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. The nearest bus stop is less than 400 metres from the site. The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

			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. The site scores 41 on the (Department for Transport) Connectivity Tool.	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	++	The site is brownfield land.	
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	?	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);

	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?			encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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 not within the Nottingham Urban Area agglomeration zone. 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.	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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 an area of high risk of flooding from surface water (0.06 ha), a medium risk of flooding from surface water (0.18 ha) and low risk of flooding from surface water (0.29 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.
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance

infrastructure and the natural environment.	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?		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 a riding school so there would not be a loss of open space. 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.	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.
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is	Ensure development proposals are supported by appropriate landscape character assessments and design and access

	features and characteristics of the landscape in the present form? Will it create a new landscape character?		moderate. The overall landscape strategy is to 'conserve and reinforce'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is low, and visual sensitivity is medium. The site is able to accommodate development, with an appropriate mitigation strategy.	statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Assimilate development on the existing settlement edge through enhancing existing and providing additional vegetation in site boundaries.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-	0	Archaeology - considered m**oderate** to **low** potential for pre-historic, Roman and medieval archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	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?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1354, Land east of Chapel Lane

Satellite image	Map

SHLAA reference	G1364
Size	37.43 ha
No of dwellings/estimated employment floorspace	800 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 800 homes based on 20 dph in accordance with the SHLAA Methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space, which is Nottingham Road Recreation Ground. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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.
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	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk 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.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		The leisure centre is not within a 5 minute walk of the site, but is within 30 minutes travel time by public transport, walking and cycling to the 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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	+	The site adjoins Ravenshead to the east. 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. The nearest bus stop is between 400 metres and 800 metres from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

travel choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 39 on the (Department for Transport) Connectivity Tool.	
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.	
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?	?	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

	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?			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.
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?	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Is it likely to create a new Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 medium risk from surface water flooding (<0.01 ha) and low risk from surface water flooding (0.79 ha).	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.

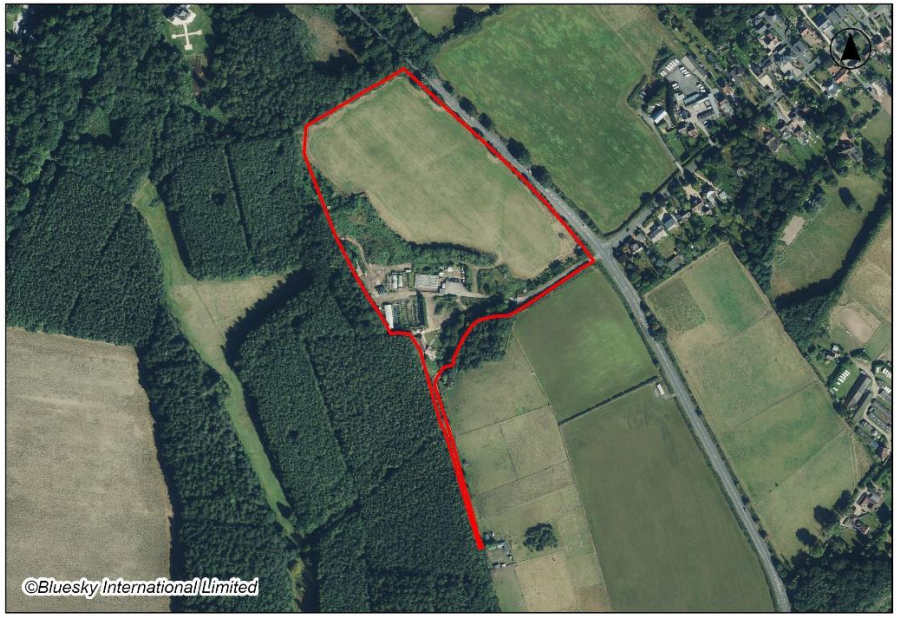
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The Local Wildlife Site “Ravenshead Knoll” falls within the site to the east. Development on site would result in the loss of existing trees and hedgerows. Part of the site to the north east contains an area of protected woodland. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space. 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.	The Local Wildlife site would need to be protected and any development would need to mitigate any impacts on the 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. Development would need to avoid the area of protected woodland. Ensure onsite and where possible off site open space is retained and enhanced.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance vegetation within the site and along the boundaries, to provide a landscape buffer to integrate the development edge and the Robin Hood Way path.
15. Built and Historic Environment	Will it result in development that is sympathetic to its surrounding in terms of	0	Due to distance and terrain no impact on Blidworth Dale House.	Archaeology - minimum requirement for Desk-Based Assessment (DBA)

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.	design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered **high** potential for geoarchaeological material. **Moderate** potential for pre-historic archaeological remains and a **low** potential for medieval archaeological remains.	and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land	-	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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) 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?			

G1362, Ravenshead Plant Centre

Satellite image	Map
	

SHLAA reference	G1362
Size	7.75 ha
No of dwellings/estimated employment floorspace	155 dwellings (20 dph)
Existing Use	Agricultural buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 155 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground. The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling. 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is less than 400 metres from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 41 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific	?	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

solutions to climate change.	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?			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.
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 an area of high risk of flooding from surface water (0.02 ha), medium risk of flooding from surface water (0.03 ha) and low risk of flooding from surface water (0.05 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.

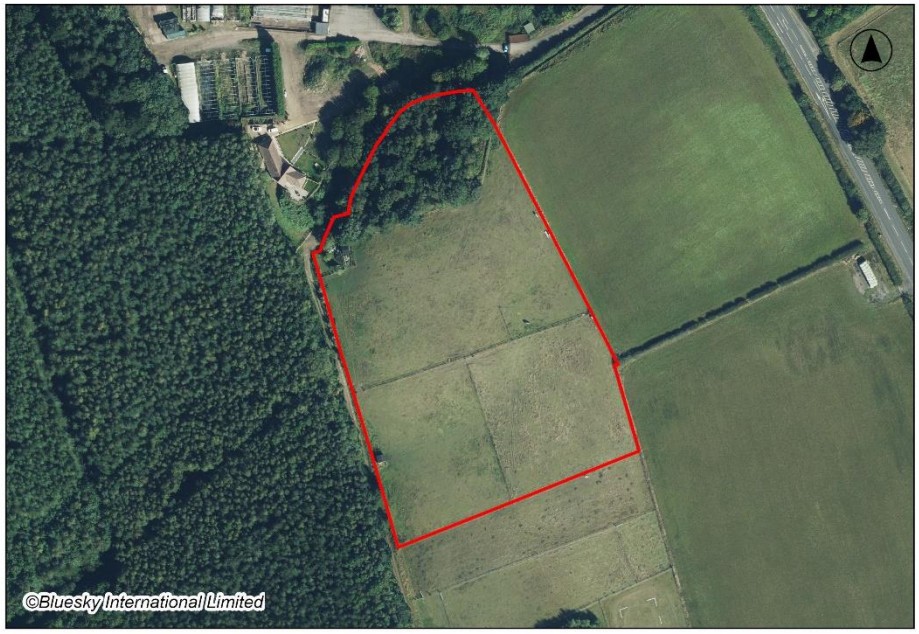
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of open space. 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.	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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual Analysis (2025) the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance vegetation within and bounding the site and providing a landscape buffer to assimilate development at the existing settlement edge. In addition, the site should be developed in parallel with G1219, not as stand alone, to prevent isolated settlement clusters.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Due to distance and terrain no impact. Considered **high** potential for undated remains associated with cropmarks. **Moderate** to **Low** potential for prehistoric archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a	-	The majority of 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. Development on site would increase household waste per head.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good

safeguarding minerals and waste.	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?		Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site falls within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.

G1363, Ravenshead Plant Centre (Site A)

Satellite image	Map
	

SHLAA reference	G1363
Size	2.3 ha
No of dwellings/estimated employment floorspace	41 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 41 homes based on 18 dph in accordance with the Density Policy. However would provide over 50 homes in conjunction with adjacent sites G1362, G1366 and G1202.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground. The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling. 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is less than 400 metres from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 37 on the (Department for Transport) Connectivity Tool.	
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.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific	?	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

solutions to climate change.	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?			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.
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	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 from surface water flooding (0.01 ha), medium risk from surface water flooding (0.02 ha) and low risk from surface water flooding (0.04 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.

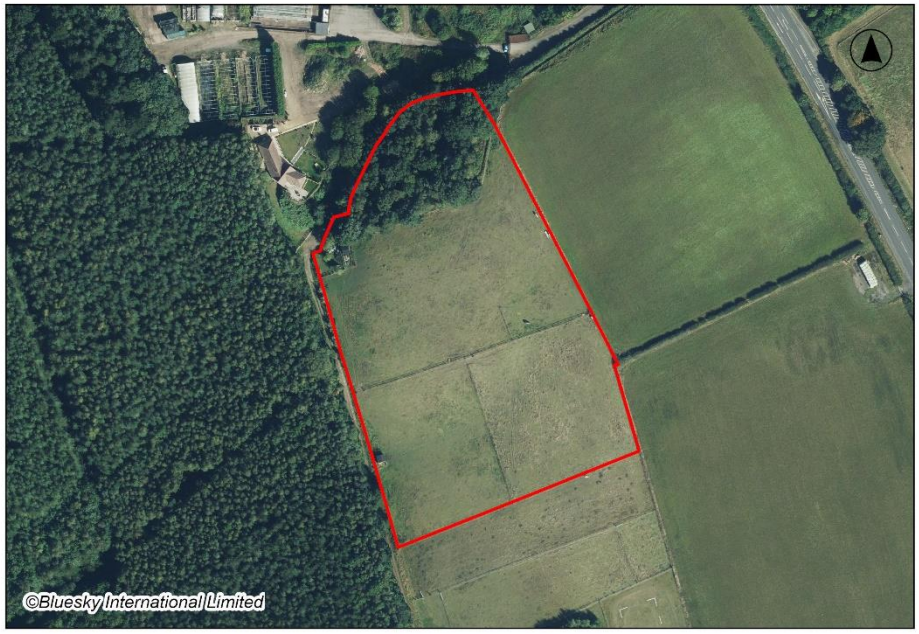
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of open space. 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.	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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance woodland within the site, and incorporate it within a landscape buffer to assimilate with the rural setting. In addition, the site should be developed in parallel with G1219 and G1362, not as stand alone, to prevent isolated settlement clusters.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Due to distance and terrain no impact. Archaeology - No known archaeology within the site boundary. Aerial photography indicated unrecorded cropmarks within the site boundary. Origin may be geological but an archaeological origin is also possible.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a	-	The majority of 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. Development on site would increase household waste per head.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good

safeguarding minerals and waste.	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?		Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does fall within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.

G1364, Ravenshead Plant Centre (Site B)

Satellite image	Map
	

SHLAA reference	G1364
Size	2.4 ha
No of dwellings/estimated employment floorspace	43 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 43 homes based on 18 dph in accordance with the Density Policy. However, would provide over 50 homes in conjunction with adjacent site G1202.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground. The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling. 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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	+	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is between 400 and 800 metres from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

travel choice and accessibility.	minutes public transport time of community facilities, schools, retail centres and employment areas?		The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 35 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield land.	
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?	?	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

	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?			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.
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?	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	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

	Is it likely to create a new Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. Site is not at risk from surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of open space. 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.	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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium, and visual sensitivity is low. However, the site is considered unsuitable for the proposed type of development, in landscape and visual terms due to it being separated from the existing settlement. It could be brought forward in parallel with G1363 and G1202, to provide a substantial landscape buffer as part of the network of woodlands and providing opportunity to incorporate public open space in the north of the site as part of wider development within this area.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-	0	Due to distance and terrain no impact. Archaeology - considered **high** potential for undated remains associated with cropmarks. **Moderate** to **Low** potential for prehistoric archaeological remains.	Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	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?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The majority of 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. Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map (2021), the site does fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1366, Ravenshead Plant Centre (Site C)

Satellite image	Map

SHLAA reference	G1366
Size	2.21 ha
No of dwellings/estimated employment floorspace	39 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 of the site is 39 homes based on 18 dph in accordance with the Density Policy. However, would provide over 50 homes in conjunction with adjacent sites G1362, G1363 and G1202.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% 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	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?	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.	

of new technologies.	Is the site for new educational buildings? 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 5 minutes (400 Metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors 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 doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	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?		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. The site is not within a 5 minute walk of open space. However it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground. The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or 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.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to	Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling. 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. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	
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	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?	++	The site adjoins Ravenshead to the south. There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham. The nearest bus stop is less than 400 metres from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre. 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. The site scores 41 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific	?	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

solutions to climate change.	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?			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.
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?	-	The site is not within the Nottingham Urban Area agglomeration zone. 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.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	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. Site is not at risk from surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of open space. 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.	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.

14. Landscape Character 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?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within 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'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy provide a landscape buffer along the roadside boundary. In addition, the site should be developed in parallel with G1219, G1362 and G1363, not stand alone.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
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	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?	0	Due to distance and terrain no impact. Archaeology - considered **high** potential for undated remains associated with cropmarks. **Moderate** to **Low** potential for prehistoric archaeological remains.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

their setting and provide better opportunities for people to enjoy culture and heritage.	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?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The majority of 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. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix K: Reasonable Alternative Sites in Burton Joyce

May 2026

Serving people, **Improving lives**

Introduction

Gedling Borough Council

Appendix K contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Burton Joyce.

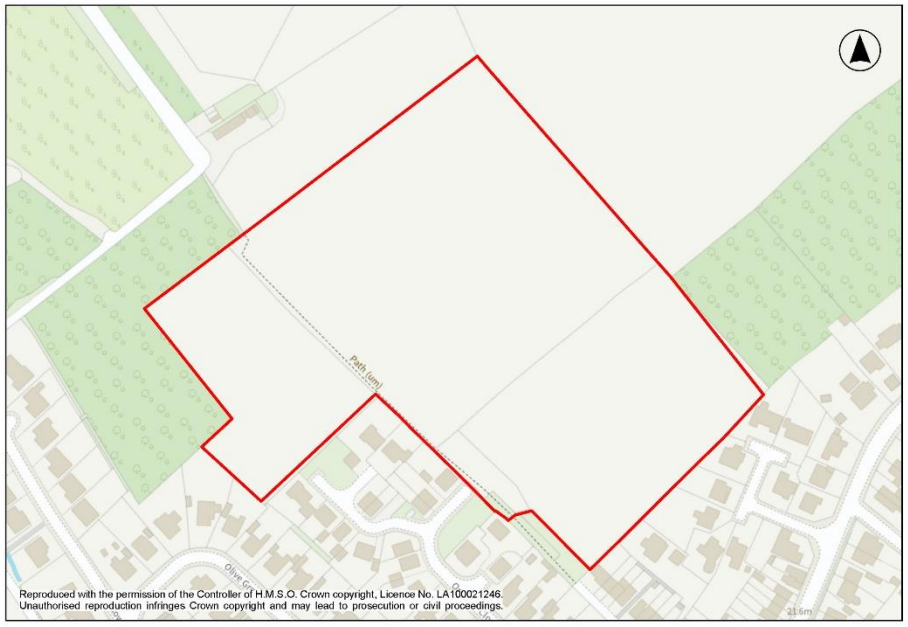
The SA Matrix used in the SA assessment is included in the SA Main Report.

Contents

G31 Hillside Farm 3
G539 Land at Glebe Farm 17
G1222 Colwick Loop Road 32
G1355 Land East of Bridle Road 47

G31 Hillside Farm

Factors	Details
SHLAA reference	G31
Size	4.54 ha
No of dwellings/ estimated employment floorspace	80 based on 20 dph
Existing Use	Agricultural

Satellite image	Map
	

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 of the site is 90 homes based on 20 dph in accordance with the SHLAA methodology. The site would meet the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Burton Joyce. The site is not within a 5 minute walk of Burton Joyce Local Centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 two Doctors surgeries, a Dental surgery and pharmacy in Burton Joyce which is within a 15 minute walk from the site. The site is within 30 minutes travel time by public transport and cycling of health facilities. The site is not within 400 metres of Burton Joyce Local Centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is grassland so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a Public House within 5 minutes walking distance (400 m). There is a Post Office and Burton Joyce Library within Burton Joyce Local Centre. The site is not within a 5 minute walk of Burton Joyce Local Centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. The nearest Leisure Centre is the Richard Herrod Centre which is not within 30 minutes travel time by public transport, walking and cycling. Burton Joyce Primary School is within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Burton Joyce village. There are bus stops on either side of Main Street within 5 minutes walking distance (400 m) served by NCT bus Number 26 which runs from Nottingham to Southwell and vice versa with an approximately half hourly service. Burton Joyce Local Centre and Netherfield Local Centre are within 30 minutes travel time by public transport and walking. There are employment areas within 30 minutes travel time by public transport, walking and cycling including Teal Close and Victoria Park. Nottingham City Centre is within 30 minutes travel time by rail. DfT connectivity score: 45	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone but may impinge on it with increased traffic and congestion on main radial routes towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within Flood Zones 2 or 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 low risk of flooding from surface water (0.03ha).). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of accessible open space. 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.	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.
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 Dumbles Rolling Farmland	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		(MN015). The landscape condition is good and the character of the landscape area is strong. The overall landscape strategy is to 'conserve'. Gedling Landscape Character Assessment 2025 - The site is located on sloping landform and comprises pastoral grassland on the north settlement edge of Burton Joyce, with residential dwellings along the southern boundaries. The site is locally visually enclosed but visible in long views from the Trent valley. The value of the landscape within the study area is considered to be medium due to the natural features including woodland and intact hedgerows, and scenic qualities. There is medium landscape susceptibility to the proposed development type, where it would result in loss of the existing rural settlement edge and increased visibility of the settlement. There is low visual value and high visual susceptibility associated with recreational value of views and changes to views of nearby receptors. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate some development in the south of the site, with an appropriate mitigation strategy that provides a substantial landscape buffer in the north of the site where development	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape Character Assessment 2025 – Landscape buffer to the top of the ridgeline (above the 50m contour) to limit long distance views - this area is unsuitable for development in landscape and visual terms but would be suitable for public open space. Retain strong hedgerows within the site and on its boundaries.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			would not be appropriate in landscape and visual terms. This landscape buffer could incorporate public open space.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site. No impact. Archaeology - considered **moderate** to **low** potential for pre-historic, medieval and currently undated archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G539 Land at Glebe Farm

Factors	Details
SHLAA reference	G539
Size	2.43 ha
No of dwellings/ estimated employment floorspace	45 at 18 dph
Existing Use	

Satellite image	Map

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 of the site is 45 homes based on 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Burton Joyce. The site is not within a 5 minute walk of Burton Joyce Local Centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 two Doctors surgeries, a Dental surgery and pharmacy in Burton Joyce. The site is within 30 minutes travel time by public transport and cycling of health facilities. The site is not within 400 metres of Burton Joyce Local Centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is not within a 5 minute walk (400 m) of a recreational area or accessible blue green infrastructure. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a Post Office and Burton Joyce Library within Burton Joyce Local Centre. The site is not within a 5 minute walk of Burton Joyce Local Centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Burton Joyce Primary School is within 30 minutes travel time by public transport, cycling and walking. The nearest Leisure Centre is the Richard Herrod Centre which is not within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Burton Joyce village. The site is within 5 minutes walk (400 m) of a bus stop. It is within 30 minutes travel time by walking and cycling to the centre and the Burton Joyce Primary School. Burton Joyce Local Centre and Netherfield Local Centre are within 30 minutes travel time by public transport and walking. There are employment areas within 30 minutes travel time by public transport, walking and cycling including Teal Close and Victoria Park. Nottingham City Centre is within 30 minutes travel time by rail. The site is within 30 minutes public transport time of community facilities, retail centres and employment areas. DFT connectivity score: 46	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone but may impinge on it with increased traffic and congestion on main radial routes towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 (0.02 ha), medium risk of flooding from surface water (0.05 ha) and low risk of flooding from surface water (0.11 ha). Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to a Local Wildlife site – New Plantation, Burton Joyce. 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 so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The landscape	Ensure development proposals are supported by

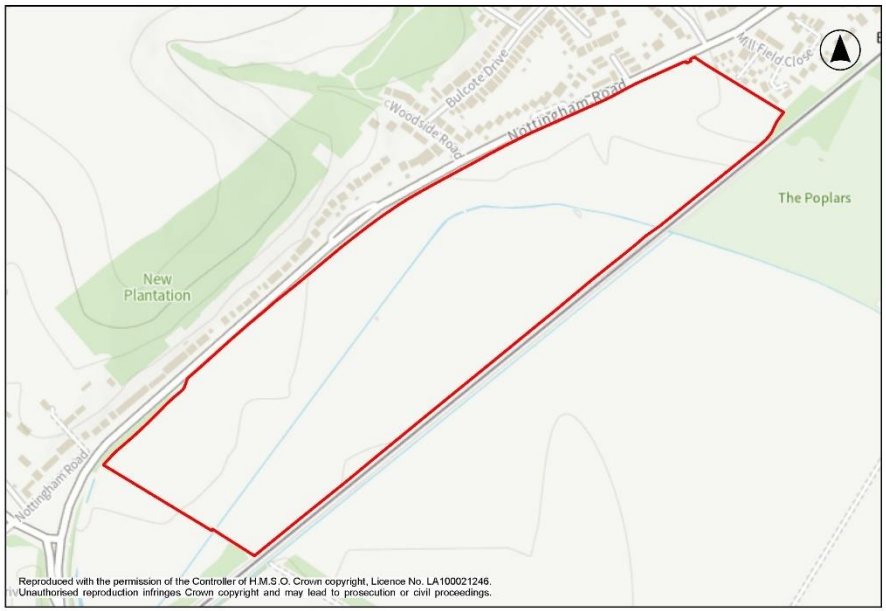
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		condition is good and the character of the landscape area is strong. The overall landscape strategy is to ‘conserve’. Gedling Borough Landscape Study 2025 - The site is located on sloping landform and comprises grassland, abutting recent residential development on the northern settlement edge of Burton Joyce. Visibility of the site is limited at close quarter by landform, vegetation and built form, although there are some longer views available across the Trent valley. The value of the landscape within the study area is considered to be low due to few distinctive features and existing human detractors. There is low landscape susceptibility to the proposed development type, where it would form a small extension to the settlement with limited loss of features. There is low visual value and susceptibility associated with no nearby indicators of value and a small number of adjacent residential receptors. Overall, the landscape and visual sensitivity is low. The site is able to accommodate development, with an appropriate mitigation strategy to enhance the boundary vegetation to soften the settlement edge.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Borough Landscape Study 2025 - Retain and enhance field boundaries to north-west and north-east to retain strong rural edge.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site. No impact. Archaeology - considered **moderate** to **high** potential for pre-historic, Roman and currently undated archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1222 Colwick Loop Road

Factors	Details
SHLAA reference	G1222
Size	24.4
No of dwellings/ estimated employment floorspace	167 (masterplan)
Existing Use	Agricultural

Satellite image	Map
	

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 of the site is 167 homes based on promoted masterplan.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a 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.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Burton Joyce. The site is not within a 5 minute walk of Burton Joyce Local Centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 two Doctors surgeries, a Dental surgery and pharmacy in Burton Joyce. The site is within 30 minutes travel time by public transport and cycling of health facilities. The site is not within a 5 minute walk (400 m) of a recreational area or accessible blue green infrastructure. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a Post Office and Burton Joyce Library within Burton Joyce Local Centre. The site is not within a 5 minute walk of Burton Joyce Local Centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. The nearest Leisure Centre is the Richard Herrod Centre which is not within 30 minutes travel time by public transport, walking and cycling. Burton Joyce Primary School is within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Burton Joyce village. The site is within a 5 minute walk (400 m) of a bus stop. It is within 30 minutes travel time by walking and cycling to the centre and the Burton Joyce Primary School. Burton Joyce Local Centre and Netherfield Local Centre are within 30 minutes travel time by public transport and walking. There are employment areas within 30 minutes travel time by public transport, walking and cycling including Teal Close and Victoria Park. Nottingham City Centre is within 30 minutes travel time by rail. The site is within 30 minutes public transport time of community facilities, retail centres and employment areas. DFT connectivity score: 48	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 close to the Nottingham Urban Area agglomeration zone and may impinge on it with increased traffic and congestion on main radial routes towards Nottingham.. Proposals for development in the Trent Valley in this vicinity may also be adversely impacted with issues related to odours from Severn Trent Sewage Works and Anaerobic Digester and/or the Sarval Animal Rending facility.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	--	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (18.08 ha). 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. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within area susceptible to groundwater flooding.	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. 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. 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.	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.
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 Stoke Bardolph Village	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		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'. Gedling Landscape Study 2025 - the site is located in the Trent valley, on flat landform comprising arable farmland with trees along a watercourse through the centre of the site. The site is relatively visually enclosed by hedgerows. The value of the landscape within the study area is considered to be low due to few natural and cultural features, with local distinctive and rural qualities. There is medium landscape susceptibility to the proposed development type, where it would result in loss of linear settlement pattern and increased perception of coalescence between the village of Burton Joyce and the main conurbation. There is low visual value and medium visual susceptibility associated with limited indicators of value, some residential amenity and generally transient views from busy roads. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate some development, with an appropriate mitigation strategy that incorporates the vegetation and watercourse within the site and avoids development in the south-west of the site	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape Study - landscape buffer to south-west of site to avoid perception of coalescence with adjacent settlements; opportunity to reinstate historic field boundary to delineate this. Within this south-western part of the site, development would not be suitable in landscape and visual terms, nor would the

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			where development would be inappropriate in landscape and visual terms. The landscape buffer is recommended to prevent coalescence of settlements.	area be suitable for public open space as this would also have an urbanising effect which would exacerbate perceived settlement coalescence. Retain field boundaries throughout the site.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	The Heritage Assets Assessment (2025) states there would be some low level impact to the setting of the grade II Listed Gedling House located to the west, however considerable development including the new Gedling Access Road (known as Colliery Way) has already impacted negatively on the setting of the Gedling House such that this allocation would not be harmful, but would still recommend a solid green buffer along the north and north western boundary. Archaeology - considered **very high** potential for significant pre-historic and Roman archaeology.	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. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1355 Land East of Bridle Road

Factors	Details
SHLAA reference	G1355
Size	1.3 ha
No of dwellings/ estimated employment floorspace	23 at 18 dph
Existing Use	Grassland and paddock

Satellite image	Map

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 of the site is 23 homes based on 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Burton Joyce. The site is not within a 5 minute walk of Burton Joyce Local Centre, however it is within 30 minutes travel time by walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 two Doctors surgery, a Dental surgery and pharmacy in Burton Joyce which is within 30 minutes travel time by cycling and walking. (There is not a frequent bus service from the site to Burton Joyce Local Centre). Bridle Road is a Public Right of Way (bridleway) on the site's frontage connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is grassland land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a Post Office and Burton Joyce Library within Burton Joyce Local Centre. The site is not within a 5 minute walk of Burton Joyce Local Centre. However, it is within 30 minutes travel time by cycling and walking. The nearest Leisure Centre is the Richard Herrod Centre which is not within 30 minutes travel time by public transport, walking and cycling. Burton Joyce Primary School is within 30 minutes travel time by cycling and walking. The current use of the site is grassland land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site adjoins Burton Joyce village. The nearest bus stop is on Foxhill Road approximately 700 m from the site, however, this is served by the 775 bus running every two hours (08:30 and 18:30) between Burton Joyce and Netherfield. Burton Joyce Local Centre is within 30 minutes travel time by walking and cycling. There are employment areas within 30 minutes travel time by public transport, walking and cycling. The site is within 30 minutes public transport time of community facilities, retail centres and employment areas. The site is within 30 minutes travel time by walking and cycling to the centre and the Burton Joyce Primary School. DFT connectivity score: 40	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone but may impinge on it with increased traffic and congestion on main radial routes towards Nottingham.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of low risk of flooding from surface water (<0.01 ha). Site falls within area susceptible to groundwater flooding. It is unknown if surface water run off could be appropriately managed without increasing flood risk 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.	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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. 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 so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment includes this site within Policy Zone MN015. The landscape	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		condition is good and the character of the landscape area is strong. The overall landscape strategy is to ‘conserve’. Gedling Borough Landscape Study 2025 - the site is located on sloping landform towards the top of slopes at the northern extent of the existing settlement, comprising a single pastoral field with hedgerow boundaries. The site is visually well contained. The value of the landscape within the study area is considered to be medium due to natural and recreational features including intact hedgerow boundaries, rural context and local sense of tranquillity. There is medium landscape susceptibility to the proposed development type, where it would result in a perceived increase in density of development on the rural settlement edge and change to settlement pattern. There is medium visual value and susceptibility associated with local indicators of value and views of nearby residents and recreational receptors. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy to include low density development within a linear form which is in keeping with local	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape Study 2025 - retain field boundaries and mimic the surrounding linear development structure.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			character and retaining hedgerow boundaries.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site. No impact. Archaeology - considered **moderate** to **low** potential for pre-historic, Roman, medieval and currently undated archaeology.	Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix L: Reasonable Alternative Sites in Lambley

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix L contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Lambley.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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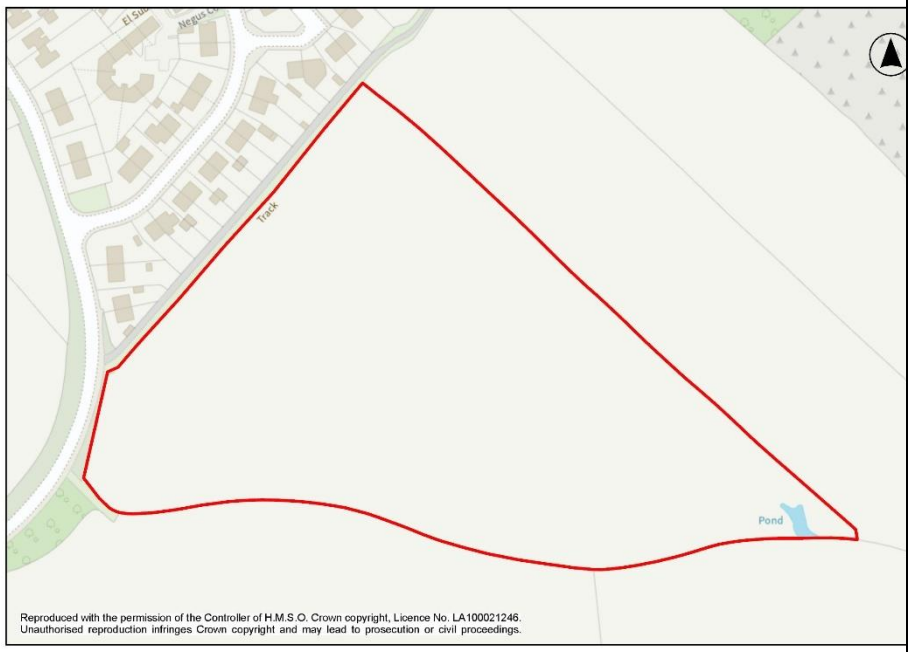
G538 Land off Spring Lane

Factors	Details
SHLAA reference	G538
Size	4.46
No of dwellings/ estimated employment floorspace	90 homes at 20 dph
Existing Use	agricultural

Satellite image	Map
	

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 of the site is 90 homes based on 20 dph in accordance with the SHLAA Methodology/Density Policy..	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. Lambley Recreation Ground is approximately 6 minutes walk. The current use of the site is grassland land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There are no community facilities within 5 minutes walk or 400m. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Lambley village. There are bus stops within 5 minutes walking distance walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. The joint use facility Lambley Primary School and Village Hall is within a 5 minute walk . Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling. Dft connectivity score: 46	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 (0.11 ha), medium risk of flooding from surface water (0.26 ha) and low risk of flooding from surface water (0.55 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. No known designated nature conservation assets and/or local designations within or adjacent the site 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 so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		landscape condition is described as good and landscape character is strong, and the strategy is to conserve. The Gedling Landscape and Visual Analysis Study 2025 - the site is located on rising arable farmland to the south-east of Lambley, acting as part of the rural backdrop to the village. There are views across the village to the site, particularly its higher ground in the south-east. Views of the lower parts of the site are screened in parts of the study area by a combination of vegetation and built form. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage features, a medium landscape condition, high level of recreational amenity and green infrastructure functionality. There is medium landscape susceptibility to the proposed development type due to the site forming a 'spur' extension to the existing settlement and the erosion of both the strong settlement edge and the rural backdrop to the village. There is a medium visual value and high visual susceptibility associated with views from nearby residents and recreational receptors and the raised and visible nature of the site. Overall, the landscape and visual sensitivity is medium.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape and Visual Analysis Study 2025 – offset development from the public right of way in the north-west and enhance site boundary here. Landscape buffer to higher ground in the south-east to retain perception of rural background to the village – development would not be appropriate in this location in landscape

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is able to accommodate some development with an appropriate strategy to mitigate landscape and visual effects, including a landscape buffer in the higher ground within the site to retain the rural setting to the village and limit views – development would not be appropriate in this part of the site in landscape and visual terms. In addition, there is the opportunity to create a gateway to Lambley at the western part of the site which lies at the village's southern access.	and visual terms. Opportunity for a gateway feature to the village in far the landscape buffer in the west of the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Site forms part of the rural setting for the Lambley Conservation Area where the original settlement is largely confined to the valleys of the Dumbles streams with new development around but still has a relationship with the surrounding fields/agriculture. The site is located on rising ground to the south of Lambley Village and becomes more visible from the Conservation Area as a distant view of farmland. The site would have a substantial urbanising effect particularly when viewed from the entrance to the Conservation Area from vantage points on Spring Lane. The site if developed would have a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting. Archaeology - considered **high** potential for medieval archaeological remains. **Moderate** potential for post-medieval remains. **Moderate** to **Low** potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	Heritage – none. Avoid. Archaeology: Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G672 Land adjacent Steeles Way / Orchard Rise

Factors	Details
SHLAA reference	G672
Size	0.9 ha
No of dwellings/ estimated employment floorspace	16 based on 18 dph.
Existing Use	Agricultural land

Satellite image	Map

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 is 16 homes at 18 dph in accordance with the SHLAA Methodology/Density Policy..	
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 a 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.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a children's nursery, public house and Place of Worship within 5 minutes walking distance (400 m). The joint use primary school / village hall is approximately 6 minutes walking distance. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. The joint use Lambley Primary School / village hall is within a 6 minute walk. Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling. DfT connectivity score:41	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). A water course flows along the northern edge of the site - The Bottom Dumble – which feeds into the Cocker Beck and River Trent. It is unknown whether 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 (0.01 ha), medium risk of flooding from surface water (0.02 ha) and low risk of flooding from surface water (0.09 ha). Site falls within area susceptible to groundwater flooding	Incorporate a suitable stand off distance from the riparian zone, 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the periphery of the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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. Development would be restricted to avoid the group of protected woodland. Retain where possible and enhance other trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The condition	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		of the landscape is assessed as good with a strong character and the strategy is to conserve. The Gedling Borough Landscape and Visual Study 2025 states: The site is located adjacent to the existing settlement and comprises part of an arable field on the north-western edge of Lambley. The site forms part of the rural edge to Lambley and is visible from Catfoot Lane and some surrounding higher ground, although is largely contained by its boundary vegetation. The value of the landscape within the study area is considered to be medium due to a medium landscape condition, distinctiveness associated with the Lambley Conservation Area, high recreational and functional value and presence of positive perceptual aspects such as scenic quality and tranquillity. There is low landscape susceptibility to the proposed development type as the development lies next to the existing urban edge and represents a relatively small extension. There is a low visual value and medium visual susceptibility; residents and recreational footpath users are the main receptors, but the site is relatively visually contained except its higher ground in the south. Overall, the landscape and visual	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. The Gedling Borough Landscape and Visual Study 2025 recommends provision of a landscape buffer to the north, allowing space for the adjacent riparian corridor. Landscape buffer along southern boundary to retain views from Catfoot Lane. These areas would not be suitable for development in landscape and visual

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			sensitivity is low. The site is able to accommodate some development; however, it is recommended that the southern edge of the site is used as public open space in order to reduce potential views of the housing on the higher ground of the site – this would avoid development where it would not be suitable in landscape and visual terms.	terms. A strong planted boundary should be provided on the western edge of the site.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site rises up from the Bottom Dumble to the south with the upper part being on a ridge along a private driveway. The Bottom Dumble and Lambley Dumble converge to form the Cocker Beck and these water course define the layout of the village. The Bottom Dumble is an important greenspace identified in the Lambley Conservation Area Appraisal and Management Plan. The Bottom Dumble is lined with trees and vegetation and on its northern side there is a green lane along which there is some sporadic development. Until the modern development off Steeles Way / Orchard Rise this greenspace would have connected with the western boundary of the Conservation Area in the proximity of Holy Trinity Church and the foci of the original village. However, the greenspace still penetrates towards the centre of the village. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village. The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development. Archaeology - considered **high** potential for medieval archaeological remains. **Moderate** potential for post-medieval	Heritage assets - no. Avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. **Low** potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G831 Catfoot Lane

Factors	Details
SHLAA reference	G831
Size	3.48 ha
No of dwellings/ estimated employment floorspace	70 based on 20 dph.
Existing Use	Agricultural

Satellite image	Map

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 is 62 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a 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.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is grassland so development would not result in a loss of a recreational area or blue green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible bluegreen 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a joint use primary school and village hall within 5 minutes walk. The Lambley public house is within 5 minutes walk (within 400 m). There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. The joint use facility Lambley Primary School and Lambley Village hall is within a 5 minute walk. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling DfT connectivity score: 42	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). A water course flows along the northern edge of the site - The Bottom Dumble – which feeds into the Cocker Beck and River Trent. It is unknown whether 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 (0.01 ha), medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.03 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk	Incorporate a suitable stand off distance from the riparian zone, 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the periphery of the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The condition	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		of the landscape is assessed as good with a strong character and the strategy is to conserve. The Gedling Borough Landscape and Visual Impact Assessment 2025 states the site is located within an arable field on the north-western edge of Lambley. The site forms part of the rural edge to Lambley and is visible from Catfoot Lane and some surrounding higher ground, although is largely contained by its boundary vegetation. The value of the landscape within the study area is considered to be medium due to a medium landscape condition, distinctiveness associated with the Lambley Conservation Area, high recreational and functional value and presence of positive perceptual aspects such as scenic quality and tranquillity. There is low landscape susceptibility to the proposed development type, as the development forms an extension to the existing settlement edge, albeit slightly removed from the current settlement edge to the east. There is a low visual value and medium visual susceptibility; residents and recreational footpath users are the main receptors, but the site is relatively visually contained except where the land is elevated in the south. Overall, the	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. The Gedling Borough Landscape and Visual Study 2025 - site is not to be developed without the adjacent G672 to avoid incongruous settlement pattern. Landscape buffer to the north, allowing space for the adjacent riparian corridor. Landscape buffer along southern boundary to retain views from Catfoot Lane. This would avoid parts of the site where

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			landscape and visual sensitivity is medium. The site is able to accommodate some development; however, it is recommended that the southern edge of the site is used as public open space in order to reduce potential views of the housing on the higher ground of the site as development is not suitable in this area. In addition, the site should be developed in parallel with G672, not as a stand-alone.	development would not be appropriate in landscape and visual terms.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site rises up from the Bottom Dumble to the south with the upper part being on a ridge along a private driveway. The Bottom Dumble and Lambley Dumble converge to form the Cocker Beck and these water course define the layout of the village. The Bottom Dumble is an important greenspace identified in the Lambley Conservation Area Appraisal and Management Plan. The Bottom Dumble is lined with trees and vegetation and on its northern side there is a green lane along which there is some sporadic development. Until the modern development off Steeles Way / Orchard Rise this greenspace would have connected with the western boundary of the Conservation Area in the proximity of Holy Trinity Church and the foci of the original village. However, the greenspace still penetrates towards the centre of the village. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village. The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development. Archaeology - considered **high** potential for medieval archaeological remains. **Moderate** potential for post-medieval	Heritage assets - no avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. **Low** potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G839 Spring Lane Land off Site B

Factors	Details
SHLAA reference	G839
Size	2.72 ha
No of dwellings/ estimated employment floorspace	54 based on 20 dph. dwellings per hectare in accordance with the SHLAA Methodology/Density Policy.
Existing Use	Agricultural land

Satellite image	Map

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 of the site is 54 homes at 20 dph in accordance with the SHLAA Methodology/Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. Public Rights of Way cross the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. Lambley Recreation Ground is approximately 6 minutes walk. The current use of the site is grassland so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There are no community facilities within 5 minutes walk or 400m. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. The joint use facility Lambley Primary School and Village Hall is within a 5 minute walk . Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling. Dft connectivity score: 46	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 (0.07 ha), medium risk of flooding from surface water (0.13 ha) and low risk of flooding from surface water (0.25 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		landscape condition is described as good and landscape character is strong, and the strategy is to conserve. The Gedling Landscape and Visual Analysis Study 2025 - the site is located on rising arable farmland to the south-east of Lambley, acting as part of the rural backdrop to the village in combination within site G538. There are views across the village to the site, particularly its higher ground in the south-east. A combination of vegetation and built form provide screening to the lower parts of the site from sections of the study area. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage features, a medium landscape condition, high level of recreational amenity and green infrastructure functionality. There is medium landscape susceptibility to the proposed development type, due to the site forming a finger of development away from the main settlement pattern and the partial loss of the rural backdrop to the village. There is a medium visual value and high visual susceptibility associated with views from nearby residents and recreational receptors and the raised and visible nature of the site itself. Overall, the landscape and visual	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape and Visual Analysis Study 2025 – Not to be built out without adjacent G538 due to potential for incongruous new settlement pattern. Landscape buffer offset from public right of way, as well as to higher ground above approximately 70m contour. The land above the 70m contour is not suitable for development in

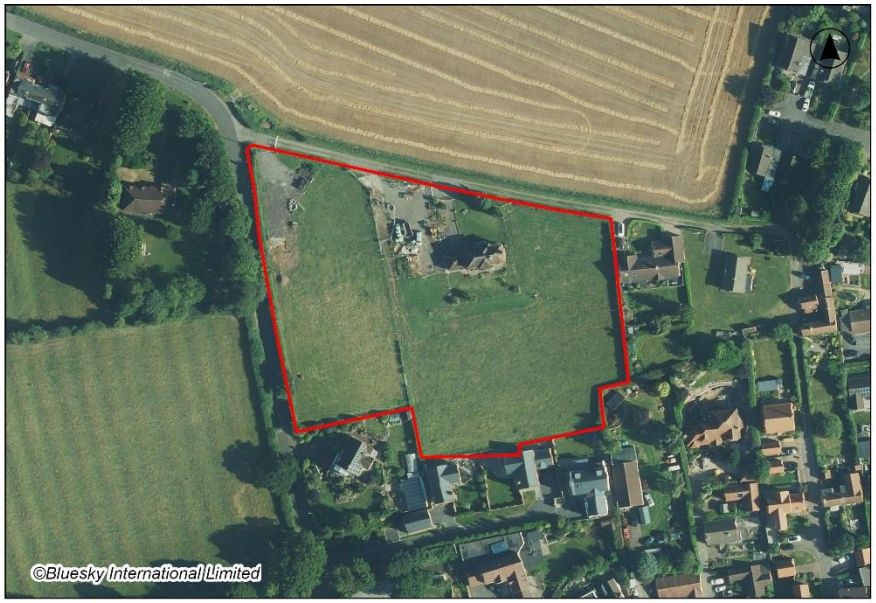
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			sensitivity is medium. The site is able to accommodate some development with an appropriate strategy to mitigate landscape and visual effect, including a landscape buffer in the higher ground within the site to retain the rural setting to the village and limit visual effects in the area of the site where development is not appropriate in landscape and visual terms. Should be developed in parallel with G538, not stand alone.	landscape and visual terms.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Site forms part of the rural setting for the Lambley Conservation Area where the original settlement is largely confined to the valleys of the Dumbles streams with new development around but still has a relationship with the surrounding fields/agriculture. The site is located on rising ground to the south of Lambley Village and becomes more visible from the Conservation Area as a distant view of farmland. The site would have a substantial urbanising effect particularly when viewed from the entrance to the Conservation Area from vantage points on Spring Lane. The site if developed would have a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting. Archaeology - considered **high** potential for medieval archaeological remains. **Moderate** potential for post-medieval remains. **Moderate** to **Low** potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	Heritage - none. Avoid. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G975 – Hill Close Farm / Catfoot Lane

Factors	Details
SHLAA reference	G975
Size	1.08
No of dwellings/ estimated employment floorspace	19 based on 18 dph.
Existing Use	

Satellite image	Map
	

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 is 19 dwellings at 18 dph in accordance with the SHLAA Methodology/Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a 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.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre , both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. Lambley Recreation Ground is less than five minutes walk. Public Rights of Way are within a few minutes walking time of the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is grassland so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The joint use primary school / village hall is within 5 minutes walk. The Lambley public house is within 5 minutes walk. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Lambley Primary School is within a 5 minute walk. Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling. DfT connectivity score: 42	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is a greenfield site.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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. The site falls does not fall within an within area of flooding from surface water. Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the periphery of the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The condition	Ensure development proposals are supported by

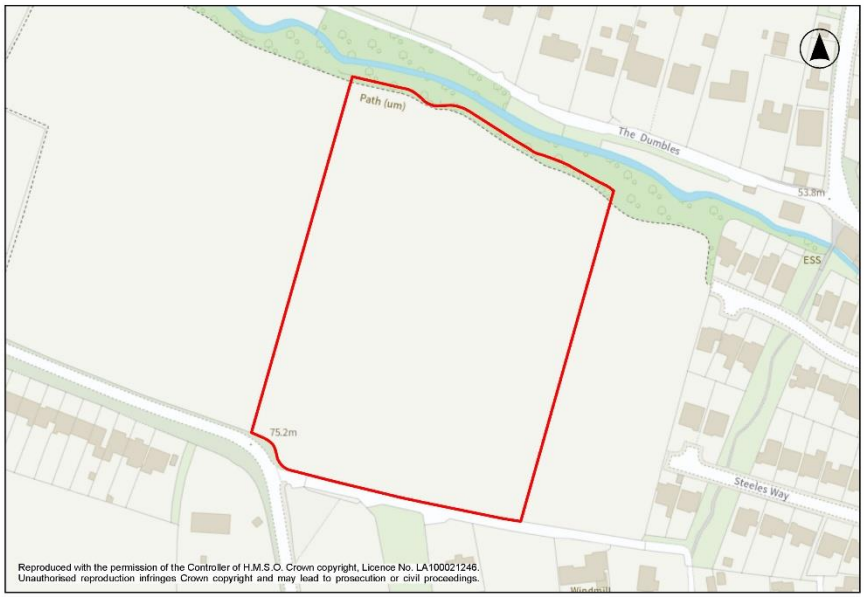
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		of the landscape is assessed as good with a strong character and the strategy is to conserve. The Gedling Borough Landscape and Visual Impact Addendum Study 2025 states: This site is located in the west of Lambley, occupying a combination of pastoral farmland and existing dwellings/gardens just off Catfoot Lane. The northern part of the site is slightly elevated, with views available to the north and south-east. The southern part of the site is largely contained by boundary vegetation and surrounding built form. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage elements, a medium landscape condition, and high recreational amenity and function within green infrastructure. There is low landscape susceptibility to the proposed development type due to the site forming a logical extension to the settlement within the existing settlement pattern which encompasses existing properties. There is a low visual value and medium visual susceptibility, associated with views from adjacent residents and the visibility of the site to the north and south-east in particular. Overall, the landscape and visual	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Borough Landscape and Visual Study 2025 recommends Incorporating a landscape buffer to the west to retain views of surrounding countryside to the south-east and provide a buffer along Catfoot Lane. Development would not be suitable in this part of the site in landscape and visual terms.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			sensitivity is medium. The site is able to accommodate some development; however, it is recommended that the west of the site (where development is not suitable in landscape and visual terms) is retained as a landscape buffer to retain the views to the north and south-east and reduce visual effects.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site rises up from the village and is very visible from Main Street, and from the approach on Catfoot Lane and public footpath. The site forms a large wedge of countryside coming into the village both physically and visually. The upper part of the site is on a ridge along a private driveway and is hedged. This is also the higher part of the site and is visually more open pasture land. The site is part of the rural setting to the Conservation Area. The development of the site would have a major impact on Lambley Conservation Area, as it would result in the loss of farmland and the rural aspect to the north of the village. Considered **high** potential for medieval archaeological remains. **Moderate** potential for post-medieval remains. **Low** potential for prehistoric remains although some of the village earthworks.	None. Avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1035 Land adjacent Steeles Way / Orchard Rise

Factors	Details
SHLAA reference	G1035
Size	2.43 ha
No of dwellings/ estimated employment floorspace	44 based on 18 dph.
Existing Use	Agricultural land

Satellite image	Map
	

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 is 44 homes based on 18 dph in accordance with the SHLAA Methodology/Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a 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.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Claverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is grassland so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a joint use primary school/village hall, two public houses and children's nursery within 5 minutes walk. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. The joint use Lambley Primary School and Lambley Village Hall is within a 5 minute walk. Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling. DfT connectivity score: 42	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	_-	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). A water course flows along the northern edge of the site - The Bottom Dumble – which feeds into the Cocker Beck and River Trent. It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of low risk of flooding from surface water (0.03 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Incorporate a suitable stand off distance from the riparian zone, 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the periphery of the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		landscape condition is described as good and landscape character is strong, and the strategy is to conserve. The Gedling Borough Landscape and Visual Study 2025 states the site is located within an arable field on the north-western edge of Lambley. The site forms part of the rural edge to Lambley and is visible from Catfoot Lane and some surrounding higher ground, although is largely contained by its boundary vegetation. The value of the landscape within the study area is considered to be medium due to a fair landscape condition, distinctiveness associated with the Lambley Conservation Area, high recreational and functional value and presence of positive perceptual aspects such as scenic quality and tranquillity. There is low landscape susceptibility to the proposed development type as the development forms an extension to the existing settlement edge, albeit slightly removed from the current settlement edge to the east. There is a low visual value and medium visual susceptibility; residents and recreational footpath users are the main receptors but the site is relatively visually contained except its higher ground in the south. Overall the landscape and visual sensitivity	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. The Gedling Borough Landscape and Visual Study 2025 recommends site is not to be developed without the adjacent G672 to avoid incongruous settlement pattern. Incorporate a landscape buffer to the north, allowing space for the adjacent riparian corridor. Landscape buffer along southern boundary to retain views from Catfoot

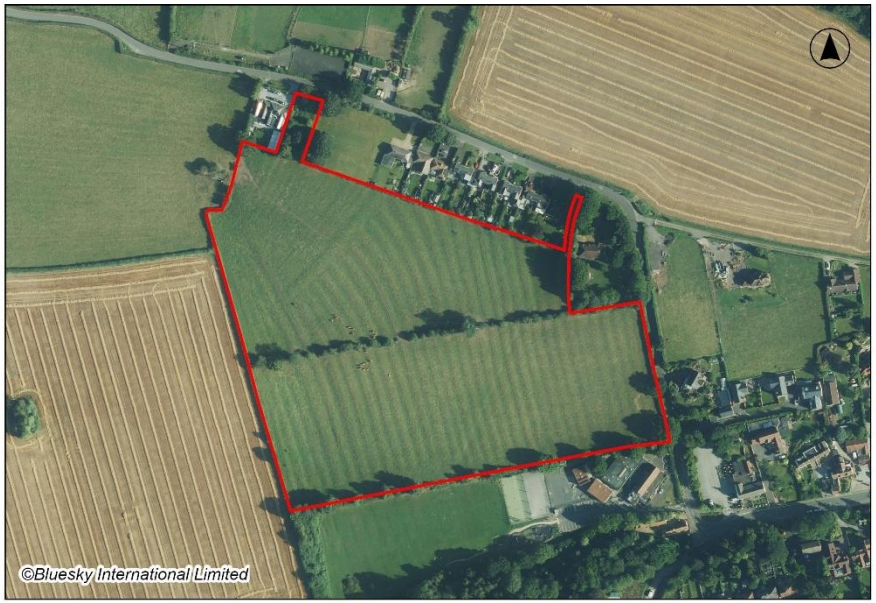
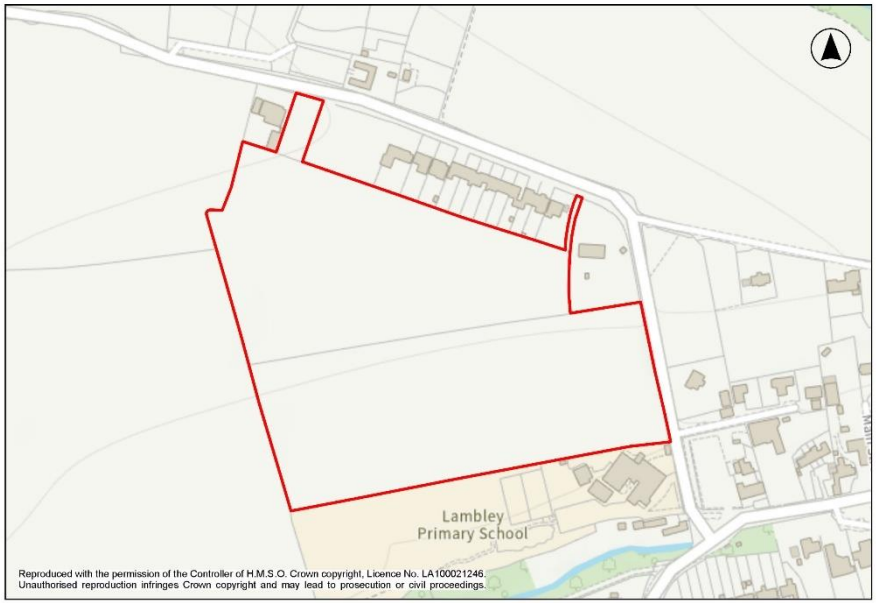
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			is medium. The site is able to accommodate some development, however it is recommended that the southern edge of the site is used as public open space in order to reduce potential views of the housing on the higher ground of the site. In addition, the site should be developed in parallel with G672, not as a stand-alone.	Lane. These landscape buffers ensure that development avoids parts of the site which are unsuitable for development in landscape and visual terms.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site rises up from the Bottom Dumble to the south with the upper part being on a ridge along a private driveway. The Bottom Dumble and Lambley Dumble converge to form the Cocker Beck and these water courses define the layout of the village. The Bottom Dumble is an important greenspace identified in the Lambley Conservation Area Appraisal and Management Plan. The Bottom Dumble is lined with trees and vegetation and on its northern side there is a green lane along which there is some sporadic development. Until the modern development off Steeles Way / Orchard Rise this greenspace would have connected with the western boundary of the Conservation Area in the proximity of Holy Trinity Church and the foci of the original village. However, the greenspace still penetrates towards the centre of the village. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village. The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development. Archaeology - considered **high** potential for medieval archaeological remains. **Moderate** potential for post-medieval	Heritage assets - no avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. **Low** potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1083 Land at Catfoot Lane

Factors	Details
SHLAA reference	G1083
Size	5.42 ha
No of dwellings/ estimated employment floorspace	108 based on 20 dph
Existing Use	Agricultural land

Satellite image	Map
	

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 is 108 homes at 20 dph in accordance with the SHLAA Methodology/Density Policy..	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. Lambley Recreation Ground adjoins the site and is within 5 minutes walk. The current use of the site is grassland land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a joint use facility primary school and village hall within 5 minutes walk. The Lambley Public House is also within 5 minutes walk. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling. Calverton Leisure Centre within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. The joint use facility Lambley Primary School and Lambley Village Hall is within a 5 minute walk. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling Dft connectivity score: 41	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	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
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 low risk of flooding from surface water (0.12 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	--	The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the	Landscape and Visual Study 2025 - the site forms part of the rural

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		landscape condition is described as good and landscape character is strong, and the strategy is to conserve. Landscape and Visual Study 2025 - this site is located to the west of Lambley, occupying two pastoral fields to the south of Catfoot Lane. The site is slightly elevated within the north, with views to the north and south-east, but the southern part of the site is largely contained by boundary vegetation and surrounding built form. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage elements, a medium landscape condition, positive perceptual elements such as scenic quality, as well as high recreational amenity and function within green infrastructure. There is high landscape susceptibility to the proposed development type due to the site forming a large extension to the existing settlement away from the current settlement pattern, as well as the loss of rural setting and character. There is a low visual value and medium visual susceptibility associated with views from recreational receptors and adjacent residents. Overall, the landscape and visual sensitivity is medium. Due to the high landscape susceptibility and the potential effects on the settlement form, it is	setting to the village. It is not recommended to develop this site in landscape and visual terms due to development of the site resulting in the introduction of large-scale development on the sparse settlement edge.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			not recommended in landscape and visual terms to develop this site.	

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Heritage assets The site rises up from Lambley Dumble towards Catfoot Lane and forms part of the rural / agricultural setting of the Village. It is visually prominent from Catfoot Lane. It forms part of a wedge of Countryside that when combined with land on the eastern side of Catfoot Lane connecting with the eastern boundaries of the Conservation Area. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village. The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development. Archaeology - considered **very high** potential for medieval archaeological remains, especially earthworks. **Moderate** potential for post-medieval remains. **Low** potential for prehistoric remains although some of the village earthworks	Heritage assets - no. Avoid this site for heritage impact reasons. Archaeology - Recommend that a Pre-Application Desk-Based Assessment (DBA) to include a detailed earthwork survey are undertaken. **Potential refusal recommendation** for development of the site due to the presence of earthworks. The DBA/earthwork survey will need to establish the state of preservation and significance of the earthworks in context of the medieval development of Lambley. Loss will likely require justification. If the application proceeds, geophysical survey should also be undertaken to meet

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				requirements of Para. 207 of NPPF.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	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. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix M: Reasonable Alternative Sites in Linby

Introduction

Appendix M contains the sustainability schedules and the full detailed findings of the SA assessment of the reasonable alternative option in Linby.

The SA Matrix used in the SA assessment is included in the SA Main Report.

Contents

G1375 – Land Rear of Main Street..... 3

G1375 – Land Rear of Main Street

Factors	Details
SHLAA reference	G1375
Size	0.55
No of dwellings/ estimated employment floorspace	10 at 18 dph
Existing Use	Field

Satellite image	Map

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 of the site is 10 at 18 dph in accordance with the SHLAA Methodology/Density Policy.	
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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Hucknall Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	

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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport, cycling and walking of health facilities. The site is within 5 minute walk of accessible green infrastructure former Linby Colliery Local Green Space (LGS12) including link to national cycle route. The current use of the site is agricultural land former paddock so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a Public House and Place of Worship within 5 minutes walking time (400 m). There is a primary school within 10 minutes walk. There is a post office, library and other community facilities in Hucknall centre within 30 minutes travel time by public transport, walking and cycling. Hucknall Leisure Centre is within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	

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.	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?	++	There are bus stops within 5 minutes walking distance served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time. Linby Primary School is within a 10 minute walk. Hucknall Town Centre is within 30 minutes travel time by public transport and walking. There is a key employment area off Waterloo Way which is within 7 minutes walking time. DfT connectivity score: 61.	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on routes A611, B683 or A60 towards Nottingham.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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. Site does not fall within an area of high, medium or low risk of flooding from surface water. Site falls within area susceptible to groundwater flooding.	

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 a field so there would not be a loss of open space. Linby Docks (small streams which originally fed Watermill Barn for example, amongst others) run along Main Street in close proximity to the site and then feed into the River Leen. It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Study 2025 - this site is located on gently sloping landform to the south of Linby, forming part of a private	Retain and enhance vegetation around the site boundaries, and

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		garden bounded with fences and hedges. The site is visually contained by boundary vegetation and layers of vegetation in the wider landscape. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage features, medium landscape condition, presence of recreational features and positive perceptual aspects. There is medium landscape susceptibility to the proposed development type due to loss of localised rural character and change in land use. There is medium visual value and susceptibility associated with key views identified within Linby Conservation Area and views of nearby residential and recreational receptors associated with the settlement edge. Overall landscape and visual sensitivity is medium. This site is able to accommodate development with an appropriate mitigation strategy to retain and enhance the boundary vegetation to protect views from the surrounding countryside to the rural settlement edge.	provide a landscape buffer to the south-east, to protect views towards the village conservation area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	It is located within the Linby Conservation Area and an important part of the rural / agricultural origins of the village. It is identified as a "significant" green space in the Linby Conservation Area Appraisal. The site's southern boundary forms the southern extent of the Conservation Area which follows the ancient field boundaries along the south side of the village including the subject site. These field boundaries also include two Grade II Listed glebe boundary markers to the south of the Old Rectory. Development of the site would have a major impact on character of the Conservation Area if fields to the south of the village are lost to development. It would have a major impact on the Watermill Barn listed building and its setting and also a major impact on the setting of the listed buildings at Town Farmhouse and the Old Rectory. Archaeology - considered **Moderate** to **high** potential for medieval archaeological remains.	Heritage assets - no avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as urban. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix N: Reasonable Alternative Sites in Newstead

Introduction

Appendix N contains the sustainability schedules and the full detailed findings of the SA assessment of the reasonable alternative option in Newstead.

The SA Matrix used in the SA assessment is included in the SA Main Report

Contents

G132 Station Road 3

G132 Station Road

Factors	Details
SHLAA reference	G132
Size	1.85 ha
No of dwellings/ estimated employment floorspace	40
Existing Use	Agricultural land

Satellite image	Map

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 capacity of the site is 40 dwellings adjoining Newstead Village.	
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 a 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).	

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.	
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Hucknall Town Centre which is approximately 15 minutes travel time by public transport, cycling and walking. There would be no loss of a town centre use or mixed use.	

5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy in Hucknall which are within 30 minutes travel time by public transport and cycling of health facilities. Newstead and Annesley Country Park is within 5 minutes walk. The current use of the site is agricultural land so development would not result in a loss of a 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.

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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The Newstead Centre and Newstead Post Office are within 5 minutes walking distance. Newstead Primary School is within seven minutes walk. Other community facilities including a Leisure Centre are within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area). However, it is in the 50% most deprived LSOAs (Gedling LSOA 001 within Newstead Abbey Ward) and there is wide disparity between Newstead and Linby and the site offers potential for regeneration.	

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?	++	There is a railway station – Newstead within 5 minutes walking distance (within 400 m) served by the Robin Hood rail service with an hourly service to Hucknall which is within 15 minutes train ride. Bus stops served by the "Threes" Mansfield to Nottingham via Hucknall service are 8 minutes walking distance which is half hourly. Newstead primary School is within 10 minutes walk. Hazelford Way Industrial Estate is within 10 minutes walk. DfT connectivity score: 48	
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 on predominantly greenfield land.	

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

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 not located within the Nottingham Urban Area agglomeration zone. However, the site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on the A611 towards Nottingham.	

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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	_	The site falls within Flood Zone 1. . There is no river within or in the vicinity of 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 medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.53 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk The site is susceptible to ground water 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? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. No known designated nature conservation assets and/or local designations within or adjacent the site 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 so there would not be a loss of open space. 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.	
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?	-	Gedling Landscape and Visual Study 2025 - the site is a part of an arable field lying to the south-eastern corner of the village of Newstead; it is not currently publicly accessible. The surrounding	Ensure development proposals are supported by appropriate 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?		landscape has a medium value, arising from the large amount of recreational provision and representativeness with the PZ in which it sits. There is a medium susceptibility to development, which occurs due to the site extending the urban edge into the surrounding rural countryside, especially the proposed access road as it is unrelated to the village edge and may invoke issues with lighting in a rural unlit location. Overall, there is a medium landscape sensitivity. In visual terms, there is a low visual value due to the lack of recognition of value or indicators of value. The site forms part of the landscape context of adjacent residential properties, but has few receptors and this gives a low visual susceptibility and overall, a low visual sensitivity to development of the site. This site is able to accommodate development with an appropriate mitigation strategy to incorporate development of similar density and type as adjoining and providing a green frontage to Station Road.	assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape and Visual Study 2025 - use of similar density and building heights to surrounding settlement. Incorporate a landscape buffer to the east edge, to soften the transition to the woodland opposite and contribute to Green Infrastructure.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Newstead village is a potential NDHA as an important example of the planned colliery village. This site is the former football ground for the village and is an important amenity area in terms of village plan form and significance. Archaeology - no known archaeology within the site boundary. Generally limited evidence for pre railways and colliery activity.	Heritage assets - only avoidance can prevent the physical loss of one of the important townscape elements of this planned colliery village. Failing that retaining an element of public open space would preserve this element in part, perhaps concentrated around the Miner's Welfare. Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF.

16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Whilst the site is agricultural there is no information on its grading. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	

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Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix O: Reasonable Alternative Sites in Papplewick

May 2026

Serving people, **Improving lives**

Gedling Borough Council

Introduction

Appendix O contains the sustainability schedules and the full detailed findings of the SA assessment for each of the reasonable alternative option in Papplewick.

The SA Matrix used in the SA assessment is included in the SA Main Report.

Contents

G976 Altham Lodge Main Street 3

G1131 Land adjacent to the Griffins head Public House 17

G976 Altham Lodge Main Street

Factors	Details
SHLAA reference	G976
Size	0.81
No of dwellings/ estimated employment floorspace	15 at 18 dph.
Existing Use	

Satellite image	Map

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 of the site is 15 homes based on 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Hucknall Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport, cycling and walking of health facilities. The site is within 5 minute walk of public footpaths connecting to a network of paths including via the Papplewick Hall Historic Park and Garden. The current use of the site is agricultural land (paddock) so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There are no community facilities within 5 minutes walking time (400m). There is a post office, library and other community facilities in Hucknall centre within 30 minutes travel time by public transport, walking and cycling. Hucknall Leisure Centre is within 30 minutes travel time by public transport, walking and cycling. There is a primary school, Linby cum Papplewick C of E Aided School within 30 minutes travel time by public transport, cycling and walking. The National Church of England Secondary School is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre and Linby Cum Papplewick Primary School which is within 30 minutes travel time. Hucknall Town Centre is within 30 minutes travel time by public transport and walking. There is a key employment area off Waterloo Way which is within 30 minutes public transport, cycling and walking time DfT connectivity score: 42	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on routes A611, B683 or A60 towards Nottingham.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	+	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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. Site does falls within an area of low risk of flooding from surface water. Site falls within area susceptible to groundwater flooding	

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	--	Landscape and Visual Impact Study 2025 - this site is located on gently sloping landform in the north of the linear	Ensure development proposals are supported by

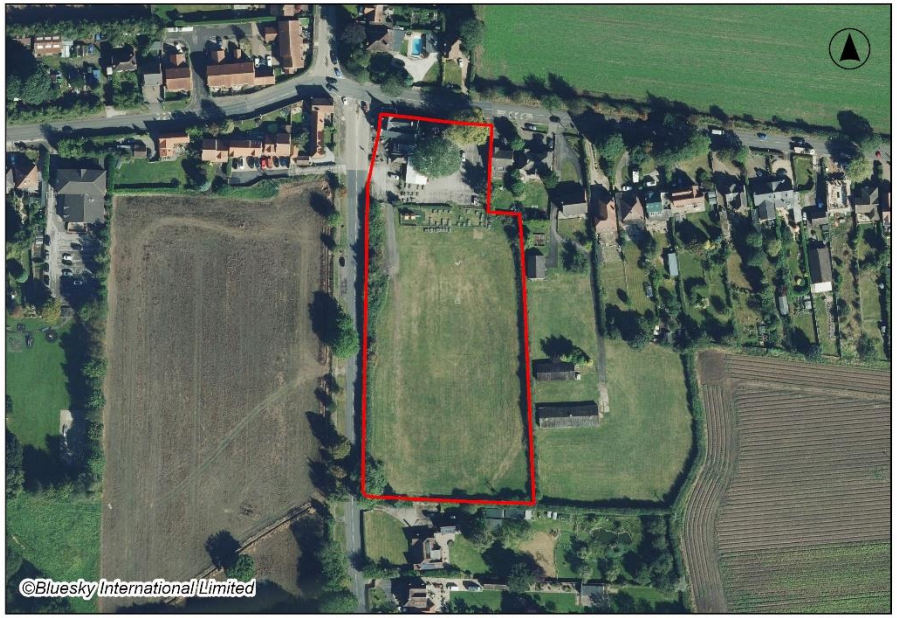
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		settlement of Papplewick. The site consists of grazed equestrian land, bounded by low hedgerows and fences that provide limited visual screening. The value of the landscape in the study area is considered to be is low, noting cultural heritage elements, medium landscape condition and rural village character. There is medium landscape susceptibility to the proposed development type, due to the site forming part of the village's rural setting and development leading to perception of spreading and higher density settlement on the rural edge. There is medium visual value and susceptibility, associated with the proximity of Papplewick Conservation Area and residential and rural receptors. Overall, the landscape and visual sensitivity is medium. The site is not recommended for the proposed development type, however, would be able to accommodate a lower density of development in keeping with the rural settlement character and considerate of cultural heritage.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape Character Assessment 2025 - provision of low-density development in keeping with rural village character. Consider orientation of properties to the road. Maintain rural views through the site. Enhance the vegetation buffer to the north and east boundaries to provide visual screening.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site is open in nature and forms an important part of the rural setting of the Conservation Area acting as part of the buffer between the countryside and the historic built form of the village street scene. On the opposite side of the road are historic properties of which the row numbers 67 – 73 Main Street are Grade II Listed Buildings. The development of the site would have a major impact on the setting of the village and Conservation Area due to the open and rural nature of this site. Archaeology - considered **Moderate** to **high** potential for medieval archaeological remains.	Heritage assets - none. Avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1131 Land adjacent to the Griffins head Public House

Factors	Details
SHLAA reference	G1131
Size	1.22
No of dwellings/ estimated employment floorspace	22 at 18 dph
Existing Use	Retailing (public house beer garden)

Satellite image	Map
	

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 of the site is 22 homes based on 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Hucknall Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport, cycling and walking of health facilities. The site is within 5 minute walk of accessible green infrastructure Moor Pond Woods and Dam Banks. The current use of the site is retail (beer garden), however, it is also designated public open space and development of the site would result in the loss of a recreational area.	?
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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a Public House and Village Hall within 5 minutes walking time (400m). There is a post office, library and other community facilities in Hucknall centre within 30 minutes travel time by public transport, walking and cycling. Hucknall Leisure Centre is within 30 minutes travel time by public transport, walking and cycling. There are two primary schools, Linby cum Papplewick C of E Aided School and Lean Mills primary School within 30 minutes travel time by public transport, cycling and walking. The National Church of England Secondary School is within 30 minutes travel time by public transport walking and cycling. The current use of the site is retail so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There are bus stops within 5 minutes walking distance served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time. Linby cum Papplewick C of E Aided Primary School is within a 22 minute walk. Hucknall Town Centre is within 30 minutes travel time by public transport and walking. There is a key employment area off Waterloo Way which is within 30 minutes public transport, cycling and walking time. DfT connectivity score: 47	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on routes A611, B683 or A60 towards Nottingham.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	+	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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. Site does falls within an area of low risk of flooding from surface water. Site falls within area susceptible to groundwater flooding	

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? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 retail (public house) but designated open space so there would be a loss of open space. 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.	? Loss of open space cannot be mitigated
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - the site is located on flat land at the centre of Papplewick, comprising existing public	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		house and grounds bounded by hedgerows that provide localised visual screening. The value of the landscape value within the study area is considered to be low, noting local cultural heritage and recreational features, and medium landscape condition. There is low landscape susceptibility to the proposed development type, due to the site forming an infill between existing settlement areas. There is medium visual value and susceptibility, associated with indicators of value and number of residential receptors associated with the village core. Overall, the landscape sensitivity is low and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy to incorporate a lower building density implementing linear plot form, set back from the road in keeping with the Linear rural village character.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape and Visual study Assessment 2025 - consider how to integrate this at the centre of the village, including use of local materials and styles. Enhance boundary planting and integrate green space and vegetation for improved green infrastructure connectivity.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The northern part of the site containing the Griffins Head Public House Grade II Listed Building is located within the Papplewick Conservation Area. The open area to the south comprises agricultural land which is open in nature and is designated protected open space and also a Local Green Space. The site is bounded to the west by Moor Road which is lined by a mature hedgerow. The site forms part of the rural setting of the Conservation Area to the south and also forms part of the setting for the Grade II Listed Building the Griffins Head.	Heritage assets - no. Avoid this site for heritage impact reasons. Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is in retail use. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix P: Reasonable Alternative Sites in Woodborough

May 2026

Serving people, **Improving lives**

Introduction

Gedling Borough Council

Appendix P contains the sustainability schedules and the full detailed findings of the SA assessment for each of the reasonable alternative option in Woodborough.

The SA Matrix used in the SA assessment is included in the SA Main Report.

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G42 Lowdham Lane

Factors	Details
SHLAA reference	G42
Size	1.36 ha
No of dwellings/ estimated employment floorspace	24 homes at 18 dph
Existing Use	Agricultural land

Satellite image	Map

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 capacity of the site is 24 homes at 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). The site is within 5 minutes walking time of Small's Croft Amenity open space and within 5 minutes of a right of way leading to a network of paths to open countryside. The site is designated open space and development would result in the loss of open space.	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a public house and Post Office within 5 minutes walking distance. Woodborough Primary School is approximately 10 minutes walking time (643 m). Other community facilities are available at Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking. Calverton Leisure Centre is within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There is a bus stop within 5 minutes walking distance served by the 747 Oxton to Lowdham route although this is limited to 5 hourly buses per day Monday to Friday. There are bus stops within approximately 10 minutes walking distance served by NCT bus 61 Nottingham to Calverton service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. DFT connectivity score: 37	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	--	Part of the site is located within Flood Zone 3 (0.18 ha) and Flood Zone 2 (0.42 ha). A water course flows along the southern edge of the site - It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. A large part of the site falls within area of high risk of flooding from surface water (0.45 ha), medium risk of flooding from surface water (0.59 ha) and low risk of flooding from surface water (0.92 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk.	Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. No known designated nature conservation assets and/or local designations within or adjacent the site There is a group TPO which covers part of the site along the south eastern edge. Development on site may result in the loss of existing trees and hedgerows on the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land which is also designated open space so there would be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - the site is located to the east of Woodborough, north of Lowdham Lane and	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		comprises grassland and farmland, bounded with fences, trees and hedges around the site. The site is relatively well screened by surrounding vegetation and built form, although some open views are available across the valley. The value of the landscape is considered to be medium, with valued elements including presence of natural and cultural heritage features, recreational features and distinctive local vernacular. Landscape susceptibility is medium due to the development extending the existing village into the valley, resulting in a loss of rural characteristics and the perception of a rural valley character. Visual value and susceptibility is medium; the site adjoins Woodborough Conservation Area and is visible to surrounding residents. Overall landscape and visual sensitivity is medium. Considering the constraints within the site and study area, the site can accommodate some development. However, a mitigation strategy should be implemented so that development considers the local settlement form and vernacular; a landscape buffer will need to be provided along the south-eastern edge to retain the watercourse and associated planting.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Impact Study 2025 - consider local settlement form and vernacular. Provide a landscape buffer to incorporate planting and the watercourse to south-east edge.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site comprises a significant parcel of countryside that forms part of the very rural character of this eastern edge of the Conservation Area. The development of the site would have an impact as a result of the development and loss of open space, views and glimpses of fields. The introduction of a denser area of development would change the character of the approach to the Conservation Area. The development of the site would have a significant impact on the approach to the Conservation Area and an impact on the openness of the Conservation Area. Archaeology - considered **high** potential for Roman and medieval archaeological remains. **Low** potential for pre-historic remains.	No. Avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	

G44 Land North of Bank Hill

Factors	Details
SHLAA reference	G44
Size	8.38 ha
No of dwellings/ estimated employment floorspace	170 dwellings (20 dph)
Existing Use	Agricultural Land

Satellite image	Map

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 capacity of the site is 170 based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre which is approximately 11 minutes travel time by public transport, cycling and walking. Mapperley Local Centre is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. A Public Right of Way is within 100 m connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is agricultural land so development would not result in a loss of a 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There are no community facilities within 5 minutes walk. There is a post office, library and other community facilities in Calverton Local Centre within 30 minutes travel time by public transport, walking and cycling. Mapperley Local Centre is also within 30 minutes travel time by public transport, cycling and walking. There is a primary school in the Village which is approximately a 16 minute walk. Calverton Leisure Centre is within 30 minutes travel time by public transport walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30 % worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site adjoins Woodborough village. There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Woodborough Primary School is 16 minutes walk. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling DFT connectivity score 39	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The vast majority of the site is in Flood Zone 1. A small part of the site is located within Flood Zone 3 (0.33 ha) and Flood Zone 2 (0.09 ha). A water course flows along the northern edge of the site - It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of the site falls within an area of high risk of flooding from surface water (0.41 ha), medium risk of flooding from surface water (0.55 ha) and low risk of flooding from surface water (0.9 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk.	Avoid Flood Zone 3. Incorporate a suitable standoff distance from the riparian zone. Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the periphery of the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Assessment 2025 - the site is to the north of Bank Hill on the western edge of Woodborough. It	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		comprises mixed farmland including grazing on sloping. There is medium visibility of the site in the surrounding landscape due to the sloping landform, occasionally limited by vegetation and built form. The study area has a medium landscape value, elements of value include the presence of priority habitats, scenic quality through strong rural character, and network of green and blue infrastructure. This landscape within and around this site has high landscape susceptibility; due to development of the site resulting in the addition of a high-density cluster away from the main village edge, loss of rural character and perception of urbanisation. Visual value is medium, with visual susceptibility high due to the presence of residential receptors along Bank Hill, Westfield Lane and Foxwood Lane and public rights of way and local road users. Overall landscape and visual sensitivity is high. Considering the constraints within the site and study area, the site is only recommended for development to the east of the site along the existing built form line. Development should be low density and set back from Bank Hill and the footpath to the north.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Impact Assessment 2025 - any development should be low density, in keeping with village character. Transitional landscape buffer of greenspace and incorporating trees, with connectivity through the site and with the watercourse. Set back from Bank Hill, on lower slopes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Woodborough is essentially a linear village with a strong relationship to the surrounding countryside which is an important part of its character. The development of the site would have a major impact on the setting of Woodborough Conservation Area on the approach from Bank Hill. It would create a large block of urban expansion which would expand the village further west in an artificial form. Archaeology - considered generally **low** potential for surviving archaeological remains based on GP survey results, however these should be further tested with trial trenching to confirm	Heritage assets - no avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. Geophysical survey should be completed and the results included in the DBA.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	

G776 Land at Broad Close/Private Road

Factors	Details
SHLAA reference	G776
Size	0.61 ha
No of dwellings/ estimated employment floorspace	11 based on 18 dph.
Existing Use	Natural and semi natural land

Satellite image	Map

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 capacity of the site is 11 dwellings at 18 dph in accordance with the SHLAA methodology. Site is allocated for housing as part of H24 in the Local Planning Document.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). The site is within 5 minutes walking time of the Governor's Field Recreation Ground Local Green Space. The current use of the site is natural and semi natural greenspace so development would not result in a loss of a 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The site is within 5 minutes walking time of a Public House, Village Institute, and Place of Worship. Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking. The current use of the site is natural and semi natural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling. DFT connectivity score: 41	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 low risk of flooding from surface water (0.01 ha).). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 natural and semi natural greenspace so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - the site is located off Broad Close to the north of Woodborough on sloping landform	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		adjacent to residential properties. It comprises grassland and scrubland with tree groups, bounded by fences and hedges. The vegetation within the site and its surroundings limits views into the site. There is medium landscape value within the site context as a result of valued elements such as the presence of Woodborough Conservation Area, medium landscape condition and pleasant rural settlement edge. There is medium landscape susceptibility for this site given development resulting in a loss of rural character, denser development on the settlement edge and a perception of higher density development. Visual value and visual susceptibility are low due to the relatively visually contained nature of the site. Overall, landscape and visual sensitivity is low. The site is able to accommodate this type of development with an appropriate mitigation strategy to include a buffer to the south of the site and a linear development form.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Impact Study 2025 - include a buffer to the south of the site and a linear development form.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site comprises a series of gardens relating to a scattered group of dwellings on the north of the village. The site forms part of a larger parcel of land sloping south, containing lots of trees, hedges and shrubs, and part of smaller fields that have been developed in a piecemeal fashion on the northern edge of the village. There are views from the north of the site down to the roof tops of historic buildings in the Conservation Area. Views south and north are very green looking towards the Conservation Area (from Main Street) The development of the site would result in a major impact on the Conservation Area as, although development has sporadically taken place on the private road and Broad Close, it still has an open character and is very green with vegetation. Therefore the site itself, along with other spaces in the vicinity and large gardens and spaces between the low density development in this part of the village, adds to the character of the central third of Woodborough Conservation Area, which is very open and green and still shows signs of historic street and field patterns (relating back to the late 18th Century). Archaeology - considered **high** potential for Roman and medieval archaeological	No avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. **Low** potential for pre-historic remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is not agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	

G777 Land on Shelt Hill adjacent no 67

Factors	Details
SHLAA reference	G777
Size	0.72 ha
No of dwellings/ estimated employment floorspace	13 based on 18 dph
Existing Use	Agricultural

Satellite image	Map

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 capacity of the site is 12 dwellings at 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). The site is within 5 minutes of a right of way leading to a network of paths to open countryside. The site is agricultural land and development would not result in the loss of open space.	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There are no community facilities within 5 minutes walking distance. Woodborough Primary School is approximately 15 minutes walking time (1127 m). Other community facilities are available at Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking. Calverton Leisure Centre is within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	The site is close to but not on the edge of the village of Woodborough. There is a bus stop within 5 minutes walking distance served by the 747 Oxton to Lowdham route although this is limited to 5 hourly buses per day Monday to Friday. There are bus stops within approximately 14 minutes walking distance (965 m) served by NCT bus 61 Nottingham to Calverton service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. DfT connectivity score: 35	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is on greenfield land.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	–	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 (0.14 ha), medium risk of flooding from surface water (0.21 ha) and low risk of flooding from surface water (0.34 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - the site is located on undulating land north-east of Woodborough along the Shelt Hill	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		road. The site consists of pastoral farmland bordered by scattered trees and hedges; a residential property is located to the north of the site. The strongly vegetated boundaries provide localised screening, but there are some long views available due to the raised landform. The site context has a medium landscape value, with elements of particular landscape value including the medium landscape condition, rural settlement edge character and surrounding recreational amenities such as public rights of way. There is medium landscape susceptibility to the proposed development, due to the rural landscape setting, loss of rural characteristics and perception of spread of development along Shelt Hill. Visual value is low, but visual susceptibility is high due to the presence of residents at the edge of the village and along Shelt Hill, road and footpath users. Overall, landscape and visual sensitivity is medium. The site is appropriate for the type of proposed development. However, a mitigation strategy should be implemented so that development is low density to match the existing, makes use of existing and new vegetation to aid screening and considers the relationship with the wider village.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Impact Study 2025 - development should comprise low density development to match existing. Use existing and new vegetation to assimilate at the edge of the village. Consider relationship to village and cluster of settlement.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site comprises an important gap on Shelt Hill approaching and leaving the Conservation Area and the village. The site forms a break a break in frontage development of denser development to the south and more isolated properties to the north of the village. Shelt Hill being its own C19 hamlet, distinct from Woodborough. The site and land opposite create open rural views which are important to the edge of the village and its rural character as it retains its historic relationship with agriculture. The development of the site would result in less than substantial, but nevertheless still impactful, harm on the Conservation Area as development as it would close an open break that is important as open space on the approach to the Woodborough Conservation Area. Archaeology - considered **high** potential for Roman and medieval archaeological remains. **Low** potential for pre-historic remains.	Avoid, in order maintain important rural break around Woodborough and its CA. Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	

G826 Main Street, Taylor's Croft

Factors	Details
SHLAA reference	G826
Size	1.21 ha
No of dwellings/ estimated employment floorspace	22 at 18 dph
Existing Use	Agricultural Land

Satellite image	Map

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 capacity of the site is 22 homes based on 18 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30 % worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). The site is within 5 minutes walking time of the Governor's Field Recreation Ground Local Green Space. The site is designated Local Green Space and development would result in the loss of open space.	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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The site is within 5 minutes walking time of a Public House, Place of Worship, Woodborough Primary School and Woodborough Village Hall. Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30 % worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Woodborough Primary School is within 5 minutes walk. Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling. DFT connectivity score: 42	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The vast majority of the site falls within Flood Zone 1. A small part of the site is located within Flood Zone 3 (0.01 ha), Flood Zone 2 (0.1 ha). A culverted water course runs close to the southern boundary of the site (under Main Street) but development is unlikely to affect river habitat or the riparian zone. Part of site falls within area of high risk of flooding from surface water (0.01 ha), medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.07 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Part of the site (o.31 ha) is susceptible to ground water flooding.	Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. No known designated nature conservation assets and/or local designations within or adjacent the site. A culverted water course runs close to the southern boundary under main Street. 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 but it is also designated Local Green Space so there would be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - this site is located on gently sloping land north of Main Street in the centre of	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		Woodborough. The site consists of open grassland used for equestrian grazing, with surrounding residential properties. Whilst an open view is available from surrounding streets, wider views are limited by built form and vegetation. The value of landscape within the study area is medium; valued elements include the cultural heritage and distinctiveness, medium recreational value and green infrastructure network. The susceptibility of the landscape in the site context to the proposed development would be medium due to the loss of a historic meadow with cultural heritage associations. There is a medium visual value and a high visual susceptibility, this is due to the presence of surrounding residential receptors, location central to Woodborough, and the proximity of Woodborough Conservation Area. Overall landscape and visual sensitivity is medium. Considering the constraints within the site and study area, the north of the site is appropriate for development. However, a mitigation strategy should be implemented so that development takes a linear form and maintains an open frontage along Main Street to retain views and experience of open space.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Impact Study 2025 - development to be low density, set back from Main Street to retain views and experience of open space. Incorporate public open space to road frontage. Incorporate trees to link with local network.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site comprises a large meadow within the Conservation Area. The meadow is identified as being an historically important space within the Conservation Area. The Conservation Area appraisal also notes its important contribution to the areas overall character and appearance and also to the setting of its key historic buildings. The Conservation Area appraisal highlights that one of the most important views of the church is that over Taylor's Croft. The development of this site would result in a major impact on the Conservation Area as it would remove one of the main open spaces in the centre of the Conservation Area. It is important to retain existing views northwards from the site, out of the Conservation Area to the countryside beyond. Archaeology - significant (probable) medieval earthworks (NHER: L10289) comprising lynchet, terrace and bank recorded within the site boundary. Site is also within the Woodborough Conservation Area. Features recorded across the site. Archaeology - considered **very high** potential for significant medieval archaeological remains. **Low** potential for pre-historic remains.	No avoid this site for heritage impact reasons. Archaeology - recommend that a Pre-Application Desk-Based Assessment (DBA) to include a detailed earthwork survey are undertaken. Potential refusal recommendation for development of the site due to the presence of earthworks. The DBA/earthwork survey will need to establish the state of preservation and significance of the earthworks in context of the medieval development of Woodborough. Loss will likely require justification. If the application proceeds, geophysical survey should also be undertaken to meet

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				requirements of Para. 207 of NPPF.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	

G827 Lingwood Lane (land adjacent Rose Marie Cottage

Factors	Details
SHLAA reference	G827
Size	2.7 ha
No of dwellings/ estimated employment floorspace	54 at 20 dph in accordance with the density policy.
Existing Use	Agriculture (grazing)

Satellite image	Map

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 capacity of the site is 54 at 20 dph.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a 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.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre which is approximately 11 minutes travel time by public transport, cycling and walking. Mapperley Local Centre is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities. Calverton Local Centre and Mapperley Plains Local Centre are within 30 minutes travel time by public transport and walking. Lingwood Lane Playing Fields and the Governor's Field Local Green Space are within 100 m and the site is within 5 minutes of accessible green infrastructure. The current use of the site is agricultural land so development would not result in a loss of a 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The site is within 5 minutes walking time of a Public House, Place of Worship, Woodborough Primary School and Woodborough Village Hall. Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking. Mapperley Local Centre is also within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30 % worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking. Woodborough Primary School is within 5 minutes walk. Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling. DFT connectivity score: 44	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The vast majority of the site is in Flood Zone 1. A very small part of the site is located within Flood Zone 3 (less than 0.01 ha) and Flood Zone 2 (less than 0.01 ha). A water course flows under the existing access track (4.3 m in length) at the northern edge of the site where it joins Main Street - It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. A small part of the site falls within an area of high risk of flooding from surface water (less than 0.01 ha) and similarly a small part of the site is at medium risk of flooding from surface water (0.02 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk	Avoid Flood Zone 3. Incorporate a suitable standoff distance from the riparian zone. Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest. Part of the site is covered by a group Tree Preservation Order. No known designated nature conservation assets and/or local designations within or adjacent the site Development on site may result in the loss of existing trees and hedgerows on the periphery of the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Study 2025 - the site is located on gently sloping land in the centre of the village, abutting gardens of	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		adjacent properties that form a feathered settlement edge. The site is visually enclosed by landform rising to the south and layers of vegetation. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage, quality of landscape features and recreational value. There is medium landscape susceptibility to the proposed development type due to the perception of higher density development extending from the historic settlement core. There is medium visual value and susceptibility associated with nearby designations and indicators of value, and receptors on the settlement edge. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy to incorporate mature parkland trees and establish a landscape buffer to Lingwood Lane and the southern boundary to maintain a soft settlement edge.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Study 2025 - avoid development along Lingwood Road to retain rural character to village approach. Retain specimen, parkland trees within a landscape buffer. Retain and enhance vegetation boundaries.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	While the proposed allocation falls outside of the historic parkland estate of Woodborough Hall, and noting there has been some infill development within its former grounds, development here would still urbanise the setting of the historic grounds of the Hall, and would cause some degree of harm to significance through harm to setting. Development here would create significant back-land development behind the historic street front development of Woodborough, eroding its important rural setting, causing direct harm to the Conservation Area through loss of this important landscape setting which complements the rural history of this village. Archaeology - medieval earthworks (NHER: L10296) comprising a mound and ridge and furrow are recorded within the site boundary. Features recorded across the site. Archaeology - considered **very high** potential for medieval archaeological remains. **Low** potential for pre-historic remains.	No avoid this site for heritage impact reasons. Archaeology - recommend that a Pre-Application Desk-Based Assessment (DBA) to include a detailed earthwork survey are undertaken. Potential refusal recommendation for development of the site due to the presence of earthworks. The DBA/earthwork survey will need to establish the state of preservation and significance of the earthworks in context of the medieval development of Woodborough. Loss will likely require justification.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	Agricultural land Grade 2. The site is classified as grade 2 agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	

G835 40 Shelt Hill

Factors	Details
SHLAA reference	G835
Size	5.85 ha
No of dwellings/ estimated employment floorspace	118 at 20 dph
Existing Use	Agricultural Land

Satellite image	Map

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 is 105 homes based on 20 dph in accordance with the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30 % worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). There is also a Doctor's Surgery at Lowdham which is within 30 minutes travel time by public transport, cycling and walking although the service frequency is five hourly buses daily Monday to Friday. Public Rights of Way are within 5 minutes walk connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. The current use of the site is agricultural land so development would not result in a loss of a recreational area or 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
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 a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is a public house within 5 minutes walking distance but no other community facilities. Woodborough Post Office is approximately 6 minutes walking time (482 m). Woodborough Primary School is approximately 12 minutes walking time (964 m). Other community facilities are available at Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking. Calverton Leisure Centre is within 30 minutes travel time by public transport, cycling and walking. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (worst 30%).	Ensure community facilities to support the development are provided.

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.	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?	++	There is a bus stop within 5 minutes walking distance served by the 747 Oxton to Lowdham route although this is limited to 5 hourly buses per day Monday to Friday. There are bus stops within approximately 11 minutes walking distance served by NCT bus 61 Nottingham to Calverton service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. DFT Connectivity score: 37	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is a greenfield site.	

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

SA objectives	Site criteria questions	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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Majority of the site is within Flood Zone 1. A small part of the is located within Flood Zone 3 (0.12 ha) and Flood Zone 2 (0.33 ha). A water course flows along the south eastern edge of the site - It is unknown whether 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 (0.27 ha), medium risk of flooding from surface water (0.41 ha) and low risk of flooding from surface water (0.85 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk	Avoid Flood Zone 3. Incorporate a suitable stand off distance from the riparian zone, 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements No known designated nature conservation assets and/or local designations within or adjacent the site There is a group TPO which covers part of the site along the south eastern edge. Development on site may result in the loss of existing trees and hedgerows on the site. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural so there would not be a loss of open space.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	--	Landscape and Visual Impact Study 2025 - the site lies east of Shelt Hill in the north-east of Woodborough and comprises	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		farmland and scattered tree cover on sloping landform. The site forms part of the approach to Woodborough from the north-east and offers long views across the wooded valley to the south-east. The value of the landscape is medium due to valued elements such as public rights of way, Woodborough Conservation Area and rural views east across the valley. The study area has a high landscape susceptibility due to the site forming an addition which would be set apart from the nucleated settlement pattern and alter the rural characteristics at a gateway to the village. The site has medium visual value and high visual susceptibility due to views from nearby residents and public rights of way users along Shelt Hill. Overall landscape and visual sensitivity is medium. The site is not recommended for the type of proposed development as there would be a loss of openness on approach to Woodborough and additional development which would be odds with the existing settlement form.	appropriate landscape character assessments and design, and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Gedling Landscape and Visual Study 2025 - to retain rural settlement edge and wooded valley views on the approach to Woodborough, in landscape and visual terms it is not recommended to develop this site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The site is large and forms a really important open area on the approach to and from Woodborough and Woodborough Conservation Area. It is not linked in any way to the village. The linear aspect of the Conservation Area along Main Street forms the character of the village. The site affords significant views of the countryside. The development of this site would result in a major impact on the Conservation Area and the heritage of the village as a whole. The approach to and from Woodborough Conservation Area to the northeast is characterised by strong views to the countryside. The scale and location of this site is such that development would change the wider setting to the Conservation Area. Archaeology - considered **very high** potential for Roman archaeological remains. **High** potential for medieval and a **low** potential for pre-historic remains.	No avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is within an area safeguarded for mineral extraction.	

G840 Plemont

Factors	Details
SHLAA reference	G840
Size	0.14
No of dwellings/ estimated employment floorspace	2 (18 dph)
Existing Use	Residential Garden Land

Satellite image	Map

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?	++	2 dwellings Site is allocated as part of H24 in the Local Planning Document. Together with Broad Close (SHLAA G776) the site is allocated for 15 dwellings.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	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 a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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?	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.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk 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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Calverton Local Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping 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 a 5 minute (400 metres) walk 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's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). The site is within 5 minutes walking time of the Governor's Field Recreation Ground Local Green Space. The current use of the site is natural and semi natural greenspace so development would not result in a loss of a 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.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The site is within 5 minutes walking time of a Public House, Village Institute, and Place of Worship. Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking. The current use of the site is natural and semi natural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.

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.	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?	++	There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling. DFT connectivity score: 41	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	

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 not located within the Nottingham Urban Area agglomeration zone. It is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 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 low risk of flooding from surface water (0.01 ha).). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding	Ensure surface water 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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. No known designated nature conservation assets and/or local designations within or adjacent the site 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 natural and semi natural greenspace so there would not be a loss of open space. 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.	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.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - the site is located off Broad Close to the north of Woodborough on sloping landform	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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?		adjacent to residential properties. It comprises grassland and scrubland with tree groups, bounded by fences and hedges. The vegetation within the site and its surroundings limits views into the site. There is medium landscape value within the site context as a result of valued elements such as the presence of Woodborough Conservation Area, medium landscape condition and pleasant rural settlement edge. There is medium landscape susceptibility for this site given development resulting in a loss of rural character, denser development on the settlement edge and a perception of higher density development. Visual value and visual susceptibility are low due to the relatively visually contained nature of the site. Overall, landscape and visual sensitivity is low. The site is able to accommodate this type of development with an appropriate mitigation strategy to include a buffer to the south of the site and a linear development form.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Landscape and Visual Impact Study 2025 - include a buffer to the south of the site and a linear development form.

15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	++	The site comprises a series of gardens relating to a scattered group of dwellings on the north of the village. The site forms part of a larger parcel of land sloping south, containing lots of trees, hedges and shrubs, and part of smaller fields that have been developed in a piecemeal fashion on the northern edge of the village. There are views from the north of the site down to the roof tops of historic buildings in the Conservation Area. Views south and north are very green looking towards the Conservation Area (from Main Street) The development of the site would result in a major impact on the Conservation Area as, although development has sporadically taken place on the private road and Broad Close, it still has an open character and is very green with vegetation. Therefore the site itself, along with other spaces in the vicinity and large gardens and spaces between the low density development in this part of the village, adds to the character of the central third of Woodborough Conservation Area, which is very open and green and still shows signs of historic street and field patterns (relating back to the late 18th Century). Archaeology - considered **high** potential for Roman and medieval archaeological	No avoid this site for heritage impact reasons. Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. **Low** potential for pre-historic remains.	
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is not agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not within an area safeguarded for mineral extraction.	

Report to Council

Subject: Annual Delivery Plan and Performance Reporting

Date: 10 June 2026

Author: Deputy Chief Executive and Monitoring Officer

Purpose

To update Council on the Annual Delivery Plan actions linked to the Council's Legacy Plan and to seek approval of minor changes to the Legacy Plan to reflect changes in performance and budget reporting.

Recommendation:

That Council:

1) **Note the Annual Delivery Plan actions at Appendix 1**
2) **Approve minor changes to the Legacy Plan to reflect changes in reporting of performance and budget as detailed within the report**

1 Background

1.1 In March 2026 as part of the Council's budget setting, Council adopted a new Gedling Legacy Plan which sets out the Council's priorities for the next two years as the organisation prepares for Local Government Reorganisation.

1.2 Sitting underneath the Gedling Legacy Plan is the Council's Annual Delivery Plan. The Annual Delivery Plan for 2026/27 sets out how the Council intends to deliver on year one of the Gedling Legacy Plan through more detailed actions which are underpinned by key performance indicators and milestones. The Annual Delivery Plan and associated actions provide the golden thread from the Legacy Plan to each service area to ensure the organisation is working towards the Council's key priorities at an operational level. The Annual Delivery Plan was approved by Cabinet in April 2026.

1.3 Updates on the actions, KPIs and milestones have previously been reported quarterly to Cabinet and Overview and Scrutiny committee. Often, quarterly reports are received by Overview and Scrutiny Committee some time after the quarter has ended which can make it difficult to provide up to date feedback.

1.4 Currently budget reporting is undertaken every 4 months to Cabinet and where

1.5 required Council. As part of governance improvements the Council has established a Budget, Performance and Risk Board to better align performance and budget monitoring with risk management, this board meets monthly to ensure more regular oversight and responsive performance, budget and risk management.

1.6 Cabinet agreed, as part of the Annual Delivery Plan process to align budget and performance reporting on a four monthly basis in order to ensure more detailed effective reporting in a more timely manner to relevant committees. This change in reporting requirements is not currently reflected in the Legacy Plan document which still references quarterly reporting of performance.

1.7 As part of the current review of the Council's Risk Management Strategy, reporting on risk will also, subject to review by Audit Committee and approval by Cabinet be aligning with budget and performance reporting on a four monthly basis. Risk management reports are taken to Audit and Overview and Scrutiny Committees.

2 Proposal

2.1 It is proposed that Council note the contents of the Annual Delivery Plan at Appendix 1 and agrees minor amendments to the Legacy Plan to reflect changes to reporting of performance from quarterly to four monthly. This alignment of budget and performance monitoring with increased oversight from the Budget, performance and Risk Board will ensure better, more timely and accurate reporting.

2.2 The final page of the Legacy Plan document under the heading "How we will measure our performance" currently states as follows:

"Progress update will be published via quarterly reporting"

It is proposed that Council approve the wording as follows:

"Progress update will be published via four monthly reporting"

3 Alternative Options

Members could determine not to approve the changes to the Legacy Plan to reflect performance reporting changes, however, four monthly reporting of budget has already been in place for some time and feedback from Overview and Scrutiny Committee was that more timely reporting of performance to Committees was preferred. Internal Audit have been advised of the proposed changes and had no objection to the change in approach.

4 Financial Implications

There are no financial implications arising out of this report.

5 Legal Implications

Changes to the Legacy Plan must be considered by Council as the adopting body. Performance reporting is an executive function hence reporting to Cabinet on an

ongoing four monthly basis.

6 Equalities Implications

An Equality impact Assessment was prepared for the Gedling Legacy Plan and is included in background papers.

7 Carbon Reduction/Environmental Sustainability Implications

A Carbon impact Assessment was prepared for the Gedling Legacy Plan and is included in background papers.

8 Appendices

Annual Delivery Plan 2026/27 – Appendix 1

9 Background papers

Cabinet report April 2026 – Agenda for Cabinet on Thursday 23 April 2026, 2.00 pm | Gedling Borough Council (item 104)

Council report March 2026 - Agenda for Council on Wednesday 4 March 2026, 6.00 pm | Gedling Borough Council (item 5)

10 Reasons for Recommendations

To ensure detailed, timely and accurate reporting on budget and performance.

11 Local Government Reorganisation (LGR)

The Legacy Plan has been prepared having regard to the Local Government Reorganisation process. The Annual Delivery Plan supports actions in preparation for LGR.

Statutory Officer approval

Approved by the Chief Financial Officer
Date:

Approved by the Monitoring Officer
Date:

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Annual Delivery Plan Actions 2026-27

Customer Experience, Communities and Digital

Ref	Action
P2-001	Embed the new Customer Services operating model with clear demand and productivity measures.
P2-002	Launch a new Customer Insight Framework and link this to Council governance structures to drive continual service improvement Council wide.
P2-003	Prioritise high-volume online transactions that reduce avoidable customer contact.
P2-004	Define and deliver a minimum viable online customer account aligned to CRM capability.
P2-005	Digitise and streamline the Council's online Freedom of Information, Complaints, MP letters and corporate contact processes.
P2-006	Explore opportunities to strengthen webchat to deliver more responsive services to customers online.
P2-007EQ	Continue to progress digital inclusion in partnership with geographical neighbours and subject to Government funding
P2-008EQ	Complete accessibility audits for all council-managed websites and migrate to main corporate platform.
P1-001	Develop a forward civic and events programme with clear safety and affordability thresholds.
CF-001	Complete planned ICT foundational projects to ensure continued service and resiliency
CF-002EQ	Upgrade the HR Information System to increase efficiency, enhance data security and support strategic decision making.

Depot Modernisation

Ref	Action
P1-002	Complete work required to maintain Green flag accreditation for the borough's parks.
P2-009	Complete end-to-end process redesign for waste, streets and parks services to improve customer experience and performance monitoring, extending digital process delivery utilising the existing in-cab System
P2-010	Roll out Simpler Recycling, a national policy initiative, in line with the Government's timetable.
P2-011	Introduce a new online customer account across all online waste processes for customers.
P2-012	Redesign Domestic Residual, Recycling and Glass service routes along with the Street Care routes to optimise efficiency and service
P3-001	Review accommodation needs and reconfigure depot, including utilising Jubilee House

Gedling Growth

Ref	Action
P3-002	Submit the Local Development Plan for examination, ensuring growth is well planned and sustainable.
P3-003	Track progress of activities on the Climate Action Plan and continue to work on achieving identified and agreed outcomes
P3-004	Continue work to complete UK Shared Prosperity Fund projects by the current deadline.
P1-003	Support the Greater Carlton Neighbourhood Board to progress Year 1 activities.
P3-006	Continue to develop the Economic Growth Framework Visitor Economy and Destination Management Plan to present to Cabinet for approval
P3-007	Seek Investment opportunities for Ambition Arnold to enable progression to delivery stage
P3-008	Utilise Grant funding to strengthen early intervention and landlord engagement to prevent homelessness.
P3-009	Align homelessness prevention and rough sleeping activity with county-wide and sub-regional strategies.
P3-010	Utilise Section 106 commuted sum funding to provide additional affordable housing in the borough
P3-011	Introduce the principles described in Renters right act and take enforcement action as appropriate

Leisure Transformation

Ref	Action
P1-004	Progress RIBA stages of the Carlton Active project.
P1-005	Deliver the Richard Herrod Centre decommissioning plan.
P1-006	Demolition of the Richard Herrod Centre in preparation for site development.
P1-007EQ	Subject to final business case, commence construction phase of Carlton Active that incorporates both sustainability and accessibility considerations.
P1-008	Deliver the business growth plan across all leisure sites to support the Carlton Active business case and to reduce long-term subsidy.
P1-009	Review Leisure Transformation Workforce Strategy, consider related efficiencies and implement key actions.
P1-010	Review Playing Pitch Strategy Action Plan.
P1-011	Work with Football Foundation to carry out site surveys at Lambley Lane Recreation Ground and review findings to inform further project development of football and community facilities at the site.

Local Government Reorganisation/Smarter Working

Ref	Action
P4-001	Complete a single authoritative inventory of systems, data, contracts and risks.
P4-002	Work with Nottinghamshire authorities to prepare interim data sharing and information governance arrangements.
P4-003	Identify critical roles and single points of failure and develop mitigation plans.
P4-004	Ensure all new contracts explicitly consider transition implications.
P4-005	Work and engage with other Nottinghamshire authorities across all identified workstreams for Local Government Reorganisation
P3-012	Complete a strategic review of council-owned assets to inform retention or disposal decisions.
P3-013	Prioritise the actions identified in the Asset strategy and create a programme of work for delivery
P4-006	Deliver tasks in the Internal communications strategy to ensure Gedling colleagues are aware and engaged in Local Government Reorganisation transition
P4-007	Support teams with the workstream leads to collate and provide necessary data for local Government Reorganisation transition.
CF-003	Review and update corporate risks as necessary
CF-004	Align Budget, Performance and Risk reporting and make changes to the boards to support this new more efficient arrangement
CF-005EQ	Review the Councils Employee Equality and Diversity Policy and implementation of an EDI action plan, with a focus on creating an accountable workforce and an inclusive supportive culture to aid staff wellbeing.
CF-006EQ	Update HR Policies to comply with the Employment Rights Act 2025, with changes that come into force during 2026.
CF-007	Embed the new Learning & Development strategy of 70/20/10 model to support staff to take ownership of their personal development to enhance their skills, knowledge and performance.
CF-008EQ	Create a Wellbeing strategy that supports staffs' mental health and wellbeing to aid a resilient workforce going through change.

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Report to Council

Subject: Appointment of Independent Person and Reserve Independent Person

Date: 10 June 2026

Author: Monitoring Officer

Purpose

To seek approval to appoint the current Independent Person David Walsh and Reserve Independent Person John Baggaley for a further two - year term or until the authority is dissolved through Local Government Reorganisation, whichever is sooner as recommended by the Standards Committee.

Recommendation

That Members:

1) Approve the appointment of David Walsh as Independent Person and John Baggaley as Reserve Independent Person for a further 2 year term or until the dissolution of the authority following Local Government Reorganisation.

1 Background

1.1 The Localism Act 2011 ("the Act") requires that the Council's arrangements for dealing with allegations of breach of the Code of Conduct include provision for the appointment of at least one independent person, whose views are to be sought and taken into account by the authority before it makes its decision on an allegation that it has decided to investigate. The arrangements provided by the Council include such provision.

1.2 The Independent Person(s)-

- Must be consulted by the authority before it makes finding on an allegation that it has decided to investigate;
- May be consulted by the authority in respect of a standards complaint at any other stage; and

- May be consulted by a member or co-opted member of the Borough, Council or of a Parish Council against whom a complaint has been made.

1.3 The Act requires the Council to appoint at least one Independent Person, however given that there may be occasion where the Independent Person is unable to act for example due to holiday, illness or where there may be a conflict of interest, the Council has also previously appointed a reserve Independent Person. In addition, the Committee for Standards in Public Life (CSPL) best practice recommendations recommend an authority should have access to at least two independent persons.

1.4 In July 2024, David Walsh was appointed as the Independent Person for a period of 2 years and John Baggaley was appointed as Reserve Independent Person for the same period. Both have been invaluable in the roles for the last two years.

1.5 In light of the fact that the current appointment of the Independent Person and Reserve is due to end in July 2026, consideration needs to be given as to whether a further recruitment exercise should be undertaken to appoint to the roles going forward.

1.6 Historically, a full recruitment exercise has been undertaken with applicants interviewed by Members of the Committee. Response to the recruitment however has been limited and the current Reserve Independent Person was the previous Independent Person for a number of years before becoming the Reserve. Whilst the CSPL recommend, that Independent Persons should be appointed for a 2 year period only it is not always easy to fill the roles.

1.7 The current Independent Person was a new appointment in 2024 and has developed well in the role. The Reserve Independent Person has significance experience. In light of the changes to the authority as a result of Local Government Reorganisation and for the reasons set out above, on 19th March 2026 the Standards Committee agreed to recommend to Council an extension of the current arrangements until completion of LGR.

2 Proposal

2.1 It is proposed that in line with the recommendation of the Standards Committee that the appointment of the current Independent Person and Reserve Independent Person continues for a further two years or until the completion of LGR whichever is sooner. This will prevent the need for the expense and time of a recruitment exercise which has historically had limited response and will enable experienced Independent Persons to support the organisation and the current Monitoring Officer and Deputy

through to the conclusion of LGR.

3 Alternative Options

3.1 Not to appoint an Independent Person and reserve, however, this would be contrary to the requirements of the Act which requires an Independent Person be appointed. It is considered necessary to have a reserve if possible, to ensure complaints can be managed where the Independent Person is unable to act, for example due to a conflict of interest, illness or absence. In addition, the Committee for Standards in Public Life (CSPL) best practice recommendations recommend an authority should have access to at least two independent persons and this is reflected in the Council's Arrangements for Dealing with Complaints.

3.2 Council could recommend a fresh recruitment exercise to the roles, however this would take resource and time at a time when capacity is stretched. Historically the response to the recruitment has been limited and even if new applicants were to come forward, it does take some time to embed into the organisation and understand the way complaints are managed and the role of the Independent Person. The current postholders have significant experience. Whilst the CSPL recommends two years as best practice it is not a legal requirement.

4 Financial Implications

4.1 On appointment, the Independent Person and reserve will be entitled to an allowance, agreed by the Council, which can be met from existing budgets.

5 Legal Implications

5.1 There is a legal requirement to have an Independent person. There is no such requirement in terms of a Reserve Independent Person, however, it is recommended best practice by the CSPL. The CSPL also recommend a two year term for IPs however this is not a legal requirement. Appointment to the role is a function of the Council.

6 LGR Implications

The implications are as set out within the report. Given the timescales for LGR it is proposed that the appointments run until the Council is dissolved. The new authorities will be required to appoint Independent persons and Reserves in accordance with the Localism Act.

7 Equalities Implications

7.1 There are no equalities implications arising from this report.

8 Carbon Reduction/Environmental Sustainability Implications

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

9 Appendices

9.1 None

10 Background papers

9.1 None

10 Reasons for Recommendations

10.1 To ensure the Council has an Independent Person and Reserve Independent Person in position from July 2026.

Statutory Officer approval

Approved by the Chief Financial Officer
Date:

Drafted by the Monitoring Officer

Report to Council

Subject: Changes to the Constitution

Date: 10 June 2026

Author: Deputy Chief Executive and Monitoring Officer

Purpose

To seek approval to amend the Constitution to reflect minor updates to Financial Regulations, Procurement Rules and Call-In Processes.

Recommendation:

1) **That members approve amendments to the Constitution as shown at Appendix 1**

1 Background

1.1 A recent review of the constitution by the Monitoring Officer, Deputy Monitoring Officer and Section 151 Officer has identified that some changes need to be made to a number of sections of the constitution to ensure it remains up to date and to ensure any drafting errors are rectified.

1.2 Following this review the following changes have been identified:

- Financial Regulations have been updated to provide clearer guidance on bids for external funding, who can approve applications for grants and what information must be provided. Whilst historically the rules referred to an External Funding Strategy, this Strategy is out of date and as such all requirements for External Funding bids are now included in the amended Financial Regulations. In addition, the regulations have been amended to reflect the change from quarterly to four monthly budget reporting.

- The Contract and Procurement Rules have been updated to reflect the content of the Social Value Policy.

- The Call-In Procedure Rules have been updated as they were not clear. This update will provide clarity for all parties on how and when a call in of an executive decision can be made and what the process for call in is. The

updates reflect statutory requirements.

1.3 There were a number of other minor changes identified as part of the review, but these were typographical errors and numbering errors where sections have been previously updated but other references don't reflect this. In addition, following the departure of the Director of Transformation there has been a change in management structure which needs to be reflected in the constitution. The Monitoring Officer has authority to make these minor amendments.

2 Proposal

2.1 It is proposed that Council agree to the amendment of the Constitution to reflect the changes outlined in paragraph 1.2 and shown in tracked changes in the attached sections of the constitution.

3 Alternative Options

Members could determine not to approve the amendments to the Constitution, however the proposals are recommended to ensure the Constitution remains up to date.

4 Financial Implications

There are no financial implications arising out of this report.

5 Legal Implications

Changes to the Constitution can be approved by Council on the first pass and no longer stand adjourned to a later meeting.

The changes to the call—in, financial and procurement rules reflect relevant statutory requirements within the Procurement Act 2023 and Local Government Act 2000.

6 Equalities Implications

There are no direct equalities implications arising from this report, the implications in respect of the Social Value Policy have already been considered on adoption of that policy by Cabinet.

7 Carbon Reduction/Environmental Sustainability Implications

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

8 Appendices

Appendix 1 – proposed amendments to Contract and Procurement Rules, Financial Regulations and Call-In Procedure Rules

9 Background papers

None

10 Reasons for Recommendations

To ensure the Constitution remains up to date.

11 Local Government Reform

Work is already underway to consider Constitutional content across all Nottinghamshire Councils. Under the new authority a new constitution will be required with new standing orders and procedure rules to reflect a single tier authority.

Statutory Officer approval

Approved by the Chief Financial Officer
Date:

Approved by the Monitoring Officer
Date:

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Section 5 – Overview and Scrutiny Committee

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1 Membership

a) The Overview and Committee will be comprised of 13 members appointed each year at the Annual meeting of Council. Substitute members are permitted in accordance with paragraph 4.7.28 of the rules of procedure for Council.

Members of the committee and their substitutes cannot be members of the Executive or hold a Cabinet Assistant role (policy advisor).

b) The Committee will comply with the political balance rules in Section 15 of the Local Government and Housing Act 1989.

2 Quorum and Frequency of Meetings

a) The quorum of the Committee shall be three members.

b) Meetings will take place at least five times per year although the Chair has the discretion to vary this due to levels of business.

3 Role of the Overview and Scrutiny Committee

The Overview and Scrutiny Committee can:

a) Hold the Executive to account

- Review the performance and decisions of the Executive
- Review the Council's progress in achieving policy aims and performance targets
- Review the performance of individual services

b) Develop and review policy

- Help Council and the Executive develop policy by studying issues in detail
- Carry out research and consultation on policy

c) Call-in Executive decisions

- Exercise the right to call in decisions made by the Executive, but not yet implemented, if there is a need for the decision to be reviewed.

d) Hold others to account

- The Overview and Scrutiny Committee can hold other public service providers to account for their activities and performance.
- Undertake an annual review of the work of the Local Crime and Disorder Reduction Partnerships.

4 What powers does the Overview and Scrutiny Committee have?

The Overview and Scrutiny Committee can:

- Send reports and recommendations to the Executive on anything the Council is responsible for that affects the Borough or its residents

- Call–in Executive decisions that have not yet been implemented for review. Any
- Require Executive members and senior officers to attend meetings and answer questions.
- Establish working groups to carry out in-depth reviews and make recommendations.

5 Programme of work

The Overview and Scrutiny Committee is responsible for setting its own work programme.

6 Agenda

a) Putting items on the agenda

Any member of the Overview and Scrutiny Committee can put an item on the committee agenda subject to the prior agreement of the Chair and the item is relevant to the functions of the committee.

b) Speaking on agenda items

Any member of the public and any councillor who is not part of the committee can speak on an agenda item if the Chair agrees. The Chair will decide how long they can speak for.

c) Requests from Cabinet

The Overview and Scrutiny Committee can, but does not have to, review issues put forward by the Executive.

d) Petitions

Under the Council's Petitions Policy (section 28 of the constitution), the Overview and Scrutiny Committee may be asked to examine issues raised by a petition. The Committee can also review the handling of a petition if a petitioner believes that their petition has not been handled correctly.

7 Order of business of the Overview and Scrutiny Committee

The order of business will be:

a) Apologies for absence
b) Minutes of the last meeting
c) Declarations of interest

d) Any decisions that have been called in
e) Business set out on the agenda of the meeting
f) The scrutiny work programme including Executive responses to Scrutiny recommendations
g) Reports and Notices received by the Chair of Overview and Scrutiny Committee as required under the Constitution or Law.

8 Call-in procedure

8.1 "Call in" is a statutory right for members of the council to "call in" a key decision of cabinet, an individual cabinet member or an officer with delegated authority after it is made but before it is implemented

8.2 Call in does not apply to cabinet decisions that make recommendations to Council because those decisions will not be implemented in any event until the matter has been considered and agreed by Council. Call in will also not apply where the substance of the decision has already been scrutinised by Overview and Scrutiny Committee prior to consideration by Cabinet.

8.3 Call in is not intended to be a mechanism for voicing objection to or dislike of any particular decision and will not be a valid Call in if it is considered to be vexatious or malicious. Call in should only be used in exceptional circumstances and where there is evidence to show that one of the following may apply:

a) that there has been inadequate consultation with stakeholders prior to the decision being made;
b) that there was inadequate evidence on which to base a decision and that not all relevant matters were fully taken into account;
c) that the decision materially departs from the budget and policy framework;
d) that the decision is disproportionate to the desired outcome;
e) that the decision has failed to take into account the provisions of the Human Rights Act 1998 and or the public sector equality duty;
f) that the decision-maker has failed to consult with and take professional advice from all relevant officers including the monitoring officer and the chief finance officer, as appropriate, or has failed to have sufficient regard to that advice;
g) that the decision exceeds the powers or terms of reference of the decision maker responsible for the decision; or
h) that the access to information rules have not been adhered to.

The Monitoring Officer, in consultation with the Section 151 Officer and/or the Head of Paid Service as appropriate shall determine the validity of a call in request. Where the call in request raises a question which is already addressed in the report relating to the decision it will not be considered valid.

8.4 Where a decision has been taken in circumstances where the special urgency provisions apply, as set out in the access to information rules, that decision will not be subject to call in.

8.5 The call in procedure will also not apply where the decision taken needs to be implemented urgently. A decision will be urgent if any delay likely to be caused

by the call-in process would seriously prejudice the council's or the public interest.

8.6 In this case the record of the decision, and notice by which is it made public shall state whether in the opinion of the decision making person or body, the decision is one that requires urgent implementation and the reasons why, and the monitoring officer should confirm that as such it is not subject to call in.

8.7 Decisions taken as a matter of urgency must be reported to the next available meeting of Council, together with the reasons for urgency.

8.8 To exercise the "call in" mechanism, no less than three councillors must make such request in writing (email is acceptable) to the Monitoring Officer within five working days of the decision being taken. The written notification of call–in must include reasons as set out in 8.3 above.

8.9 Where the Monitoring Officer has determined that a call in request is valid, the Cabinet and relevant officers will be notified and a meeting of the Overview and Scrutiny Committee will convene as soon as reasonably practicable to consider the call in request.

8.10 The purpose of the call in meeting is to establish whether or not the decision has been made incorrectly; the meeting is not intended to be adversarial and shall take the form of a discussion to ascertain the facts.

8.11 Members who submitted the call in request will be invited to attend the meeting where the call in request is considered.The Committee will also invite the decision maker and any relevant officers and members to answer questions.

8.12 In considering the call in request, the Committee will have the information on which the decision maker made the decision and the call in request.

8.13 Having considered the decision and the call in request, the Committee may:

- Uphold the decision (which then takes immediate effect)
- make recommendations to the decision maker for consideration (the decision maker shall consider the recommendations as soon as reasonably possible and may amend the decision or reject the recommendations but the outcome will be reported back to Committee with clear reasons given where the recommendations are not accepted/implemented.)
- refer the review of the call in to Council for consideration and to obtain its views (NB Council cannot substitute its own decision for that of the Executive)

9 Whipping

When considering any matter in respect of which a member of the Overview and Scrutiny Committee is subject to instructions from his party or group to how they should speak or vote ("the party whip") the member must declare the existence of the whip and the nature of it before the commencement of the committee's deliberations on the matter. The declaration, and the detail of the whipping arrangements, shall be recorded in the minutes of the meeting.

10 Scrutiny working groups

On completion of a review the Overview and Scrutiny Committee will agree the report and recommendations and send it to the Executive for a response. The Executive must consider this at their next meeting and respond to the Overview and Scrutiny Committee within 28 days of receipt of the report.

If the working group cannot agree on a single final report then a minority report can be submitted for consideration by the Executive alongside the majority report.

11 Scrutiny Committee members' rights to see documents

In addition to their rights as councillors members of the Overview and Scrutiny Committee and its working groups have additional rights of access to documents as included in the Access to Information rules in the Constitution. This allows the committee access to copies of any documents which are in the possession, or control, of the Executive or its committees.

12 Duty of Cabinet members and officers to attend the Overview and Scrutiny Committee

The Overview and Scrutiny Committee can require Executive members to attend meetings and answer questions about:

- Their performance
- Decisions they were involved with
- The extent to which they have complied with the budget and policy framework.

Executive members required to attend the Overview and Scrutiny Committee will be given at least 5 working days' notice in writing, together with an indication of the issues being raised and the expected focus of questioning.

13 Annual Report

The Overview and Scrutiny Committee will report annually to Full Council informing it of their work during the past year.

14 Relationship between the Overview and Scrutiny Committee and the Executive

Additional information concerning the relationship between the Executive and the Overview and Scrutiny Committee is available in the Executive-Scrutiny Protocol.

15 Rules of Procedure

a) Paragraphs 4.7.2, 4.7.17, 4.7.18, 4.7.19, 4.7.20, 4.7.21, 4.7.22, 4.7.28, and 4.7.29 of the rules and procedure for Council (Section 4 of this constitution) shall shall apply to meetings of the Overview and Scrutiny Committee as they apply to Council meetings.

b) References to "the Mayor and Deputy Mayor" shall apply to the Chair and Vice-Chair respectively of the Committee and references to the "Council Chamber" shall apply to the room in which the meeting is held.

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Section 22 – Contracts and Procurement Rules

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Transitional arrangements

These Rules take effect from 24th February 2025. Procurement commenced before 24th February 2025 must be procured in accordance with the Contract and Procurement Rules approved by Full Council on 26th January 2022. A Procurement Process commences upon issue of a request for quotations, invitation to submit tenders or participate in a further competition under a Framework Agreement. Management of contracts awarded as a result of a Procurement Process which commenced prior to 24th February 2025 must be in accordance with these Rules.

1 Purpose

1.1 The purpose of these Contracts and Procurement Rules (**Rules**) are to:

a) Deliver value for money by achieving the optimum combination of whole life costs and quality of outcome;
b) Maximising public benefit through our procurement approach;
c) Sharing information for the purpose of allowing suppliers and others to understand the Council's procurement activities;
d) ensure fairness, transparency and the highest standards of integrity in awarding public contracts;
e) comply with legal requirements;
f) ensure that non-commercial considerations do not influence any contracting decision; and
g) prevent fraud and corruption.

1.2 These Rules safeguard the interests of the Council, its members and employees and taxpayers and sets clear procedural rules to ensure a system of transparency, fairness, integrity and accountability.

2 Compliance

2.1 Every relevant contract made by or on behalf of the Council shall comply with:

a) any relevant EU Treaties and Directives of the EU at the time in force in the United Kingdom or such replacement domestic legislation;
b) any relevant UK legislation; and
c) the Council's Constitution including, but not limited to, these Contracts and Procurement Rules, the Council's Financial Regulations and relevant Council policies.

2.2 A waiver from any of the following provisions of these Contracts and Procurement Rules may only be made by direction of the Council where it is satisfied that the exemption is justified in special circumstances. A waiver cannot be given where the contract value exceeds the statutory thresholds set out pursuant to the Procurement Act 2023 and replacement regulations. A record of such waiver shall be made in the minutes of the Council meeting.

2.3 Where the Council acts as agent for another organisation or authority then if that principal shall so require, the contractual and tendering procedures of the principal shall be used in substitution, in whole or in part, for these Rules.

3 Relevant Contracts

3.1 All relevant contracts must comply with these Rules.

3.2 A relevant contract is any arrangement by or on behalf of the Council to procure the carrying out of works or provision of supplies or services. This includes arrangements for:

a) purchasing goods, supplies or materials;
b) the hiring, renting or leasing of goods or equipment;
c) executing works, including building or engineering works;
d) purchasing of any services, including consultancy services; and
e) concession contracts (e.g. operating commercial ventures at the Council's premises such as vending machines).

3.3 Relevant contracts do not include:

a) contracts of employment with individual employees;
b) land and property transactions (sales, purchases, leases, licenses etc.). These are governed by the Rules for Dealings with Land and Buildings;
c) the payment of grants to third parties. However, contracts with voluntary organisations for supplies, services or works are covered by these Rules;
d) vertical arrangements involving contracts between the Council anda company solely or jointlycontrolled by the Council;
e) horizontal arrangements involving contracts between contracting authorities; and
f) Treasury management deals for borrowing or investment which will be dealt with in accordance with the approved Treasury Strategy.

3.4 Relevant contracts that must be referred to Legal Services regardless of the value of the contract:

a) Contracts that involve a contractor/supplier handling, gathering, processing or using personal data for and on behalf of the Council.
b) Contracts that involve the transfer of Council data of any form between the supplier and the Council
c) Contracts that are for goods or services in relation to ICT hardware or software must be first reviewed by the Council's Business and Technical Design Authority (BTDA) (regardless of the value of the proposed contract) who will approve the procurement of the ICT before referring to Legal Services when a formal contract is required.

4 Officer Responsibilities

4.1 Every Council officer responsible for procuring and managing relevant contracts on behalf of the Council must comply with these Rules, the Council's Financial Regulations, Officers' Code of Conduct, all relevant legal requirements or guidance and any relevant policies of the Council. It is the responsibility of officers to ensure that they are aware of and fully understand the requirements under these Rules. Any Council officer who fails to comply with these rules may be subject to disciplinary action.

4.2 Prior to commencing any procurement process the lead officer for the procurement (the **Contract Officer**) must:

a) Conduct preliminary market engagement compliantly (see Rule 6)
b) ensure there is sufficient time to complete the procurement process, including contract completion and mobilisation, and establish a procurement timetable;
c) ensure there is a sufficient budget established or approval has been obtained from the Chief Financial Officer in accordance with Rule 5);
d) consider what procurement method in accordance with these Rules is most likely to achieve the purchasing objectives;
e) obtain Director approval for the procurement including the procurement method;
f) prepare a robust specification of requirements;
g) if the contract will be procured competitively, prepare a written evaluation criteria;
h) consider whether a written contract is required by these Rules and, if one is required, the form of contract that is appropriate for the particular procurement and seek appropriate advice from Legal Services prior to seeking quotations/tenders;
i) consider contract management arrangements including nomination of a suitable officer to manage the contract once it has been completed; and
j) for contracts for services which are valued in excess of the statutory threshold, consider how the procurement may improve the economic, social and environmental well-being of the borough in order to demonstrate compliance with the Public Services (Social Value) Act 2012 and the Council's Social Value Policy.
k) Provide a minimum of three KPI's for the appropriate management of the contract with regular reviews.

4.3 The Contract Officer is responsible for ensuring that an appropriate audit trail, through written and/or electronic records, is made to evidence that the procurement process has been carried out in accordance with these Rules, including decisions relating to the method of procurement, evaluation of tenders and contract award.

4.4 All records must be retained by the Contract Officer in accordance with the Council's Records Retention & Disposal Policy.

4.5 All completed contracts must be passed to Legal Services for retention in accordable with the Council's Records Retention & Disposal Policy.

5 Funding

In accordance with the Council's Financial Regulations, an order must not be placed or a formal process for letting a contract commenced unless expenditure has been included in approved capital or revenue budgets or the prior approval of the Chief Financial Officer has been obtained.

6 Preliminary Market Engagement

6.1 Potential suppliers may be consulted prior to the issue of a request for quotation or invitation to tender in general terms about the nature, level, standard and packaging of the supplies, services or works and other relevant matters so as to best ensure competition, establishing achievable and impactful social value targets and value for money, provided that this does not distort competition or prejudice any potential supplier.

6.2 When carrying out preliminary market engagement, it must be made clear to potential suppliers that they will not receive preferential treatment in the quotation or tender process and that there is no guarantee that any procurement exercise will take place.

6.3 Preliminary market engagement does not negate the need to undertake a formal procurement process such as a request for quotations or tender.

6.4 Where the estimated contract value is equal to or exceeds the relevant statutory threshold (but is not a framework call-off) and preliminary market engagement has been carried out:

a) a Preliminary Market Engagement Notice must be published on the Government's online central digital platform prior to the publication of a Tender Notice
b) an explanation must be given in the Tender Notice why a Preliminary Market Engagement Notice was not published. Reasons for not publishing should be limited (e.g. where there are extenuating circumstances such as a high risk of critical service failure if the procurement doesn't progress quickly).

6.5 Publication of the Preliminary Market Engagement Notice will be arranged by Procurement Services.

7 Procurement Requirements

7.1 If an Officer wishes to alert the market to an upcoming contract with a value equal to or exceeding the relevant statutory threshold prior to inviting tenders. Procurement Services will advise and publish a Planned Procurement Notice in accordance with the Procurement Act if considered appropriate.

7.2 Where the Council considers that it will pay more than £100 million under any contract for the supply of goods, services or works (other than exempt contracts) in the coming financial year, it must publish a pipeline notice within 56 days of the start of the new financial year. A pipeline notice sets out prescribed information about any contract with an estimated value of more than £2 million in respect of which the Council intends to publish a Tender Notice or Transparency Notice during the period of 18 months beginning with the first day of the new financial year.

7.3 The nature of the procurement process to be undertaken will depend on the estimated total value of the contract.

7.4 When establishing the total value of the contract, the whole life costs and any possible extension periods which may be awarded must be included along with VAT. Contracts must not be artificially under or over-estimated or divided into separate contracts to avoid the application of the Procurement Act or these rules.

7.5 Consideration should also be given to contracts held with the same supplier elsewhere within the Council and contracts that run consecutively with the same supplier when calculating the contract value. Rewarding a contract to the same supplier will require the contract value to be calculated on a cumulative basis, including both the contract due to expire and the proposed new contract in order to establish the whole contract value.

7.6 Where the estimated total value of the proposed contract is within the values in the second column of the table below, the procurement process in the third column and the requirements set out in the fourth column must be followed unless a waiver under Rule 2 has been granted or an exception under Rule 35 applies.

7.5 All procurements using the Open Procedure, the Competitive Flexible Procedure or the Multi-Staged Procedure must seek to achieve wider financial and non-financial outcomes, including improving wellbeing of individuals and communities and the environment by making Social Value a decision-making criterion when awarding contracts as required by the Public Services (Social Value) Act 2012. Please see the Social Value Policy for more detail on decision-making criterion to be used.

	Total aggregate contract value **(whole life cost including extension periods)**	**Procurement Route** **LTRFQ** - Light Touch Request For Quotation **RFQ** – Request for Quotation **DMS** – Dynamic Purchasing System	**Other essential requirements**
A	Up to £9,999.99 (inc VAT)	**No specific procurement route**	Must deliver value for money seeking to maximise public benefit. No written contract required **unless** it involves the processing or sharing of personal data then move to row B.
B	£10,000 to £29,999.99 (inc VAT)	**LTRFQ** - three written quotations in accordance with Rule 8 (unless using framework or DMS in accordance with Rule 12)	▪ Legal Services must be instructed ▪ Quotes must be confirmed in writing or email using the LTRFQ form. ▪ The contract must be concluded formally in writing before the works, supplies or services are delivered, see Rule 21.2 ▪ The price/quotation must meet the purpose of procurement as detailed at Rule 1.1. ▪ The contract must be signed by Director or officer authorised by the Director in writing. ▪ A formal RFQ as per row C can be used where there is a more specialist/unique service/product required (as per rule 3.4). ▪ Social value can be considered constituting 5% of evaluation score
C	£30,000 to £74,999.99 (inc VAT)	**RFQ** - three written quotations - advertisement of the contract In accordance with Rule 8 (unless using framework or DMS in accordance with Rule 12)	▪ Procurement & Legal Services must be instructed ▪ The Council's eTendering system must be used. ▪ The contract must be concluded formally in writing before the works, supplies or services are delivered, see Rule 21.2 ▪ The contract must be signed by Director or officer authorised by the Director in writing ▪ Unless a framework or DMS is used, the contract opportunity must be advertised on the Government's Contracts Finder website ▪ Social value can be considered constituting a minimum of 5% of the evaluation score
D	£75,000 to below statutory threshold* (inc VAT)	**Tender** in accordance with Rules 9, 10 & 11 **OR** Framework or DMS in accordance with Rule 12 **OR** e-Auction in accordance with Rule 12	▪ Procurement & Legal Services must be instructed ▪ The Council's eTendering system must be used. ▪ The contract must be concluded formally in writing before the works, supplies or services are delivered, see Rule 21.2 ▪ The contract opportunity must be advertised on the Government's Contracts Finder website, and an advertisement must be placed on SourceNottinghamshire and SourceDerbyshire websites (unless using framework or DMS in accordance with Rule 12). ▪ The contract must be executed under seal, see Rule 21.1 ▪ Social Value can be considered constituting a minimum of 5% of the evaluation score

E	Greater than statutory threshold*	All statutory procurement rules must be followed, contact Procurement and Legal Services.	▪ Procurement & Legal Services must be instructed ▪ All statutory procurement rules must be followed ▪ The Council's eTendering system must be used. ▪ The contract must be concluded formally in writing before the works, supplies or services are delivered, see Rule 21.2. The contract opportunity must be advertised on the Government's Contracts Finder website, and an advertisement must be placed on SourceNottinghamshire and SourceDerbyshire websites (unless using framework or DMS in accordance with Rule 12). ▪ The contract must be executed under seal, see Rule 21.1 ▪ Social value must form a minimum of 10% of the evaluation score

***Statutory thresholds at 1st January 2026 the Procurement Act 2023 (Threshold Amounts) (Amendment) Regulations 2025 - Works: £5,193,000 (Inc. VAT), Concessions: £5,193,000 (Inc. VAT), Supplies and Services: £207,720 (Inc. VAT), Light Touch: £663,540 (Inc. VAT).**

8 Quotations

8.1 When seeking quotations through the Light Touch Request for Quotation route (LTRFQ) Director must ensure that:

a) A minimum of three written quotations should be obtained and the documentation retained by the client department.
b) The selection process used to determine which suppliers will be invited to quote is fair and equitable having consideration to the purpose of procurement contained at paragraph 1;
c) The LTRFQ specifies the supplies, services or works to be procured;
d) The LTRFQ states that the Council is not bound to accept any quotation;
e) All suppliers invited to quote are issued with the same information and subject to the same conditions. Any supplementary information shall be given on the same basis;
f) All suppliers invited to quote are given an adequate period of timeto prepare and submit a proper quotation;
g) All quotations must be considered at the same time; and
h) A written record of the reasons is made on file if the lowest price is not accepted.

8.2 When seeking quotations through the Request for Quotation route the Director must ensure that:

a) The Councils e-tendering system must be used
b) The selection process used to determine which suppliers will be invited to quote is fair and equitable having consideration to the purpose of procurement contained at paragraph 1.1;
c) The Request for Quotation specifies the supplies, services or works to be procured;
d) The Request for Quotation states that the Council is not bound to accept any quotation;
e) All suppliers invited to quote are issued with the same information at the same time and subject to the same conditions. Any supplementary information shall be given on the same basis;
f) All suppliers invited to quote are given an adequate period of timeto prepare and submit a proper quotation;
g) All quotations are opened together after the specified return date; and
h) A written record of the reasons is made on file if the lowest price is not accepted.

8.3 If the Council has not tested the market by a competitive process or cannot evidence that the price paid does not exceed the market value, then officers must follow the Subsidy Control Process.

8.4 For Contracts below the value of £30,000.00 where it is not possible to obtain three written quotations, due to lack of suitable firms prepared to quote or for some other valid reason, the quotation to be accepted can be approved by the Director, in consultation with the Chief Financial Officer and Monitoring Officer. Such approval is to be recorded in writing on a contract waiver form approved by the Chief Financial Officer and Monitoring Officer and must be kept on the file.

8.5 For contracts in excess of £30,000.00 but below threshold, where the market has not been tested through a competitive procurement exercise as detailed in the table at Rule 7, a waiver form can be submitted provided one of the exemptions detailed at Rule 35.3 apply.

8.6 There is no requirement to consult Chief Financial Officer and Monitoring Officer and formally record the reasons under Rule 8.4 above where:

a) the quotation proposed to be accepted has been obtained through a framework or DMS (Dynamic Market System); or
b) the Request for Quotation was openly advertised in accordance with Rule 8.2 and less than three suppliers submitted written quotations.

8.7 In cases where an LTRFQ or RFQ is the method adopted or procurement, the Open Procedure at Rule 9 can be used for an in-depth procurement regardless of the value of the contract.

9 Open Procedure

9.1 The open procedure can be authorised by the Director. This is a one stage procedure where the contract is advertised openly and anyone interested can submit a tender.

9.2 The Council's eTendering system must be used. Notice of the contract opportunity shall be advertised in accordance with the Procurement Act on the Government's Contracts Finder website, on SourceNottinghamshire and SourceDerbyshire websites and, where the Director considers it appropriate to generate additional interest in the contract, in such newspaper, journal or website as they see fit.

9.3 The notice/advert shall:

a) specify details of the contract into which the Council wishes to enter;
b) invite tenders for the contract;
c) state how the tenderers should respond;
d) state the date and time (being not less than 14 calendar days from the date of the publication of the notice or such longer period where required by the Procurement Act) when tenders must be received by the Council.

10 Competitive Flexible Procedure

10.1 This procedure can only be used when authorised by the Director with the approval of the Monitoring Officer where the nature of the contract is such that the Councils wishes to design its own procurement procedure with one or more stages. This may include restricted forms of procurement, negotiated or competitive dialogue forms of procurement. This procedure may be appropriate for complex technical IT contracts, for example.

10.2 The procedure rules as set out in the Procurement Act must be compliedwith and advice from Procurement and Legal Services must be sought.

11 Multi-Staged Procedure

11.1 This procedure can only be used where authorised by the Director with the approval of the Monitoring Officer where the Council is unable to define the design, technical, financial or legal elements of the project. It is intended for complex procurement projects. The multi-staged procedure is a two-stage procedure where firstly the contract is advertised and anyone who expressed an interest must complete a pre-qualification questionnaire. These are then evaluated, and a number of potential suppliers are shortlisted and invited to enter into a dialogue with the Council.

11.2 The procedure rules as set out in the Procurement Act must be complied with and advice from Procurement and Legal Services must be sought.

12 Framework Agreements and Dynamic Market System (DMS)

12.1 A Framework Agreement is a general term for an agreement with appointed suppliers that sets out terms and conditions under which a contract can be awarded or specific purchases (call-offs) can be made throughout the term of the agreement without the need to enter into a separate full procurement process. A DMS is similar to an electronic framework however new suppliers can join at any time and the procedure must be run as a completely electronic process.

12.2 Framework agreements and DMSs procured by other local authorities, public bodies or purchasing consortiums may only be used where the Council is either a named participant or where the Council is considered a recognisable class of contracting authority under the terms of the framework agreement or DMS.

12.3 Contracts based on framework agreements and DMSs may only be awarded by either:

a) applying the terms laid down in the framework agreement or DMS (where such terms are sufficiently precise to cover the particular call-off); or

b) where the terms laid down in the framework agreement or DMS are not sufficiently precise for the particular call off, by holding a Competitive Selection Process in accordance with the procedure set out in the framework agreement or DMS.

13 e-Auction

13.1 An e-Auction (an electronic auction) may be used where authorised by the Director with the approval of the Chief Financial Officer and Monitoring Officer. This is a procurement tool where potential suppliers can complete online in real time to give prices for supplies or services under auction.

13.2 Advice must be sought from Procurement and Legal Services.

14 Specifications and Standards

14.1 All tenders and LTRFQ and RFQ shall, except to the extent that the Council in a particular case or specified categories of contract otherwise decides, be based on a definite specification that describes the Council's requirements in sufficient detail to enable the submission of competitive bids and objective evaluation.

14.2 Where an appropriate British Standard Specification or British Standards Code of Practice is current at the date of the tender or LTRFQ and RFQ, every contract shall require that all goods and materials used or supplied, and all the workmanship shall be at least of the standard required by the appropriate British Standards Specification or Code of Practice.

14.3 Specifications should not include product names and can only reference trade names and marks where it is necessary to adequately specify the Council's requirements and equivalent products must be accepted.

15 Evaluation Criteria

15.1 The evaluation criteria must be defined and clearly set out in a request for quotation or invitation to tender. Such criteria must be that which is best suited to the procurement exercise and designed to secure value for money for the Council.

15.2 The following criteria are available:

a) lowest price where payment is made by the Council;
b) highest price where payment is to be received by the Council (e.g. in respect of concession contracts); or
c) most advantageous tender (**MAT**) where considerations other than price apply.

15.3 The request for quotation or invitation to tender must clearly outline the criteria which will be used to evaluate tenders received and, in the case of MAT, the overall weightings to be attached to each element.

15.4 In the latter case, the Council will use criteria linked to the subject matter of the contract to determine that an offer is the most advantageous for the Council. Such criteria may include: price, service, quality, technical merit, aesthetic and functional characteristics, accessibility, environmental characteristics, running costs, cost effectiveness, safety, organisational qualification and experience of staff assigned to perform the contract, after- sales service, technical assistance, delivery process, delivery date, delivery period and period of completion.

15.5 Issues that are important to the Council in terms of meeting corporate objectives can be used to evaluate bids. The criteria can include for example: sustainability considerations and support for the local economy and social value. All criteria must relate to the subject matter of the contract and must be objectively quantifiable and non-discriminatory. The criteria must not include non-commercial considerations, matters which discriminate against suppliers or matters which are anti-competitive. Regard should be had to the Council's Social Value Policy and objectives.

16 Submission of Quotations and Tenders

16.1 The entire RFQ and tender process for contracts over £30,000.00 shall be conducted electronically through an e-Tendering system approved by the Council for this purpose. Quotations and tenders must be submitted via the approved system and in accordance with instructions given in the request for quotation or invitation to tenders.

16.2 No quotation or tender received after the time and date specified in the invitation to tender shall be accepted or considered. Any late quotation or tender must be notified promptly to the bidder (if applicable).

16.3 Quotations and tenders shall not be opened until the time and date specified for their opening.

17 Opening of Tender

17.1 Tenders received shall be opened one at a time by a representative ofthe Monitoring Officer in the presence of a representative of the Director who invited the tenders.

17.2 The relevant Cabinet Member, Chair of the Overview and Scrutiny Committee, the Chief Financial Officer and the Monitoring Officer must be notified of the time and place appointed for the opening and be afforded the opportunity to attend the tender opening. Any Member of the Council who wishes may be present at the opening of tenders.

17.3 All tenders received shall be recorded by the representative of the Monitoring Officer and a record of the tender shall be signed by all persons present.

18 Clarification of Bids

18.1 Where examination of quotations or tenders reveals errors or discrepancies which would affect the price in an otherwise successful bid, the bidder is to be given details of such errors and discrepancies and accorded an opportunity of confirming or withdrawing their offer. The bidder cannot amend their quotation or tender. If the bidder withdraws, the Council may award the contract to the next quotation or tender in competitive order.

18.2 Seeking clarification of a quotation or tender during the evaluation period is permitted but must be conducted in a manner which does not distort competition. The bidder cannot amend or alter their bid.

18.3 Where clarification results in a fundamental change to the specification or contract terms, the contract must not be awarded and contract opportunity must be re-tendered.

18.4 Except when following a specific procedure under the Procurement Act, negotiation with bidders is not permitted. Discussions with bidders after submission of a quotation or tender and before the award of a contract with a view to obtaining adjustments in price, delivery or content, must not be carried out in a way which distorts competition, particularly with regard to price.

19 Evaluation and Acceptance

19.1 Quotations and tenders shall be promptly examined for adequacy, completeness and accuracy.

19.2 Quotations and tenders must be evaluated and contracts awarded in accordance with the evaluation criteria set out and published in the request for quotation or invitation to tender. Where the criteria is other than the lowest or highest price, a written record must be kept of the evaluation with scores given for each bidder on each of the stated evaluation criteria.

19.3 Where a quotation or tender is within the budgetary provision previously approved by the Council, the Director may accept the lowest quotation / tender if payment is to be made by the Council or the highest quotation / tender if payment is to be made to the Council or the most economically advantageous quotation / tender.

19.4 Quotations or tenders not within the budgetary provision shall be referred to Cabinet and Council (if necessary) for approval in accordance with the Financial Regulations.

19.5 Bidders shall be notified promptly of the result of the procurement exercise in accordance with relevant legislation.

20 Nominated Sub-Contractors and Suppliers

20.1 Where a sub-contractor or supplier is to be nominated to a main-contractor, the following provisions shall have effect:

a) Where the estimated value of the sub-contract or the estimated value of the goods to be supplied by the nominated sub-contractor does not exceed £75,000 then, unless the appropriate Director is of the opinion in respect of any particular nomination that it is not reasonably practicable to obtain competitive tenders, quotations shall be invited for the nomination in accordance with Rule 8.

b) Where the estimated value of the sub-contract or the estimated value of the goods to be supplied by the nominated sub-contractor exceeds £75,000 but is less than the statutory threshold then, unless the Director determines in respect of any particular nomination that it is not reasonably practicable to obtain competitive tenders, tenders shall be invited for the nomination in accordance with these Rules unless a framework or DMS is utilised.

c) Where the estimated value of the sub-contract or the estimated value of the goods to be supplied by the nominated sub-contractor exceeds the statutory threshold, tenders shall be invited for the nomination in accordance with these Rules unless a framework or DMS is utilised.

d) The provisions of Rules 15 to 20 shall apply to tenders received under this Rule.

21 Contracts to be in writing

21.1 Every contract that involves processing, sharing or the transfer of personal data must be in writing regardless of the value of that contract. A Data Protection Impact Assessment (DPIA) must be completed prior to entering into the contract.

21.2 Every contract for goods or services in relation to ICT hardware or software must be in writing regardless of the value of the contract.

21.3 Every contract which exceeds £10,000 in value or amount shall:

a) be in writing;
b) be executed in accordance with Section 17 of the Constitution. For contracts valued £75,000 and over, the contract shall be executed under seal, and
c) specify the supplies or services to be provided or the work to be carried out; the price to be paid together with a statement as to the amount of any discount(s) or other deduction(s); the period(s) within which the contract is to be performed and such other conditions and terms as may be agreed between the parties.

21.4 All contracts exceeding £10,000 in value or amount must be concluded formally in writing before the supplies, services or works are delivered or commenced except in exceptional circumstances and then only with the written consent of the Monitoring Officer.

21.5 All contracts exceeding £10,000.00 in value or amount should have a minimum of 3 KPI's included and these should be regularly reviewed and managed by the relevant officer.

22 Prevention of Bribery

22.1 Except in exceptional circumstances and then only with the prior written consent of the Monitoring Officer, there shall be inserted in every written contract, a clause empowering the Council to cancel the contract and to recover from the contractor the amount of any loss resulting from such cancellation:

a) if the contractor shall have offered, promised or given a financial or other advantage to another person; and either the contractor intends the advantage to induce a person to perform improperly, or reward a person for the improper performance of a relevant function or activity in relation to obtaining or execution of the contract or any other contract with the Council; or the contractor knows or believes that the acceptance of the advantage would itself constitute the improper performance of the relevant function or activity in relation to the obtaining or execution of the contract or any other contract with the Council; or
b) if the like acts shall have been done by any person associated with the contractor or acting on his/her behalf (whether with or without the knowledge of the contractor); or
c) if in relation to any contract with the Council the contractor or any person associated with him/her or acting on his/her behalf shallhave committed any offence under the Bribery Act 2010, or shall have given any fee or reward the receipt of which is an offence under Section 117(2) of the Local Government Act 1972.

23 Assignments and Novation

23.1 Every contract which is estimated to exceed £10,000 in value or amount must contain a clause prohibiting the contractor from transferring, novating, assigning or sub-letting the contract without the written permission of the Council.

23.2 A contract shall only be transferred, novated, assigned or sub-let with the prior written permission of the Director.

24 Payments

24.1 Every contract which is estimated to exceed £30,000 in value or amount must contain a clause requiring payment of undisputed invoices within 30 days.

25 Liquidated damages

25.1 Every works contract which is estimated to exceed £50,000 in value or amount and provides for completion by a particular date or series of dates shall provide for liquidated damages of an amount to be determined in each case by the Director where he is able to arrive at a realistic estimate of the loss likely to be incurred in the event of the non-performance of the contract in the time specified.

26 Performance Bonds or Parent Company Guarantees

26.1 Where a contract is estimated to exceed £100,000 in value or amount and is for the execution of works or for the provision of supplies or services, the Director concerned shall consider whether the Council should require security for its due performance of the contract and shall in consultation with the Monitoring Officer and the Chief Financial Officer either specify in the invitation to tender the nature and amount of the security to be given or certify that no such security is necessary. In the former event, the Council shall require and take a bond, parent company guarantee or other sufficient security for the due performance of the contract. As a minimum this should usually be for at least 10% of the total value of the contract.

26.2 The form of the bond, guarantee or security shall be in a form approved by the Chief Financial Officer.

27 Data Protection

27.1 Where a contract requires the processing or sharing of personal data, any requirements under the data protection legislation relevant to the handling of personal data, its use, storage and destruction under the contract, including data processing clauses, must be included in the written contract.

28 Contract Clauses

28.1 Where relevant, all written contracts should also include thefollowing additional contract requirements:

a) any insurance requirements;
b) health and safety requirements;
c) audit requirements;
d) FOI requirements;
e) safeguarding requirements;
f) IR35;
g) tax;
h) outsourcing and transferring services (TUPE);
i) any carbon reduction requirements;
j) compliance with equality and diversity legislation;
k) compliance with Modern Slavery legislation;
l) business continuity arrangements; and
m) contract management and KPIs.

29 Engagement of Consultants

29.1 It shall be a condition of the engagement of the services of any architect or of any engineer, surveyor or other professional consultant (not being an officer of the Council) who is to be responsible to the Council for the supervision of a contract on its behalf, that in relation to the contract they shall:

a) comply with these Rules as though they were a Director subject to the modification that the procedure to be followed in inviting and opening tenders shall be approved in advance by the appropriate Director;
b) at any time during the carrying out of the contract, produce to the appropriate Director or their representative on request all the records maintained by them in relation to the contract; and
c) on completion of the contract, transmit all such records to the appropriate Director.

30 Small and Medium sized enterprise (SMEs) participation and excluded suppliers

30.1 To facilitate SME participation in awards of contracts, consideration should be given to dividing contracts into smaller lots where appropriate. Where a decision is taken not to divide a contract into lots then the responsible officer must maintain a written summary of the reasoning underlying that decision.

30.2 The Council will not enter into a contract with an Excluded Supplier. An excluded supplier is a supplier or associated person who the contracting authority considers is subject to:

a) a discretionary exclusion ground (listed in Schedule 7 of the Act) which is ongoing or likely to occur again. For example, certain labour market or environmental misconduct findings, bankruptcy or insolvency proceedings, professional misconduct findings, competition infringements and poor performance amongst others (listed in the Act).

b) A mandatory exclusion ground (listed in Schedule 6 of the Act) which is ongoing or likely to occur again; and/or is on the Debarment List for a mandatory exclusion ground.

31 Publication contract award

31.1 Where a contract which exceeds £30,000 in value or amount is awarded, information about the contract must be published in accordance with the Procurement Act 2023.

32 Register of Contracts

32.1 A register of all contracts exceeding £10,000 shall be kept and maintained by the Chief Financial Officer. Such register shall for each contract specify the name of the supplier, the works to be executed or the supplies or services to be provided and the contract value. The register shall be open to inspection by any member of the public and published on the Council's website.

33 Declaration of Interests and Avoidance of Corruption

33.1 Any officer who has a conflict of interest or any material interest, financial or otherwise which may affect the procurement process must declare that interest to the Director in writing and shall take no further part in the procurement process unless the Monitoring Officer gives written approval to that officer's continued involvement.

33.2 No officer shall accept any gift, fee, hospitality or reward in return for favourable treatment in a procurement exercise.

34 Contract Extensions

34.1 Where a contract includes an option to extend the term of a contract, the option to extend may, subject to budget approval, only be exercised by a Director in writing.

34.2 The term of a contract may not be extended unless the original contract contains provisions which permits the contract to be extended.

34.3 An over threshold contract can only be extended where it complies with the provisions of the Procurement Act and advice should be sought from Legal Services and Procurement teams.

35 Exceptions

35.1 Where a proposed contract exceeds the statutory thresholds, the procedures set out in the Procurement Act 2023 or the Public Contract Regulations 2015 apply and none of the following exceptions can be relied upon. Reliance on the exemptions within the Procurement Act 2023 or the Public Contract Regulations 2015 can only be approved by the Executive following Legal Services advice.

35.2 Reliance on an exception set out at Rule 35.3 can only be approved by the Director, in consultation with the Chief Financial Officer and Monitoring Officer using a contract waiver form submitted to the relevant Director. The use of a waiver form may trigger a requirement for a Subsidy Assessment under the Subsidy Control Act 2022, this assessment should be provided at the same time as the waiver. Legal advice must be sought on the application of a waiver and on a subsidy assessment.

35.3 Nothing in these Contracts and Procurement Rules shall require a request for quotation or tenders to be invited if:

a) in the case of contracts for supplies:

i. the goods or materials are patented, of such special character or are sold only at a fixed price and no reasonably satisfactory alternative is available;
ii. the prices of the goods or materials are wholly controlled by trade organisations or Government procedures and no reasonably satisfactory alternative is available;
iii. for other reasons, there would be no genuine competition;

b) the contract is for the execution of works or the provision of supplies or services where a related contract award was procured via a competitive tender exercise in the last 5 years and the extension does not exceed a maximum of 50% of the value of the original contract, subject to it not exceeding the statutory procurement thresholds. Where a supplier will not maintain the original tender price in respect of such extension, any variation in such price shall only be agreed with the prior approval of the Chief Financial Officer. “Related” shall be defined as having a direct relationship to the original project in the case of works, or, for additional quantities of the services or supplies (or associated components) previously delivered in the case of services and supplies. If the cumulative value of the existing contract including the extension period of a contract exceeds the statutory thresholds this exception cannot be applied.

c) the contract is for works, supplies or services that are strictly necessary for reasons of extreme and unavoidable urgency that is not attributable to any act or omission of the Council that could not have been foreseen by the Council;

d) the contract is funded by time limited grant funding from an external body and the time limitations will not allow a full tender process to be completed;

e) the contract relates to repairs to or the supply of parts for existing proprietary machinery or plant;

f) the contract is for a works order placed with a utility company where only one provider can be used (e.g. for the rerouting of cables or pipework);

g) the supplies are purchased at a public auction;

h) the execution of works or provision of supplies or services involves specialist or unique knowledge or skills or are only available from one organisation;

i) the works, supplies or services can be supplied only by a particular supplier because:

i. the aim is the creation or acquisition of a unique work of art or artistic performance;
ii. there would be no competition for technical reasons; or
iii. the supplier has exclusive rights, including intellectual property rights

but only in the case of paragraphs (ii) and (iii) where no reasonable alternative or substitute exists, and the absence of genuine competition is not as a result of an artificial narrowing down of the parameters of the procurement;

j) tenders or quotations have been invited on behalf of any consortium, collaboration or similar body of which the Council is a member, provided that such tenders or quotations shall have been invited in accordance with the provisions of the Contracts and Procurement Rules of the said body or lead authority;

k) the contract is to be awarded to an entity controlled by the Council; or

l) the contract to be awarded is for legal counsel and other legal and financial advisors (excluding consultants). Financial advisors are those engaged in the business of lending money or an investment activity.

m) The contract for the supply of goods to be awarded is to a supplier undergoing insolvency proceedings and the terms are particularly advantageous to the Council.

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Section 25 – Financial Regulations

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Financial Regulations

1.1 The Financial Regulations establish the system of control for financial decisions. They are an integral part of the Council's Constitution. The rules reflect the responsibilities arising from being entrusted with public money.

1.2 The Financial Regulations consist of 2 parts:

- Part One sets the context within which the Financial Regulations operate and defines the roles and responsibilities of Members and Officers;
- Part Two contains the overarching Financial Regulations, and provides the details on how those regulations are implemented.

1.3 Detailed guidance notes and practices generally support the Financial Regulations. Whilst such guidance is regularly updated, where there is any difference between the Financial Regulations and the detailed guidance, the Finance Regulations will have precedence in all cases.

Status of the Financial Regulations

2.1 The Council must conduct its business efficiently and ensure it has sound financial management policies in place, including arrangements to monitor compliance. The Council's Chief Financial Officer, the statutory responsible officer under Section 151 of the Local Government Act 1972, is charged with ensuring that proper financial management processes are in place.

2.2 The Chief Financial Officer, in consultation with the Chief Executive and Directors, is responsible for the preparation and maintenance of financial procedures.

2.3 The Financial Regulations, together with the Budget and Policy Framework Procedure Rules, provide the basis for managing the Council's financial affairs and are part of the Council's Constitution. They apply to every Member and Officer of the Council and to anyone acting on its behalf. The Council's Scheme of Delegation will be taken account of in all matters relevant to these procedure rules.

2.4 In the absence of a Director, the Chief Executive and/or other Directors have authority to deal with matters within the responsibility of the Director.

Part One – Context, Roles and Responsibilities

1 Financial Management

1.1 Financial management covers all financial accountabilities in relation to the running of the Council, including the budget and policy framework.

1.2 The processes of financial management involve:

- Complying with statutory requirements;
- Ensuring that the Council receives value for money;
- Development and approval of protocols, standards and financial plans (including the revenue and capital budgets);
- Implementing policies, protocols and standards;
- Monitoring compliance;
- Maintaining records;
- Reporting and providing advice;
- Specific financial techniques and functions e.g. virement, year end balances, statements of account.

1.3 All Members and Officers must abide by the highest standards of probity in dealing with financial issues. This is achieved by ensuring everyone is clear about the standards to which they must work and the controls in place to check that the standards are met. The Financial Regulations must be kept up to date and consistently applied by all Members and Officers.

2 Financial Advice

2.1 Sound financial advice is fundamental to ensuring the maintenance of basic standards of financial management. Only persons qualified to do so should provide such advice.

2.2 Persons giving financial advice must have been authorised to do so by the Chief Financial Officer.

2.3 The Chief Financial Officer has the right to attend all meetings of the Council, committees and sub-committees, working groups, boards or other forums where decisions or recommendations potentially having financial implications may be taken. This is often discharged through Officers within the Finance function.

2.4 All reports include a financial implications section, the contents of which must be agreed with the Chief Financial Officer, prior to submission to the Senior Leadership Team, Cabinet, Council or other forums where decisions will be made.

3 Accounting Policies

3.1 The Code of Practice on Local Authority Accounting in the United Kingdom (the Code), supported by International Financial Reporting Standards (IFRS), requires the Council to declare, in the form of accounting policies, how they treat specific items within the annual accounts. These policies take account of current accounting concepts and standards. The Chief Financial Officer is responsible for determining appropriate Accounting Policies which can be found in the Annual Statement of Accounts.

3.2 Key elements of accounting policies are that:

- Systems of internal control must be in place to ensure that financial transactions are lawful;
- Accounting policies must be applied consistently;
- Proper accounting records must be maintained;
- Financial statements must present a true and fair view of the financial position of the Council, including assets and liabilities, expenditure and income.

4 Internal Control

4.1 Internal control refers to the systems of control devised by management to help ensure the Council's objectives are achieved in a manner that promotes economical, efficient and effective use of resources and that the Council's assets and interests are safeguarded.

4.2 The Chief Financial Officer is responsible for advising on effective systems of internal control, an essential part of which is the Internal Audit function. These arrangements ensure compliance with all applicable statutes and regulations, and other relevant statements of best practice. They ensure that public funds are properly safeguarded and used economically, efficiently, and in accordance with the statutory and other authorities that govern their use.

4.3 Directors must establish sound arrangements for planning, appraising, authorising and controlling their operations in order to achieve continuous improvement, economy, efficiency and effectiveness and for achieving their financial performance targets.

4.4 Key controls must be reviewed annually and the outcome reported in an Annual Governance Statement commenting on the effectiveness of the systems of internal control and corporate governance.

5 Audit Requirements

5.1 The Accounts and Audit Regulations 2015 (Regulation 4) require that “A relevant authority must undertake an effective internal audit to evaluate the effectiveness of its risk management, control and governance processes, taking into account public sector internal auditing standards and guidance”.

5.2 The Central Government appointed representative appoints external auditors to each local Council. The basic duties of the external auditor are governed by section 15 of the Local Government Finance Act 1982, as amended by section 5 of the Audit Commission Act 1998. The external auditor reviews and reports upon the Councils governance arrangements, the financial statements and arrangements for securing value for money.

5.3 The Council may, from time to time, be subject to audit, inspection or investigation by other external bodies such as HM Revenues and Customs, who have statutory rights of access.

5.4 The Chief Financial Officer has overall responsibility for Internal Audit throughout the Council, whilst the Audit Committee oversees the performance and effectiveness of Internal Audit.

5.5 Both internal and external audit have the right of access to all records, assets and personnel and premises of the Council.

6 Roles and Responsibilities

6.1 Role of the full Council:

The Council's functions include the following:

- Adopting and changing the Constitution (including the Budget and Policy Framework and the Financial Regulations);
- Approving or adopting the policy framework (including the Council Plan);
- Approving the budget;
- Approving the Capital Strategy;
- Approving the Treasury Management Strategy (including the Borrowing, Investment and MRP Policy, and Prudential Indicators);
- Setting the Council Tax;
- Approving the scheme of budget virement.

6.2 Role of Cabinet (The Executive):

- The Cabinet makes key day to day decisions and recommendations on policy and budgetary matters.

6.3 Role of the Overview & Scrutiny Committee:

- Scrutinise Cabinet decisions before or after they have been implemented, and to hold the Cabinet to account;
- Make recommendations on future policy options;
- Review the general policy and service delivery of the Council.

6.4 Role of the Audit Committee:

- Consider and approve the Council's Statement of Accounts;
- Approve the Council's internal audit strategy;
- Monitor and review the Council's counter fraud and corruption strategy;
- Review internal audit reports and recommend appropriate actions in response to issues raised;
- Consider the reports of external audit and inspections agencies;
- Monitor and review the Council's risk management arrangements;
- Monitor and review the Council's corporate governance arrangements;
- Monitor and review the Council's assurance statements.

6.5 Role of the Chief Financial Officer (Section 151 Officer)

The Chief Financial Officer has statutory duties in relation to the financial administration and stewardship of the Council. The statutory duties arise from:

- Local Government Act 1972 (Section 151);
- Local Government Finance Act 1988 (Section 113-114);
- Local Government and Housing Act 1989;
- Local Government Act 2000, 2003;
- Accounts and Audit Regulations.

These statutory responsibilities cannot be overridden or subject to direction by the Council.

The Chief Financial Officer is responsible for:

- Ensuring the proper administration of the Council's financial affairs;
- Setting the financial management standards and monitoring compliance with them;
- Ensuring proper professional practice is adhered to and acting as head of profession in relation to the standards, performance and development of finance Officers throughout the Council;
- Advising on the key strategic controls necessary to secure sound financial management;
- Ensuring that appropriate financial management information is available;
- Maintaining strong financial management underpinned by effective financial controls;

- Contributing to corporate management and leadership;
- Supporting and advising democratically elected representatives;
- Supporting and advising Officers in their operational roles;
- Leading and managing an effective and responsive financial service.

Section 114 of the Local Government Finance Act 1988 requires the Chief Financial Officer to inform the Cabinet and External Auditor if the Council or one of its Officers:

- Has made, or is about to make, a decision which involves incurring unlawful expenditure;
- Has taken, or is about to take, an unlawful action which has resulted or would result in a loss or deficiency to the Council;
- Is about to make an unlawful entry in the Council's accounts.

Section 114 of the 1988 Act also requires:

- The Chief Financial Officer to nominate a properly qualified Officer to deputise should they be unable to perform the duties under Section 114 personally;
- The Council to provide the Chief Financial Officer with sufficient staff, accommodation and other resources - including legal advice where this is necessary - to carry out the duties under Section 114.

The Chief Financial Officer is responsible for maintaining a continuous review of the Financial Regulations and submitting to the Council any additions or changes. The Chief Financial Officer is responsible for issuing advice and guidance to underpin the Financial Regulations that Members, Officers and others acting on behalf of the Authority are required to follow, and must approve the content of all such guidance and any amendments, prior to their adoption. The Chief Financial Officer must be consulted in respect of all reports to elected members.

6.6 The Monitoring Officer

The Monitoring Officer is responsible for promoting and maintaining high standards of conduct, including conduct in relation to financial issues, by both Councillors and Officers. In conjunction with the Chief Financial Officer the Monitoring Officer is responsible for advising the Cabinet or the full Council about whether a decision, or intended decision, is likely to be considered contrary to, or not wholly in accordance with, the Council's budget and policy framework. Such decisions might include:

- Initiating a new policy without specific budget approval;
- Committing expenditure in future years above the approved budget level;
- Incurring expenditure without proper approval of virement;
- Causing total expenditure to increase beyond a specified level.

The Monitoring Officer must be consulted in respect of all reports to Elected Members.

6.7 Head of Internal Audit

The Head of Internal Audit is responsible for managing the internal audit function in the Council in full compliance with the standards laid down by professional bodies and in particular with the UK Public Sector Internal Audit Standards and the CIPFA application note applicable to these standards.

Internal audit is an assurance function that provides an independent and objective opinion to the organisation on risk management, internal control and governance by evaluating its effectiveness in achieving the organisation's objectives. It objectively examines, evaluates and reports on the adequacy of the control environment as a contribution to the proper, economic, efficient and effective use of resources.

The Head of Internal Audit also has a role in advising managers in relation to risk and control issues such as appropriate controls in new projects/development.

The function of the Head of Internal Audit can be provided internally via an Internal Audit Manager or externally through a competitive procurement exercise.

6.8 Directors

Directors are responsible for ensuring that all Officers in their service areas are aware of the existence of, and have access to, the content of the Financial Regulations and other internal regulatory documents and that they comply with them. In particular they will:

- Ensure that a scheme of delegation has been established in their service area. The scheme of delegation should identify Officers authorised to act on the Director's behalf in respect of payments, income collection and the requisitioning of goods and services.
- Promote the financial management standards set by the Chief Financial Officer in their Directorate or service area and monitor adherence to them, liaising as necessary with him/her;
- Promote sound financial practices in relation to the standards, performance and development of Officers in their Directorate or Service area;
- Ensure, within their Directorate or service area, compliance with the Financial Regulations and associated guidance;
- Ensure that all Service financial procedure guidance, and amendments thereto, are approved by the Chief Financial Officer before adoption;
- Ensure Officers in their Directorate or service area are aware of their responsibilities for devising and implementing systems of internal control;
- Maintain a written record where decisions have been delegated or devolved to other responsible Officers;
- Ensure appropriate training of Officers with financial or budget responsibilities.

6.9 All Elected Members and Officers have a general responsibility for taking reasonable action to provide for the security of the assets under their control, and for ensuring that the use of these resources is legal, properly authorised, provides value for money and is correctly recorded in line with Council policies.

7 Failure to Comply

7.1 Failure to comply with the Financial Regulations:

- May amount a breach of the Code of Conduct for Elected Members and may result in referral to the Standards Committee;
- May amount to a breach of the Code of Conduct for Officers that is covered by the Council's Disciplinary Procedures and Rules in the Employee Handbook.

7.2 Elected Members must report any apparent breach of the Financial Regulations to the Chief Executive.

7.3 Officers must report apparent breaches to an appropriate Director, Head of Service or the Head of Internal Audit. The Director, Head of Service or Head of Internal Audit should report breaches of these Rules to the Chief Financial Officer and the Monitoring Officer.

Part Two – Financial Regulations

Regulation 1 - Financial Planning

1.1 Financial Planning Policy Framework

1.1.1 The Council is responsible for the adoption of the Council's budget and policy framework.

1.1.2 The Council's Budget and Policy Framework includes various service and corporate plans and strategies. All such plans and strategies must be consistent with the Council's Financial Strategy and Medium Term Financial Plan, or indicate their reliance on resources not yet approved or secured by the Council.

1.1.3 The key elements of the financial planning process are:

a) The Gedling Plan;
b) The Financial Strategy and Medium Term Financial Plan;
c) The Capital Investment Strategy;
d) The Treasury Management Strategy;
e) The Revenue Budget and the Capital Programme;

1.2 Preparation of the Budget and Gedling Plan

1.2.1 The Executive is responsible for proposing the budget and Gedling Plan to full Council for approval. It will contain a statement of the priorities of the Council.

1.2.2 The Council requires that each item of expenditure, whether revenue or capital, is intended to further one or more of the Council's stated priorities or, if that is not the case, is required to discharge a specific statutory obligation on the Council.

1.3 The Financial Strategy and Medium Term Financial Plan

1.3.1 The Chief Financial Officer is responsible for recommending the Financial Strategy to the Council and for preparing a Medium Term Financial Plan (MTFP), covering a minimum period of 4 years and updated at least annually for consideration by the Cabinet and approval by the Council. The Financial Strategy and the MTFP will be consistent with, and designed to further the achievement of, the Council's priorities.

1.3.2 The Financial Strategy sets out the Council's objectives for, and principles adopted in, the management of its financial position. It includes Council Tax levels, the overall position for the Council's reserves and balances, and funding, investment and risk considerations.

1.3.3 The MTFP looks strategically beyond the current budget to give a clear and concise view of future sustainability and decisions that need to be made in order to address any gaps in long-term financing. It:

a) Sets out how the Council's performance plans can be resourced in both capital and revenue terms;

b) Identifies how resources are to be re-allocated over time and what the Council's priorities are for resource allocation;

c) Other aspects of financial management will also be included in the MTFP e.g. levels of balances, reserves and provisions.

1.3.4 The MTFP that turns the Financial Strategy into practice must be prepared for at least a four year period plus the current financial year. This is updated throughout the year as events and the budget timetable dictate.

1.3.5 Key Controls

The key controls are:

1.3.5.1 It covers a number of forward years and is approved annually;

1.3.5.2 It is monitored and updates are reported to Cabinet during the year;

1.3.5.3 It is clearly linked and aligned to the Gedling Plan;

1.3.5.4 It is based on a sustainable financial position and approved policies.

1.4 The Capital Investment Strategy

1.4.1 The Chief Financial Officer is responsible for ensuring that a Capital Investment Strategy is prepared and integrated into the Medium Term Financial Plan ensuring an affordable programme of investment that is consistent with Council priorities. It will be updated annually for consideration by the Cabinet and approval by full Council.

1.4.2 The Capital Investment Strategy:

1.4.2.1 Define how the capital programme is to be formulated and designed;

1.4.2.2 Identify the issues and options that influence capital spending;

1.4.2.3 Set out how the resources and capital programme will be managed.

1.4.3 Key Controls

The key controls are:

1.4.3.1 It is clearly linked and aligned to the Gedling Plan;

1.4.3.2 It provides a framework for the review and management of existing and future assets through the development of Property Asset Management Plans;

1.4.3.3 It provides, as a minimum, a medium-term investment programme linked to the Medium Term Financial Plan;

1.4.3.4 It is reviewed at least annually.

1.5 The Treasury Management Strategy

1.5.1 The Chief Financial Officer is responsible for ensuring that the requirements of the Local Government Act 2003 are met, and that the Council has regard to the Prudential Code. This requires that Prudential Indicators are set for a minimum period, currently 3 years, to ensure that the Council's capital investment plans are affordable, prudent and sustainable. The Council will set Prudential Indicators for a period that is consistent with the Medium Term Financial Plan and in compliance with the Prudential Co. It also requires that the Council's policies for managing its investments give due priority to the security of those investments over liquidity and yield. This will be updated annually for consideration by the Cabinet and approval by the Council.

1.5.2 Key Controls

The key controls are:

1.5.1.1 Annual approval by full Council of the Treasury Management Strategy (including Borrowing and Investment Strategies, Prudential Indicators for the following four years as a minimum, linked to the period of the Medium Term Financial Plan, and the existence of an Authorised Limit and Operational Boundary to ensure affordable borrowing);

1.5.1.2 Regular monitoring of Treasury activity and Prudential Indicators;

1.5.1.3 The operation of Treasury Management Practices (TMP's) and Treasury Management Practice Schedules.

Regulation 2 – Financial Management - Capital

2.1 The Capital Programme

2.1.1 Capital expenditure involves the acquisition or enhancement of fixed assets such as buildings and major items of plant, equipment or vehicles, with a long-term value to the Council. Capital assets shape the way services are delivered in the long term and create financial commitments for the future in the form of financing costs and running costs.

2.1.2 The Government places controls on the Council's capital financing capacity requiring local authorities to have regard to CIPFA's Prudential Code under the Local Government Act 2003. All capital expenditure must be demonstrated to be affordable and sustainable in terms of financing costs and therefore capital expenditure should be carefully prioritised in order to maximise the benefit of scarce resources in accordance with the Capital Investment Strategy.

2.1.3 The Senior Leadership Team, on behalf of the Leader, is responsible for preparing a capital programme, in accordance with the Prudential Code, which covers a period consistent with the MTFP, and is fully integrated within the MTFP and reports the

expenditure and funding implications of the programme to Cabinet for consideration. Cabinet will make recommendations to full Council, which will approve the full Capital Programme.

2.1.4 The Chief Financial Officer is responsible for ensuring that adequate records are kept for all capital contracts.

2.2 Determining the Capital Programme

2.2.1 The Chief Financial Officer, in conjunction with Directors, is responsible for the initial consideration of capital spending proposals and the comparative ranking by priority of these proposals. The Chief Financial Officer will issue guidance regarding capital schemes, and will determine the definition of 'capital' having regard to government regulations and accounting requirements.

2.2.2 The Council operates a de-minimus level of £10,000 for the capital spending proposals. All new spending proposals less than £10,000 will be treated as revenue proposals.

2.2.3 The ranking process is based on the completion of a Resource Development Bid (Business Case) which, as well as a project definition, includes the background and business case for the project, the strategic objectives and outcomes, and the key risks and project costs including associated revenue expenditure implications. A scoring mechanism specified by the Chief Financial Officer and approved by Council in the Capital Investment Strategy will then be applied ensuring projects meet corporate objectives and providing a ranking of schemes to prioritise resource allocation.

2.2.4 Heads of Service are responsible for submitting the Resource Development Bids (Business Case), which have been approved by their Director, and complying with any guidance issued by the Chief Financial Officer.

2.2.5 The Senior Leadership Team, on behalf of the Leader, will recommend the full Capital Programme and its funding to Cabinet in accordance with the Prudential Code. Cabinet's recommendation will be referred to Council for approval.

2.3 Amendments to the Capital Programme

2.3.1 Any in-year amendments to the Capital Programme as approved by Council must be approved:

By Cabinet and referred to Council for approval where:

- additional Council funding is required to add a new scheme or add to the budget of an existing scheme i.e. is not funded by external grants, contributions, or earmarked reserves. The proposed amendment will confirm the affordability of the project in the context of the MTFP and its contribution to the Council priorities detailed in the Gedling Plan.

By Cabinet where:

a) It is proposed to add a new scheme to the programme, or add to the budget of an existing scheme, which is funded entirely by external grants, contributions or earmarked reserves;
b) A scheme is to be deleted from the capital programme;
c) Re-profiling of an approved scheme to or from a later year is proposed.

2.3.2 The Chief Financial Officer must approve any in-year amendment to the approved Capital Programme before a report is submitted to Cabinet. This also applies to re-profiling requests i.e. where the amendment involves a change in the timing of the spending over the life of the project, but there is no change in the total cost or funding.

2.3.3 The Chief Executive may take decisions in an emergency, subject to the delegation and budget and policy framework provisions of the Constitution, in consultation with the Chief Financial Officer.

2.3.4 With the exception of emergency decisions, expenditure must not be incurred or committed on any capital scheme until Council or Cabinet has given approval, neither should expenditure be incurred until funding is in place. For external funding, this means that a formal approval of funding has been received rather than a conditional offer or a bid that has been given provisional approval.

2.4 Capital Monitoring

2.4.1 For each approved scheme the relevant Director will appoint a project manager, who will be responsible for the progress (financial and otherwise) of the scheme.

2.4.2 Four Monthly capital budget monitoring will be carried out in accordance with guidance issued by the Chief Financial Officer and will be reported to Cabinet including the reporting of any in-year amendments and request for appropriate approvals as detailed at 2.3.

2.4.3 If there is any anticipated re-profiling of a scheme that will affect the allocation of resources over future financial years the procedures outlined under Regulation 2.3 (amendments to the capital programme) must be followed. Any loss of external funding arising from re-profiling must be reported to Cabinet and approval sought for the alternative funding required, or for other corrective action.

2.4.4 Where in-year spending is likely to exceed the profiled budget and this has an impact on the financial year, the Director must report this to the Chief Financial Officer who will then review the overall capital financing arrangements for that year and make appropriate recommendations to Cabinet for amendments to the capital financing.

2.4.5 Where the total cost of a scheme exceeds, or is expected to exceed the budget approved in the Capital Programme, the Director must report this to the Chief Financial Officer as soon as possible. In the first instance, overspends will fall on the relevant service area's revenue budget, unless alternative funding is identified and approval sought under 2.3 above. In respect of any overspending in excess of

£10,000 or 20% whichever is lesser these shall be reported to the Executive in accordance with 6.4.26.

2.4.6 Directors must notify the Chief Financial Officer of applications for grants and all receipts or offers of grant awards, or any other offer of financial support for capital expenditure in accordance with the requirements of Regulation 7.3.

2.4.7 Capital receipts will be regarded as corporate resources, and may only be ring-fenced to schemes on the express approval of Cabinet. The Council operates a de-minimus level of £10,000 for the recognition of capital receipts, all receipts below £10,000 will be treated as revenue.

2.5 Capital Year-End and Carry Forwards

2.5.1 The Chief Financial Officer will report all overspends and underspends on service estimates to the Executive as soon as practical after the financial year-end.

2.5.2 Underspending on capital estimates may be carried forward to the new financial year to enable the delivery of the approved capital project, subject to consultation with the Chief Financial Officer who will confirm available resourcing and administer the scheme in accordance with the following parameters:

- All contractually committed capital schemes can be approved by the Chief Financial Officer and will be subsequently reported to the Executive for information;
- Non-contractually committed capital schemes up to £50,000 can be approved by the Chief Financial Officer and will be subsequently reported to the Executive for information;
- Non-contractually committed capital schemes above £50,000 require the approval of Cabinet.

2.6 Key Controls

The key controls are:

a) Approval by full Council of the Capital Programme;
b) Completion of a Resource Development Bid for all schemes to be included in the Capital Programme;
c) A prioritisation process in accordance with the Capital Investment Strategy and corporate priorities;
d) A project manager is responsible for each capital project (delivery and budget);
e) Appropriate project management techniques are used and project managers are trained to carry out their responsibilities;
f) Contracts and Procurement Rules are adhered to at all times;
g) The requirements imposed by funding bodies are followed;
h) Monitoring and reporting requirements on schemes are implemented.
i) In-year additions and amendments to the budget are appropriately approved.

Regulation 3 – Financial Management Revenue

3.1 The Revenue Budget

3.1.1 Revenue resources must be aligned to the corporate objectives of the Council and the Council will agree a Medium Term Financial Plan (MTFP) annually.

3.1.2 The MTFP will include the Revenue Budget for the coming year, plus forecasts for the next four subsequent years. The budget will be published on the Council's website and in the internal electronic Budget Book. The approved Revenue Budget may be amended during the year in compliance with the Financial Regulations.

3.2 Revenue Resources

3.2.1 Funding for revenue will come from government grants, fees and charges, calls on revenue reserves and balances, and local taxation. Capital resources **cannot** be used to fund revenue expenditure.

3.2.2 Key Controls

The key controls are:

a) Resources are allocated in accordance with legislation using an approved authorisation process (i.e. the budget setting process);
b) Resources are used only for the purpose intended, to achieve the approved policies and objectives, and are properly accounted for;
c) Professional guidance in relation to the adequacy of reserves and minimum level of balances is followed;
d) The budget, which sets out how the Council is resourced, is approved annually by the Council;
e) The MTFP ensures that the year on year sustainability of resources is considered in setting spending plans,

3.3 Determining the Revenue Budget

3.3.1 The Chief Financial Officer is responsible for ensuring that the MTFP and Budget are prepared and submitted for approval by Council (upon the recommendation of Cabinet) on or before the statutory date for such approval. The adoption of the budget by the Council is to be accompanied by a Resolution as to the level of Council Tax required for the coming financial year in order to sustain the budget. The MTFP should set out forward projections of council tax increases for at least the four subsequent years.

3.3.2 The Chief Financial Officer will recommend the overall quantum of revenue resources available to the Council, based on potential increases in the Council Tax, affordable calls on reserves, and best estimates of grant income and fees and charges income. The Chief Financial Officer advises what would constitute a prudent and necessary minimum level of uncommitted balances/reserves for the Council to retain, and whether the budget being proposed is consistent with such a requirement. In forming such a judgement, the Chief Financial Officer will have regard to all available statutory and professional guidance.

3.3.3 The Council will approve an overall MTFP and budget that matches the available resources with its corporate priorities, and statutory requirements.

3.3.4 The annual revenue budget agreed by Council sets Cabinet's maximum budget for the forthcoming year and, as a minimum, allocates spending to:

3.3.4.1 Each Portfolio and service area, showing gross expenditure and income, and net budget;

3.3.4.2 Each levy payable;

3.3.4.3 The net cost of borrowing.

3.3.5 Directors must ensure that all fees and charges are reviewed as part of the annual budget process in line with the Corporate Charging Policy (see Regulation 3.9).

3.3.6 The level of reserves is reviewed annually in line with the Financial Strategy and Medium Term Financial Plan, and must be determined before the budget and the Council Tax can be fixed. Reserves are amounts set aside by the Council as a result of surpluses, deferred expenditure, or policy decisions to save towards future expenditure. Reserves can be either earmarked (specific) or general (non-specific).

3.3.7 The General Fund Balance will be maintained at a minimum level agreed by Cabinet having regard to the advice of the Chief Financial Officer. The budget report to the Council will include a statement showing the estimated addition to, or withdrawal from, balances, and the estimated year-end balance. Consideration should be given to the extent to which reserves are to be used to finance recurrent expenditure.

3.3.8 The Council's approved budget is published in an electronic Budget Book, which breaks down Portfolio budgets into budgets for each service area within the Portfolio.

3.3.9 Key Controls

The key controls are:

a) Clear and timely guidance from the Chief Financial Officer;
b) An effective timetable and project management of the budget setting process;
c) A consistent format used across all service areas that reflects the relevant level of accountability for service delivery and enables comparison over time, and with other local authorities;
d) Reflection of the content of the Financial Strategy and Medium Term Financial Plan for the appropriate year;
e) A balanced budget that is affordable and sustainable;
f) Prudent risk assessment of the possible implications in terms of both affordability and service delivery.

3.4 Amendments To The Revenue Budget

3.4.1 The overall revenue budget is recommended by Cabinet and approved by full Council. Directors are authorised to incur expenditure in accordance with the estimates and service levels that make up the budget. A budget head is considered to be a line in the approved Budget report.

3.4.2 Four monthy revenue budget monitoring, as detailed at 3.5, will be carried out in accordance with guidance issued by the Chief Financial Officer and proposed amendments will be reported to Cabinet for approval.

3.4.3 Any in-year amendments to the Revenue Budget as last approved by Council must be approved by either:

(a) Cabinet and referred to Council for approval where:

It is proposed to add a new ongoing service commitment that cannot be contained within the approved budget and MTFP and does not comply with the Scheme of Virement as detailed at section 3.7. The proposed amendment will confirm the affordability of the proposal in the context of the MTFP and its contribution to the Council priorities detailed in the Gedling Plan; or

(b) In accordance with the Scheme of Virement as detailed at section 3.7 enabling use of resources to be optimised within Cabinet's maximum budget as set by Council.

3.5 Budget Monitoring

3.5.1 Four monthly revenue budget monitoring will be carried out in accordance with guidance issued by the Chief Financial Officer and will be reported to Cabinet including the reporting of any in-year amendments and request for appropriate approvals as detailed at 3.4. More frequent monitoring for use by Officers may also be required by the Chief Financial Officer.

3.5.2 Each Director is required to manage their own expenditure within the cash-limited budget allocated to them. The Chief Financial Officer will ensure that appropriate financial information is available to Directors to enable them to monitor their budgets and the financial aspects of their Service Plans effectively.

3.5.3 Directors will maintain budgetary control within their service areas and ensure that all income and expenditure is properly recorded and accounted for.

3.5.4 Directors will ensure that an accountable budget holder is identified for each cost centre under their control. Budget managers should be responsible only for income and expenditure that they can influence, and will accept accountability for their budgets and the level of service to be delivered.

3.5.5 By continuously identifying and explaining variances against budgets the Council can identify changes in trends and resource requirements at the earliest opportunity.

3.5.6 The approved budget is the financial extent of the Council's commitment to a service each year. Any breach of that limit is therefore an ultra vires act. Depending upon the severity and circumstances of any overspend, it may lead to disciplinary action, as Officers have exceeded their delegated authority.

3.6 Revenue Year-End and Carry Forwards

3.6.1 The Carry forward of an underspending on revenue estimates will only be considered for contractually committed expenditure or non-contractually committed one-off revenue budgets, and requests must show the source of the underspend, or additional income, and confirm the intention to continue to use the resource for the purpose initially approved.

3.6.2 There is no automatic right to carry forward revenue budgets and all requests will be considered by the Chief Financial Officer in the context of the overall outturn position for the budget and the impact on the General Fund Balance.

3.6.3 The Chief Financial Officer will report all overspends and underspends to Executive and will administer the scheme of carry forward in accordance with the following parameters:

- All contractually committed revenue schemes can be approved by the Chief Financial Officer and will be subsequently reported to the Executive for information;
- Non-contractually committed one-off revenue schemes up to £10,000 can be approved by the Chief Financial Officer and will be subsequently reported to the Executive for information;
- Non-contractually committed one-off revenue schemes above £10,000 require the approval of Cabinet.

3.6.4 Key Controls

The key controls are:

a) Each Director nominates a responsible budget holder for each cost centre within his/her service area's revenue estimates and ensures that mechanisms are in place to provide early warnings of anticipated under or overspending;
b) All named budget holders are accountable for their budgets and the level of service to be delivered, and understand their financial responsibilities;
c) Services are delivered within the net budget allocated in the annual Budget Book and in line with the Service Delivery Plan;
d) Income and expenditure are properly recorded and accounted for on a timely basis within the Council's general ledger;
e) The budget and service plans are monitored together and necessary action is taken to align service outputs and budget;
f) Budget holders are appropriately trained to carry out their budgetary control and financial management responsibilities.
g) Carry Forward of revenue budget is appropriately approved and reported.

3.7 Amendment to the Revenue Budget - Scheme of Budget Virement

3.7.1 The annual capital and revenue budgets are agreed by Cabinet and approved by full Council. Directors are authorised to incur expenditure in accordance with the estimates and service levels that make up the budget. A budget head is considered to be a line in the approved Budget report.

3.7.2 The scheme of Virement is intended to enable the Cabinet and Portfolio holders to manage budgets with a degree of flexibility, within the overall budget and performance plan approved by Council i.e. Cabinet's maximum budget, to optimise the use of resources.

3.7.3 The switching of resources between approved budget heads is known as "Virement". Virement does not create an additional budget liability but allows resources to be transferred between services within limits. For example, where a potential overspend in one service budget has been identified through monitoring this overspend could be funded by transferring from a service budget where an underspend has been identified subject to the scheme provisions detailed in paragraphs 3.7.4 to 3.7.7 below. Future monitoring will be against these budgets post virement approval.

3.7.4 Virement within controllable revenue budgets may be made provided that:

a) No significant change in policy is involved;
b) No continuing future commitment is made;
c) Consultation is undertaken with the Chief Financial Officer for <u>all</u> virement.

Virement between revenue and capital budgets is <u>not</u> allowed.

Virement between capital budgets is <u>not</u> allowed

3.7.5 Virement is subject to the following:

- Portfolio Holders can authorise virements up to the value of £50,000;
- Cabinet can authorise all virements and must approve those over £50,000;

3.7.6 The establishment, by virement, of expenditure budgets funded by the in-year allocation of lump-sum fund budgets can be authorised by the Chief Financial Officer, and the usage of earmarked reserves can be authorised in accordance with Financial Regulation 3.11.7, for the purpose for which the reserve or fund was initially established and approved by Cabinet.
Items outside of the above criteria must be determined by Council.

3.7.7 The approval of Cabinet is required for any virement, of whatever amount, where it is proposed to:

a) Vire between the budgets of different Portfolio Holders;
b) Vire between budgets managed by different Directors.

3.7.8 The Chief Financial Officer will determine whether a change to budgets is a virement (e.g. the budget is reallocated to a purpose other than intended) or a re-presentation or restructure where there is no change to the purpose of spending. The virement rules set out above shall not apply to restructure or re-presentational change, instead they will be managed by the Chief Financial Officer.

3.7.9 Key Controls

Key controls are:

- Virement of resources between one budget head and another, whether within or between service areas, is subject to approval;
- Virement does not create additional overall budget liability. Directors are expected to manage their budgets responsibly, prudently, and within approved service levels. They should not support recurring revenue expenditure from one-off sources of savings or additional income, or create future commitments, including full-year effects of decisions made part way through a year, for which they have not identified future resources. Directors must plan to fund such commitments from within their own budgets;
- Virement to provide a fundamentally different service level to that approved in Directorate and Service Plans can only be approved by Cabinet.

3.8 Contract and Windfall Savings

3.8.1 Unless the specific agreement of the Chief Financial Officer is obtained, contract savings and windfall savings (i.e. unanticipated income or unanticipated savings on expenditure including any figure relating to previous years) will revert to General Fund Balance.

3.9 Fees and Charges

3.9.1 The corporate charging strategy forms the basis of all fees and charges set within the Council. The strategy establishes clear principles for charging, integrates charging into service management linking with corporate objectives, and sets clear objectives and targets. The strategy will be reviewed by the Chief Financial Officer and reported to Cabinet as a minimum every three years.

3.9.2 The total annual income to be generated from discretionary Fees and Charges should be reviewed and reported to Cabinet for approval as part of the MTFP and revenue budget and setting process.

3.9.3 Fees and charges fall into two categories:

- Statutory;
- Discretionary (including both commercial and non-commercial services).

3.9.4 Statutory Charges

Statutory charges are those determined by organisations external to the Council, and over which the Council has no discretion.

3.9.5 Discretionary Charges

- Where charges are not prescribed, the Director or Head of Service is able to propose the charge by reference to a number of factors e.g. cost of service provision, demand trends, local competition, etc.;
- Charges should be set on an appropriate basis, with reference to available legal powers and to reflect the nature of the service and delivery of corporate objectives e.g. full cost recovery, to make a profit or at less than cost recovery i.e. subsidy.
- Directors must have sound systems in place to support the fee-setting process, including the allocation of overheads;
- Where decisions on increases in fees and charges are taken outside the budget process for administrative reasons (e.g. where there is a statutory regulation or a duty of consultation, for example, car parking where notices have to be served) due regard must be given to the financial strategy;
- Concessions and discounts will be considered in accordance with the charging strategy.
- Directors to seek Executive or Committee approval, as appropriate, for individual Fee and Charges in accordance with delegation arrangements and following any statutory requirement to consult.

3.9.6 Key Controls

The key controls are:

- Clear and consistent fees and charges strategy;
- Annual review of the strategy and levels of charges;
- All fees should be considered as part of the Service Planning process;
- Approval of all fees and charges by the Executive or relevant Committee.

3.10 Internal Charging

3.10.1 Internal charges are made between services within the Council in accordance with the CIPFA Service Reporting Code of Practice or equivalent as updated. Whilst they do not directly generate external income, they do affect the total cost of individual services and ensure accountability and transparency of financial performance.

3.10.2 Internal charges include central support service recharges which are completed as a full reallocation of costs to other services on the basis of demand.

3.10.3 Where internal use is made of the Council's chargeable services they should be set in accordance with the Corporate Charging Policy, for example to recover the full cost of services, and may be set at a unit/volume based amount linked to demand, or on a commercial basis if legal powers allow.

3.10.4 Key Controls

The key controls are:

- Clear and consistent internal charging strategy;
- Annual review of strategy and basis, and level of charges with specific reference to Value for Money;
- All charges should be considered as part of the Service Planning process.

3.11 Reserves

3.11.1 Reserves are amounts set aside by the Council as a result of surpluses, deferred expenditure or policy decisions to meet future expenditure plans. Reserves can be either specific (earmarked) or general. For each reserve established, the amount, purpose and origin of funding must be clearly identified.

3.11.2 The levels and requirements for reserves are reviewed annually in setting the budget and in the context of the MTFP.

3.11.3 The establishment of new earmarked reserves is subject to approval on a case by case basis except where such a reserve (e.g. the pension reserve) is specifically required by statute or by CIPFA's Accounting Code of Practice.

3.11.4 New earmarked reserves, or additions to earmarked reserves, may be approved by Cabinet as part of the budget setting or budget monitoring process, or by Cabinet as part of the accounts closure process on the recommendation of the Chief Financial Officer.

3.11.5 Contributions to reserves will be managed as a budgeted call on resources, which could otherwise have been spent on services or taken to the General Fund Balance or used to reduce Council Tax. The timing and size of contributions will be considered in the context of the Council's MTFP and reviewed when each year's accounts are closed.

3.11.6 Earmarked reserves will generally fall into four categories:

- Trading account balances;
- Time limited programmes and projects;
- To meet specific risks of a non-insurable nature or self-insured risks;
- To carry forward under spending as a ring fenced amount.

Trading account balances will be allowed where real or quasi trading accounts are used to manage costs. Balances will be maintained to allow flexible response to changes to demand and/or to meet defined future capital expenditure needs.

Time limited programmes may be pre-funded by the establishment of reserves. Reserves will be useful where the pace of spending is difficult to predict and where the spending will run over a number of budget years. However, the creation of a reserve results in a call being made on the taxpayer before the benefits of the programme are received by the taxpayer. Pre-funding therefore requires careful consideration of the benefits of the use of a reserve rather than normal annual revenue budgets. In all cases the purpose of a reserve must be clearly established at the outset and the scope and cost of the programme defined to ensure the adequacy of the reserve.

Reserves to meet specific risks or contingencies should have regard to a reasonable estimate of the potential costs involved, should be held only while the risk remains, and should be reviewed at least annually. The Insurance Fund falls within this category, representing cover for excess payments and a contingency in respect of any past insurance claims yet to be settled.

Transfer of a general under-spending to earmarked reserves for use in the subsequent year.

The Council may determine that a general under-spending may be used to contribute to earmarked reserves if the Council's financial situation does not require the sum to be returned to the General Fund Balance. The sum retained should be identified for a purpose that does not give rise to an ongoing commitment which will be determined by the Chief Financial Officer.

3.11.7 Approval to use earmarked reserves will be subject to formal release by the Chief Financial Officer, in consultation with the relevant Director, who will confirm that planned spending is for the purpose the reserve was established by Cabinet and remains affordable when considering any mixed funding including call on reserves, current budgets and/or external funding packages. Monitoring of spending against reserves must be subject to corporate budget monitoring arrangements.

3.11.8 Cabinet may approve the closure of an earmarked reserve (except where there is a statutory requirement to maintain it) at any time and appropriate any remaining balance to the General Fund Balance.

3.11.9 Key Controls

The key controls are:

- The establishment of reserves must be authorised by Cabinet;
- The use of reserves must be authorised by the Chief Financial Officer in consultation with the relevant Director, and in accordance with the scheme of virement, ensuring the use of the reserve is for the purpose it was established by Cabinet;
- Reserves will only be established for a defined purpose;
- The level and requirement of each reserve is reviewed annually.

Regulation 4 – Financial Management - Accounting Records

4.1 Accounting Records

4.1.1 Maintaining proper accounting records is one of the ways in which the Council discharges its responsibility for the stewardship of public resources. To enable reliance to be placed on financial management information all the Council's transactions, commitments, contracts and other essential accounting information must be recorded completely, accurately, on a timely basis and in corporately approved systems.

4.1.2 The Chief Financial Officer is responsible for determining the accounting procedures and records for the Council. Where these are maintained outside Financial Services the Director should consult the Chief Financial Officer when implementing or making changes to accounting procedures and records.

4.1.3 Any financial systems and records used within Directorates and service areas that do not interface with the corporate financial ledger must be in a form agreed by the Chief Financial Officer, and must be regularly reconciled to the corporate financial ledger by the relevant Director. Directors must maintain adequate records to provide a management trail leading from the source of income and expenditure through to the accounting system.

4.1.4 The Chief Financial Officer and Directors will comply with the following principles when allocating accounting duties:

- Segregation of the duty of providing information about sums due to or from the Council and the calculation, checking and recording of these sums, from the duty of collecting or disbursing such sums;
- Prompt completion of all claims for funds, including grants, by the due date;
- Retention of financial documents is in accordance with the Council's document retention schedule.

4.1.5 <u>Key Controls</u>

The key controls are:

- All Executive Members, finance staff and those authorised to incur expenditure operate within the required accounting standards and timetables;
- All the Council's transactions, material commitments and contracts and other essential accounting information are recorded completely, accurately and on a timely basis;
- Procedures are in place to enable accounting records to be reconstituted in the event of systems failure;
- Reconciliation procedures are carried out to ensure that transactions are correctly recorded;

- Prime documents are retained in accordance with legislative and other requirements.

4.2 Annual Statement of Accounts

General

4.2.1 The Council has a statutory responsibility to prepare accounts that present a true and fair view of its operations during the year. This must be done in accordance with The CIPFA/LASAAC Code of Practice on Local Authority Accounting in the United Kingdom (the Code).

4.2.2 The Accounts will be produced within the statutory timescales.

4.2.3 Each year the Chief Financial Officer will draw up a detailed timetable and issue guidance and instructions for final accounts preparation, approval and audit.

4.2.4 The timetable and guidance will cover all areas relating to the closure of accounts, the deadlines by which each task should be completed, and the format in which key information should be submitted. Directors will ensure compliance with the timetable and guidance.

4.2.5 Key Controls

The key controls are:

- The Council's Statement of Accounts is prepared in accordance with proper practices as set out in the relevant codes of practice on local authority accounting in the United Kingdom;
- Clear and consistent advice and instructions are issued for dealing with all year-end processes, such as accruals, prepayments, treatment of year-end balances, and analytical review;
- Accounts are kept up to date during the year, reconciliations are carried out on a regular basis, the revenue and capital budgets are compiled and monitored effectively, and year-end processes are completed in accordance with the timetable issued;
- Year-end variances and balances are reported within the parameters agreed with the external auditor;
- There is a clear policy for the setting up and maintenance of reserves;
- Comprehensive working papers are compiled and maintained.

Accounting Policies

4.2.6 The Chief Financial Officer is responsible for the selection of suitable accounting policies and to ensure that they are applied consistently. The accounting policies are set out in the Statement of Accounts which cover such matters as:

- The requirement for separate accounts for capital and revenue transactions;
- The basis on which debtors and creditors at year-end are included in the accounts:
- Fixed assets;

- Pensions.

4.2.7 Key Controls

The key controls are:

- Systems of internal control are in place to ensure that financial transactions are lawful;
- Suitable accounting policies are selected and applied consistently;
- Proper accounting records are maintained;
- Financial Statements are prepared which present a true and fair view of the financial position of the Council and its expenditure and income.

4.3 Retention of Accounting and Financial Documents

4.3.1 The Council's Records Retention and Disposal Policy is available on the Information Governance section of the intranet. Most financial records should be retained for the current year plus six additional years.

4.3.2 Retention in electronic format (e.g. document imaging) will often be acceptable, subject to the agreement of appropriate authorities, such as External Audit, HMRC.

4.3.3 No documents or records should be disposed of until notification has been received from the External Auditor of the completion of the audit of accounts for the year to which the records relate.

4.3.4 If in doubt, Officers should contact the Chief Financial Officer for advice on specific cases.

Regulation 5 - Risk Management and Resource Control

5.1 Risk Management and Insurance

Introduction

Risk is the chance or possibility of loss, damage, injury or failure to achieve objectives caused by an unwanted or uncertain action or event. Risk management is the planned and systematic approach to the identification, evaluation and control of risk. It is essential that robust systems are developed and maintained for identifying, evaluating and controlling all of the operational risks to the Council on an integrated basis in accordance with the Council's Risk Management Strategy.

Risk Management

5.1.1 The Cabinet is responsible for approving the authority's Risk Management Strategy and Audit Committee is responsible for reviewing the effectiveness of risk management and promoting a culture of risk management awareness throughout the Council.

5.1.2 Senior Leadership Team will review the Risk Management Strategy every three years for consideration by Cabinet.

5.1.3 Senior Leadership Team will complete and monitor on a quarterly basis the strategic Corporate Risk Register, which records all strategic and high level/impact risks together with an action plan to show how the risks are being addressed. The Chief Financial Officer will develop risk management controls in conjunction with other Directors.

5.1.4 Directors will undertake the regular identification, review and management of risk within their Service areas having regard to advice and instructions from the Chief Financial Officer and other specialist officers (health and safety, crime prevention, fire prevention etc.). Each Director must assess risk on an ongoing basis and record them in their Departmental Operational risk registers and monitor then on a quarterly basis. Any risks identified that are corporate in nature should be reported to the Chief Financial Officer.

5.1.5 The Council's approach to Risk Management is that it should be embedded throughout the organisation at both a strategic and an operational level, through integration into existing systems and processes.

Insurance

5.1.6 The Chief Financial Officer will ensure that appropriate insurance is in place for all items identified as falling within the framework of insurable risks, will determine insurance policy excesses, and will deal with all claims, in consultation with other Directors where necessary.

5.1.7 The Chief Financial Officer will determine which risks must be covered by external insurances or internal insurance provision.

5.1.8 Directors will immediately notify the Chief Financial Officer of all new risks, properties, vehicles and other assets or potential liabilities for which insurance may be required; and of any changes affecting existing risks or insurance cover required.

5.1.9 Directors will notify the Chief Financial Officer in writing without delay of any loss, liability or damage or any event likely to lead to a claim, and will provide such information and explanations required by the Chief Financial Officer or the Council's insurers.

5.1.10 Directors must ensure that employees, or anyone else covered by the Council's insurances, does not admit liability or make any offer to make compensation that may prejudice the assessment of liability in respect of a future insurance claim.

5.1.11 Directors will consult the Chief Financial Officer and the Monitoring Officer concerning the terms of any indemnity which they are requested to give on behalf of the Council.

5.1.12 Before entering into any arrangement involving a legal relationship, the Director involved must ensure that the Council has adequate legal powers and where appropriate that there is adequate professional indemnity insurance to cover and minimise any risk to the Council and to those individuals involved (advice should be obtained from the Chief Financial Officer and/or the Monitoring Officer where necessary before proceeding).

5.1.13 The Chief Financial Officer will review insurance requirements at each annual renewal date, and as part of the re-tendering process at the end of the insurance contract period.

5.1.14 Contact with the Council's insurers must only be completed by officers authorised to do so by the Chief Financial Officer

Self-Insurance

5.1.15 For some risks not covered by external insurance policies, the Chief Financial Officer will operate an internal insurance account (the Insurance Fund) and is authorised to charge the various Council service budgets with the cost of contributions to this account. The Insurance Fund covers amounts of settled claims not covered due to an insurance policy excess.

5.1.16 Risk Management is the responsibility of every Director, having regard to advice from the Chief Financial Officer and other specialist officers. In general, costs and losses not insured externally and not covered by the Insurance Fund will fall as a charge upon the budget of the Directorate to which the item relates. Also, claims for insured risks could result in increased levels of future premiums, and this emphasises the need for effective preventive measures against all risks.

5.1.17 <u>Key Controls</u>

The key controls are:

- Procedures are in place to identify, assess, prevent or contain material known risks, and these procedures are operating effectively throughout the authority;
- A monitoring process is in place to review regularly the effectiveness of risk reduction strategies and the operation of these controls. The risk management process should be conducted on a continuing basis;
- Managers know that they are responsible for managing relevant risks and are provided with relevant information on risk management initiatives;
- Provision is made in the accounts for losses that might result from the risks that remain;
- Procedures are in place to investigate claims within the required timescales;
- Acceptable levels of risk are determined and insured against where appropriate.
- The Council has identified business continuity plans for implementation by Directors in the event of disaster that results in significant loss or damage to its resources.

5.2 Preventing Fraud and Corruption

5.2.1 The Chief Financial Officer is responsible for the development and maintenance of a Counter-Fraud and Corruption Strategy and the related Whistleblowing policy for approval by Cabinet. These, in conjunction with Member and Officer Codes of Conduct and registers of interest, determine the overall policy of the Council with regard to the prevention of fraud and corruption.

5.2.2 Any suspected irregularities should be reported to internal audit and if necessary, the Chief Financial Officer, the Monitoring Officer, or the Chief Executive. Investigations will be undertaken in accordance with the Counter-Fraud and Corruption Strategy.

5.2.3 Key Controls

The key controls are:

- The Council has an effective Counter-Fraud and Corruption Strategy and maintains a culture that will not tolerate fraud or corruption;
- Codes of conduct exist for Members and Officers and these are regularly reviewed;
- A Register of Interests is to be maintained to enable Members and Officers to record any financial or non-financial interests that may bring about conflict with the Council's interests;
- A register of Gifts and Hospitality is maintained to enable Members and Officers to record gifts and hospitality either received, or offered and declined, from the Council's contractors and suppliers;
- Whistle blowing procedures are in place and operate effectively;
- The Counter-Fraud and Corruption Strategy and the Whistleblowing policy can be found on the internet ensuring both members of public and Members and Officers can access the required procedures for reporting allegations.

5.3 Gifts and Hospitality

5.3.1 The Constitution sets out the Council's Codes of Conduct for Elected Members including requirements in respect of Gifts and Hospitality. The Employee Handbook sets out the requirements for Officers in respect of Gifts and Hospitality. These must be adhered to at all times.

5.3.2 A Register of Gifts & Hospitality is maintained by the Legal Section to enable Officers to record gifts and hospitality either received, or offered and declined, from the Council's existing or potential contractors and suppliers.

5.3.3 Key Controls

The key controls are:

- Relevant Codes of Conduct must be adhered to at all times;
- Registers of gifts and hospitality must be maintained and kept up to date;
- Regular monitoring of the Register of Gifts and Hospitality to be considered by SLT and an annual report presented to Standards Committee.

5.4 Fixed Assets

Security of Assets

5.4.1 The Chief Financial Officer maintains an up-to-date asset register, which is a prerequisite for proper fixed asset accounting and sound asset management. The Chief Financial Officer will ensure that assets are valued in accordance with the CIPFA Code of Practice on Local Authority Accounting in the United Kingdom (the Code).

5.4.2 The Chief Financial Officer will be responsible for ensuring that a rolling revaluation of all Council property, plant and equipment is undertaken, to ensure that all items are valued at least every two years.

5.4.3 Directors will ensure the proper security of all buildings and other assets under their control and that no asset is subject to personal use by an employee without proper authority.

5.4.4 The Chief Financial Officer should be notified in any case where the security of assets is thought to be defective or where it is considered that special security arrangements may be needed.

5.4.5 The Head of Services responsible for Legal Services will have custody of all title deeds and be responsible for ensuring their safety.

5.4.6 The appropriate Director will ensure that lessees and other prospective occupiers of Council land are not allowed to take possession or enter land until a lease or agreement in a form approved by the Monitoring Officer is executed.

5.4.7 Key Controls

The key controls are:

- Assets and resources are used only for the purposes of the Council and are properly accounted for;
- Assets and resources are available for use when required;
- Assets and resources no longer required are disposed of in accordance with the law and the regulations of the Council so as to maximise benefits;
- An asset register is maintained for the Council's land, property and fleet - assets are recorded when they are acquired by the Council and this record is updated as changes occur with respect to the location and condition of the asset. Other equipment is recorded on an inventory list (see below);
- All Officers are aware of their responsibilities with regard to safeguarding the Council's assets including software copyright legislation;
- All Officers are aware of their responsibilities with regard to safeguarding the security of the Council's computer systems, including maintaining restricted access to the information held on them and compliance with the Council's information security, internet security and data protection policies;
- Proper security arrangements are in place for all buildings and other assets belonging to the Council;
- Cash holdings on Council premises will be kept to a minimum;
- Keys to safes and similar receptacles are held securely and the loss of any such keys must be reported to the Chief Financial Officer as soon as possible.

Inventories

5.4.8 Each Director will maintain an inventory list, in a form approved by the Chief Financial Officer, to record all assets with life expectancy of more than one year whose single replacement values exceeds £500, to include items of furniture, fittings, equipment, plant and machinery under their control. This list must record descriptions, values, relevant dates, expected life, and location. Inventories must be checked at least annually to verify the details.

5.4.9 The Director with responsibility for Information Communications Technology shall be responsible for maintaining an inventory of all computer hardware and software held by the Council, a copy of which much be provided to the Chief Financial Officer.

5.4.10 All electrical equipment must be recorded on the inventory list to enable suitable Portable Appliance Testing (PAT) testing regimes to be established.

5.4.11 All attractive/portable items must be security marked as belonging to the Council and wherever possible kept securely.

5.4.12 Property is only to be used in the course of the Council's business unless the Director concerned has given permission otherwise.

5.4.13 Equipment held to enable investigations to be completed under the Regulation of Investigatory Powers (RIPA) must only be used with the authorisation in accordance with the Council's RIPA Policy.

Stocks and Stores

5.4.14 All Directors must make arrangements for the care and custody of stocks and stores, and ensure that they maintain adequate records and controls over stock movements. All receipts and issues of stock must be properly recorded and accounted for in the Council's financial records.

5.4.15 Stocks and stores comprise the following categories:

- Goods or other assets purchased for resale;
- Consumable stores;
- Raw materials and components purchased for incorporation into products for sale;
- Products and services in intermediate stages of completion;
- Long-term contract balances;
- Finished goods.

5.4.16 Independent stock checks must be undertaken periodically and at least annually at year-end. All discrepancies should be investigated and pursued to a satisfactory conclusion.

5.4.17 Any variations must be reported to the relevant Director for removal from the Council's records (written off) and all variations over £2,000 must be reported to the Chief Financial Officer for investigation and approval prior to write-off. Portfolio Holder approval must be obtained for the write-off of any redundant stock and equipment in excess of £20,000.

5.4.18 A certificate of stock held at 31 March each year must be issued to the Chief Financial Officer.

5.4.19 The Chief Financial Officer is entitled to check stocks, if necessary requiring closure of the store for that purpose, after consultation and agreement with the Director concerned.

Intellectual Property

5.4.20 Intellectual property is a generic term that includes inventions and writing. If these are created by an Officer during the course of employment, then as a general rule they are the property of the Council rather than of the Officer. Examples include software and product development.

5.4.21 Key Controls

The key controls are:

- In the event that the Council decides to become involved in the commercial exploitation of inventions, the matter should proceed in accordance with the Council's approved intellectual property procedures;
- Directors will ensure that controls are in place to ensure that staff do not carry out private work in the Council's time, and that staff are aware of an employer's rights with regard to intellectual property.

Disposal of Assets by Sale

5.4.22 It would be uneconomic and inefficient for the cost of assets to outweigh their benefits. Surplus, obsolete or non-repairable assets should be disposed of in accordance with the law and the Council's regulations. Assets for disposal will be identified and disposed of at the most appropriate time, and only when it is in the best interests of the Council, and at the best price.

5.4.23 Disposals of Land and property are subject to the relevant Asset Management Plan process and the Council's Standing Orders for Dealings with Land.

5.4.24 The Chief Financial Officer will issue guidance on the best practice for the disposal of surplus or obsolete assets, including the method of sale (e.g. public tender, public auction, Council-wide invitations for personal bids) and the proper banking and coding of disposal proceeds.

5.4.25 For items of significant value, as determined by the Chief Financial Officer, disposal should be by way of competitive tender or public auction

5.4.26 The Director shall prepare and certify a list of items disposed of, showing the amount received. This will be reflected in the inventory, the asset register and/or stock account and be appropriately recorded in accounting statements. All sales over £2,000 must be reported to the Chief Financial Officer, who will decide if a report to Cabinet is necessary.

5.4.27 Key Controls

The key controls are:

- Land and property assets are disposed of in accordance with the Asset Management Plan and the Council's Standing Orders for Dealings with Land;
- Disposal of assets is fully documented;
- Annual stock valuation identifies obsolete stock;
- Procedures protect staff involved in the disposal of assets from accusations of personal gain.

Disposal of Assets by Write-Off

5.4.28 Assets will only be written off after all other economic and social solutions have been considered. Prior to the write off of IT assets, the Head of Service responsible for IT must confirm to the Chief Financial Officer that the equipment has no residual value.

5.4.29 Directors may authorise the write-off of income, stocks and equipment in consultation with the Chief Financial Officer up to the value of £2,000. Write-offs in excess of this amount must be agreed with the Chief Financial Officer, and amounts in excess of £20,000 must also be approved by the relevant Portfolio Holder.

5.4.30 Key Controls

The key controls are:

- Specific write-off limits;
- Disposal of assets by write off is fully documented;
- Annual stock valuation identifies obsolete stock.

5.5 Treasury Management

5.5.1 Council has adopted the CIPFA Code of Practice on Treasury Management and the Cross Sectoral Guidance Notes. These aim to provide assurance that the Council's money is properly managed in a way that balances risk with return, but with the overriding consideration being given to the security of the Council's capital sum. Borrowing and Investment will be arranged in such a manner as to comply with The Code.

5.5.2 The Chief Financial Officer will create and maintain, as the cornerstone for effective Treasury Management:

- A treasury management policy statement stating the policies, objectives and approach to risk management of its treasury management activities;
- Suitable Treasury Management Practices (TMPs) setting out the manner in which the organisation will seek to achieve those policies and objectives and prescribing how it will manage and control those activities.

The Chief Financial Officer will produce reports on the Council's treasury management policies, practices and activities including, as a minimum, a report to Council on an annual strategy and plan in advance of the forthcoming year (The Treasury Management Strategy Statement or TMSS), a mid-year review, and an annual report after its close.

5.5.3 Full Council is responsible for:

- Receiving and reviewing reports on Treasury Management policies, practices and activities;
- Approval of the annual Strategy (the TMSS);
- Annual budget approval.

5.5.4 Cabinet is responsible for:

- Approval of and amendments to the Council's adopted clauses, Treasury Management Policy Statement and Treasury Management Practices;
- Budget consideration and virement approval for Treasury Management issues;
- Approval of the division of responsibilities;

- Receiving and reviewing regular Treasury Management monitoring reports and acting on recommendations.

5.5.5 Audit Committee is responsible for :

- Reviewing the Treasury Management policy and procedures, and for making recommendations to the Cabinet.

5.5.6 The Chief Financial Officer is responsible for:

- Recommending clauses, Treasury Management Policy and Practices for approval, reviewing these regularly, and monitoring compliance;
- Submitting regular Treasury Management policy reports;
- Submitting budgets and budget variations;
- Receiving and reviewing management information reports;
- Reviewing the performance of the Treasury Management function;
- Ensuring the adequacy of Treasury Management resources and skills, and the effective division of responsibilities within the Treasury Management function;
- Ensuring the adequacy of internal audit, and liaising with external audit;
- Approving the selection of external service providers and agreeing terms of appointment.

5.5.7 All executive decisions on borrowing, investment or financing (including leasing) are delegated to the Chief Financial Officer who will act in accordance with the Council's agreed Treasury Management Strategy Statement (TMSS).

5.5.8 The Chief Financial Officer must report any decisions on borrowing strategy to Cabinet at the next available opportunity.

5.5.9 The Chief Financial Officer must report any debt rescheduling activity to Cabinet at the next available opportunity.

5.5.10 The Chief Financial Officer is responsible for acting as the Council's registrar of stocks, bonds, mortgages (where applicable), and to maintain records of all borrowing by the Council.

5.5.11 Directors are responsible for ensuring the prior approval of the Chief Financial Officer and the Monitoring Officer before leasing any assets.

5.5.12 Directors are responsible for ensuring that no loans are made to third parties or interests acquired in companies, joint ventures, or other enterprises without consulting the Chief Financial Officer and obtaining approval from Cabinet.

5.5.13 Directors are responsible for ensuring that any potential under-writing of events are consulted with the Chief Financial Officer, seeking Cabinet approval if deemed necessary.

5.5.14 Key Controls

The key controls are:

- Adoption of the CIPFA Code of Practice on Treasury Management and the Cross Sectoral Guidance Notes, CIPFA Prudential Code and Government guidance on Investments and Minimum Revenue Provision
- Creation and maintenance of the Treasury Management Policy Statement (TMPS) and Treasury Management Practices (TMP);
- Agreement of the Treasury Management Strategy Statement for each forthcoming year (the TMSS);
- Quarterly activity and performance monitoring reports;
- The Annual Report;
- An annually agreed Minimum Revenue Provision (MRP) Policy;
- The role of the Audit Committee.
- Appropriate training for Officers and Members of Cabinet and Audit Committee

5.6 STAFFING

5.6.1 In order to provide the highest level of service, it is crucial that the Council recruits and retains high calibre and knowledgeable staff, who are qualified to the appropriate level.

5.6.2 The Chief Executive is the Head of the Paid Service and is responsible for providing overall management to Officers. The Head of Paid Service is also responsible for ensuring that there is proper use of the evaluation or other agreed systems for determining the remuneration of a job.

5.6.3 The Director responsible for Human Resources is responsible for maintaining an approved list of Officer posts (known as the Establishment List) which have been approved by the Council or Head of Paid Service under delegated powers as being required to provide the Council with the services and advice, which it requires from time to time. Additions, amendments and deletions in relation to this list will be kept up to date at all times and be reconciled to payroll and budget records.

5.6.4 The Chief Financial Officer will ensure that annual budget provision exists for all approved roles on the Establishment List and will act as advisor to Directors on areas such as National Insurance and pension contributions, as appropriate.

5.6.5 No appointments of permanent Officers will be made unless there is a post on the Establishment List for which current budgetary provision has been made.

5.6.6 The Establishment List will not preclude the appointment of temporary or agency staff, or direct works employees in respect of which special budgetary provision is available.

5.6.7 Directors are responsible for:

- Producing annual staffing budgets that reflect an accurate forecast of the required staffing levels within the approved Establishment List and includes all relevant overheads;
- Monitoring staff activity to ensure control over costs such as sickness, overtime, training and temporary staff;
- Ensuring that the staffing budget is not exceeded without due authority and that it is managed to ensure that the agreed level of service is provided;
- Ensuring that Officers are aware of their responsibilities under the Financial Regulations, Contracts and Procurement Rules, Declaration of Interests, Gifts and Hospitality, Whistleblowing Policy etc.

5.6.8 All Officers are responsible for complying with the Council's Human Resources Policies to protect the Council against losses and minimise risk exposure.

5.6.9 Key Controls

The key controls are:

- An appropriate staffing strategy and policy exists, in which staffing requirements and budget allocation are matched;
- Procedures are in place for forecasting staffing requirements and cost;
- Controls are implemented that ensure that staff time is used efficiently and to the benefit of the Council, including a process for performance review and identification of development needs;
- Checks are undertaken prior to employing new staff to ensure that they are appropriately qualified, experienced and trustworthy.

5.7 UNOFFICIAL NON-COUNCIL FUNDS

5.7.1 An unofficial fund is one where the income and expenditure does not form part of the Council's accounts, but which is controlled wholly or in part by an Officer employed by the Council, for example the Mayor's Charitable Donations Account and the Returning Officer Account.

5.7.2 Unofficial funds may only be established by the Chief Financial Officer who will approve the use of separate bank accounts if appropriate, and issue and update accounting instructions for them where necessary.

5.7.3 All unofficial funds must be properly accounted for, and be subject to independent audit (Council or other provider) as required.

5.7.4 Key Controls

The key controls are:

- Accounts must be subject to an audit if required;
- Accounts must be identified and recorded centrally.
- Bank accounts must be appropriately authorised

5.8 INTERNAL CONTROLS

5.8.1 The Council is complex and beyond the direct control of individuals and therefore requires internal controls to manage and monitor progress towards strategic objectives in a manner that secures value for money and safeguards the Council's assets. The Council also has statutory obligations and requires internal controls to identify, meet and monitor compliance with these obligations.

5.8.2 The Council faces a wide range of financial, administrative and commercial risks, both from internal and external factors, which threaten the achievement of its objectives. Internal controls are necessary to manage these risks.

5.8.3 The system of internal controls is established in order to provide measurable achievement of:

- Efficient and effective operations;
- Reliable financial information and reporting;
- Compliance with laws and regulations
- Risk management

5.8.4 The Chief Financial Officer is responsible for assisting Directors to put in place an appropriate control environment and effective internal controls which provide reasonable assurance of effective and efficient operations, financial stewardship, probity and compliance with laws and regulations.

5.8.5 Directors are responsible for managing processes to check that established controls are being adhered to and evaluating their effectiveness, in order to be confident in the proper use of resources, achievement of objectives and management of risks.

5.8.6 Directors are responsible for the review of existing controls in the light of changes affecting the Council, and for establishing and implementing new ones in line with guidance from the Chief Financial Officer. Directors should also remove controls that are unnecessary or not cost or risk effective, e.g. because of duplication.

5.8.7 Directors will ensure that staff have a clear understanding of the consequences of lack of control.

5.8.8 <u>Key Controls</u>

The key controls are:

- Controls are reviewed on a regular basis and the Council makes an Annual Governance Statement commenting on the effectiveness of the system of internal control.
- Managerial control systems in place include defining policies, setting objectives and plans, monitoring financial and other performance and taking appropriate anticipatory and remedial action. The key objective of these systems is to promote ownership of the control environment by defining roles and responsibilities.

- Financial and operational control systems are in place, including physical safeguards for assets, segregation of duties, authorisation and approval procedures and information systems.
- An effective internal audit service that is properly resourced and operating in accordance with all relevant audit guidelines and any other statutory obligations and regulations.

5.9 INTERNAL AUDIT

5.9.1 The requirement for an internal audit function for local authorities is implied by section 151 of the Local Government Act 1972, which requires that authorities "make arrangements for the proper administration of their financial affairs". The Accounts and Audit regulations more specifically require that a "relevant authority must undertake an effective internal audit to evaluate the effectiveness of its risk management, control and governance processes, taking into account public sector internal auditing standards or guidance".

5.9.2 Accordingly, Internal Audit is an independent and objective appraisal function established by the Council for reviewing the system of internal control. It examines, evaluates and reports on the adequacy of internal control as a contribution to the proper, economic, efficient and effective use of resources.

5.9.3 The provision of a full Internal Audit service requires total accessibility to records and staff employed either by, or on behalf of, the Council. The Chief Executive will ensure that the internal auditors have the authority to:

Access Council premises at reasonable times;

- Access all assets, records, documents, correspondence and control systems;
- Receive any information and explanation necessary concerning any matter under investigation;
- Require any employee of the Council to account for cash, stores or any other asset of the Council under his/her control;
- Access records belonging to third parties, such as contractors, when required;
- Directly access the Chief Executive, Cabinet, and the Audit Committee.

5.9.4 The Chief Financial Officer is responsible for approving the strategic and annual audit plans prepared by the Head of Internal Audit and ratified by Audit Committee which takes account of the characteristics and relative risks of the activities involved.

5.9.5 The Chief Financial Officer will ensure that effective procedures are in place to investigate promptly any fraud or irregularity.

5.9.6 Directors will ensure that internal auditors are given access at all reasonable times to all premises, personnel, documents and assets that the auditors consider necessary for the purposes of their work, and will ensure that auditors are provided with any information and explanation that they seek in the course of their work.

5.9.7 Directors will consider and respond promptly to recommendations in audit reports and will ensure that any agreed actions arising from audit recommendations are carried out in a timely and efficient manner.

5.9.8 Directors will notify the Chief Financial Officer immediately of any suspected fraud, theft, irregularity, improper use or misappropriation of the Council's property or resources. Pending investigation and reporting, the Director should take all necessary steps to prevent further loss and to secure records and documentation against removal or alteration.

5.9.9 Directors will ensure that new systems for maintaining financial records, or records of assets, or changes to such systems, are discussed with and agreed by the Chief Financial Officer prior to implementation.

5.9.10 Key Controls

The key controls are:

- It is independent in its planning and operation;
- The Head of Internal Audit has direct access to the Chief Executive, all levels of management, and directly to Elected Members;
- Internal Auditors comply with the Public Sector Internal Audit Standards (PSIAS).
- All officers to cooperate and engage with Internal Audit.

5.10 EXTERNAL AUDIT

5.10.1 The Council's accounts are scrutinised by external auditors appointed by Central Government's representative body. The external auditors must be satisfied that the Statement of Accounts presents a true and fair view of the Council's financial position and its income and expenditure for the year in question, and that it complies with the legal requirements.

5.10.2 Senior Leadership Team will ensure that external auditors are given access at all reasonable times to all premises, personnel, documents and assets that the auditors consider necessary for the purposes of their work.

5.10.3 The Chief Financial Officer will ensure that there is effective liaison between internal and external audit, and will work with the external auditor and advise full Council, Cabinet and Directors on their responsibilities in relation to external audit.

5.10.4 Directors will ensure that all records and systems are up to date and available for inspection.

5.10.5 Key Controls

The key controls are:

- External auditors are appointed by Central Government's representative body and follow relevant code of audit practice;

- The appointing body's objectives include ensuring that public money is properly spent and accounted for.

Regulation 6 – Accounting Systems and Procedures

6.1 Accounting Systems and Procedures

6.1.1 The Chief Financial Officer is responsible for the operation of the Council's accounting systems, the form of accounts and the supporting financial records. No changes are to be made to existing financial systems, and no new systems are to be established without the prior approval of the Chief Financial Officer.

6.1.2 The Chief Financial Officer will establish arrangements for the audit of the Council's accounting systems and a complete audit trail must be maintained, allowing financial transactions to be traced from the accounting records to the original document. Vouchers and documents, including electronic documents, with financial implications must not be destroyed except in accordance with arrangements set out in the Council's Records Retention and Disposal Policy.

6.1.3 Directors are responsible for the proper operation of financial processes in their own Directorates and Service areas, and for ensuring that their Officers receive relevant financial training, approved by the Chief Financial Officer.

6.1.4 Directors must ensure that, where appropriate, computer and other systems are registered in accordance with Data Protection legislation, and that Officers are aware of their responsibilities under Freedom of Information legislation and the General Data Protection Regulations (GDPR). Accounting records must be properly maintained and held securely.

6.1.5 The development, purchase, and implementation of all computer systems must be in accordance with the Council's ICT plans, managed by the Director responsible for ICT and the Head of Service responsible for ICT. Due regard will be given to the issue of intellectual property rights.

6.1.6 The Director responsible for ICT and the Head of Service responsible for ICT will be able to identify, and hold copies of, all relevant software licences employed by the Council. No software may be loaded onto the Council's computer equipment without the prior permission of these Officers.

6.1.7 All passwords must remain confidential in accordance with the Council's Information Security Policy.

6.1.8 All computer equipment and software must be protected from loss through damage, theft, vandalism etc.

6.1.9 The Director responsible for ICT will ensure that contingency arrangements, including back-up procedures, are maintained for all computer systems. Wherever possible, back-up information should be securely retained in a fireproof location, preferably off site or at an alternative location within the building or other buildings.

6.1.10 Any service specific procedures should be followed by the service in question; any changes made to agreed procedures by Officers to meet specific service needs should be agreed with the Chief Financial Officer. These procedures will incorporate appropriate controls to ensure that, where relevant:

- All input is genuine, complete, accurate, timely and not previously processed;
- All processing is carried out in an accurate, complete and timely manner;
- Output from the system is complete, accurate and timely;
- There is an appropriate segregation of duties providing for adequate internal controls and to minimise the risk of fraud or other malpractice;
- There is a documented and tested disaster recovery plan to allow information system processing to resume quickly in the event of an interruption.

6.1.11 Key Controls

The key controls are:

- Basic data exists to enable the Council's objectives, targets, budgets and plans to be formulated;
- Performance is communicated to the appropriate managers on an accurate, complete and timely basis;
- Early warning is provided of deviations from target, plans and budgets that require management attention;
- Operating systems and procedures are secure;
- Data is backed up on a regular basis;

6.2 Banking Arrangements

6.2.1 The Council operates a number of bank accounts for the receipt and payment of money. The Chief Financial Officer is responsible for the opening of all bank accounts in the name of, and on behalf of, the Council. No other Officer of the Council may open any bank (or equivalent) account without the explicit agreement of the Chief Financial Officer.

6.2.2 The Chief Financial Officer will ensure that adequate arrangements are in place for the safe and efficient operation of all the Council's bank accounts, and will ensure that proper and timely reconciliations are undertaken.

6.2.3 All bank accounts will bear the name of the Council and in no circumstances will an account be opened in the name of an individual, with the exception of the Returning Officers Account for election expenses and the Mayors Charitable Donations Account.

6.2.4 The Chief Financial Officer will make arrangements concerning overdraft facilities as appropriate.

6.2.5 All Creditor payments are made by BACS. In addition to the authorisation system in the Financial Management System, for each Creditor Run a schedule of individual supplier payments exceeding £10,000 will be prepared, and is to be subsequently reviewed and agreed by an authorised officer before the Run is finalised.

6.2.6 Where used (Mayor's Account, Returning Officer Account), chequebooks must be held securely and cheque stubs retained to identify both issued and spoilt cheques.

6.2.7 Bank accounts will be reconciled with financial records and cashbooks at least once in each month and any discrepancies identified and appropriate action taken.

6.2.8 As far as is reasonably practical, the following tasks will not be undertaken by the same Officer:

- Where used (Mayor's Account, Returning Officer Account) control of chequebooks/preparation of cheques;
- Posting of cash from bank statements/reconciliation of bank balances;
- Processing of creditors/reconciliation of bank balances.

6.2.9 Key Controls

The key controls are:

- Where used (Mayor's Account, Returning Officer Account), all cheques must be signed by the Chief Financial Officer;
- Bank accounts can only be opened by the Chief Financial Officer;
- Separation of duties is ensured as far as reasonably practical.

6.3 Salaries, Pensions and Other Remuneration

6.3.1 The Chief Financial Officer is responsible for all payments of remuneration and expenses to Officers and for the payment of allowances and expenses to Elected Members. The Chief Financial Officer is also responsible for all payments made under payroll Service Level Agreements or commercial agreements.

6.3.2 Effective controls are needed to ensure that payments are accurate, made only when they are due, and that they comply with all relevant conditions of service. Members' allowances and expenses must be authorised in accordance with the scheme adopted by full Council.

6.3.3 Payments must only be made through the Council's or authorised contractor's payroll system. The Council's payroll system must be reconciled regularly. All appropriate payroll documents are retained and stored for the defined period in accordance with the records retention and disposal policy.

6.3.4 All approved procedures in respect of starters, leavers, variations and enhancements must be rigorously adhered to, including compliance with corporate timetables

6.3.5 The Chief Financial Officer will:

- arrange the secure and reliable payment of salaries and other remuneration and expenses in accordance with procedures prescribed by him/her, on the due date;
- record and make arrangements for the accurate and timely payment and administration of tax, superannuation and other deductions;

- will ensure that adequate arrangements are made to review individuals to be paid via the Creditors System for the requirements of IR35, whereby it may be necessary for the Council to account for tax and national insurance on behalf of that individual and to pay their invoices net of these amounts.

6.3.6 Directors will:

- ensure that appointments are made in accordance with the Council's approved policies, the approved establishment and grades of pay, and that adequate budget provision is available;
- notify the Director responsible for Human Resources of all appointments and terminations which may affect the pay or pension of an employee or former employee, in a form and to the timescale required;
- ensure that they operate adequate and effective systems to ensure that payments are only authorised to bona fide employees for a valid entitlement;
- ensure conditions and contracts of employment are correctly applied;
- employees names listed on the payroll are checked at regular intervals to verify accuracy and completeness;
- ensure that payroll transactions are processed only through the payroll system. HMRC applies a tight definition for employee status and in cases of doubt, advice should be sought from the Chief Financial Officer;
- provide a schedule of Officers authorised, including specimen signature, to approve records, timesheets and other claims to the Chief Financial Officer;
- certify all expense claims on approved forms/systems. Claims must be supported by VAT receipts where applicable and these should be attached to the claim. Certification is taken to mean that journeys were authorised and expenses properly and necessarily incurred, and that allowances are properly payable by the Council, ensuring that cost-effective use of travel arrangements is achieved. Due consideration should be given to tax implications and the Chief Financial Officer should be informed where appropriate;
- In the case of mileage claims, officers will be required to confirm that the vehicle used is covered by insurance (business use), a valid MOT certificate and Driving Licence. Members do not have to produce these documents.
- Notify the Chief Financial Officer of the details of any employee benefits-in-kind, to enable full and complete reporting within the income tax self- assessment system.

6.3.7 <u>Key Controls</u>

The key controls are:

- Conditions and contracts of employment must be correctly applied to ensure accurate and appropriate payments;
- Proper authorisation procedures are in place and that there is adherence to corporate processes and timetables in relation to: starters, leavers, variations and enhancements;
- Payments are made on the basis of appropriately authorised timesheets or claims;

- Claims for expenses will only be paid in accordance with approved schemes;
- Frequent reconciliation of payroll expenditure against approved budgets and bank accounts;
- All appropriate payroll documents are retained and stored for the defined period, in accordance with guidance issued by the Chief Financial Officer and the record retention and disposal policy;
- HMRC regulations are complied with and required records are maintained for pension, income tax and national insurance.

6.4 Creditors (Ordering and Paying for Works, Goods and Services)

6.4.1 The Council has a statutory duty to achieve best value in its procurement through economy and efficiency, and public money must be spent with demonstrable probity, and in accordance with the Council's policies. The Council's procedures should ensure that services obtain value for money from their purchasing arrangements, and these procedures should be read in conjunction with the Council's Contracts and Procurement Rules.

6.4.2 Every Officer and Elected Member of the Council has a responsibility to declare any links or personal interests that they may have with purchases, suppliers and/or contractors if they are engaged in contractual or purchasing decisions on behalf of the Council, in accordance with the appropriate Codes of Conduct, the Contracts and Procurement Rules and the Procurement Strategy.

6.4.3 The Chief Financial Officer is responsible for ensuring the operation and maintenance of effective systems for the ordering of works, goods and service and payment of creditor invoices.

Ordering

6.4.4 All orders must comply with the Council's Contracts and Procurement Rules and Procurement Strategy.

6.4.5 Where it would be advantageous for supplies to more than one Service area to be ordered from one source, the Chief Financial Officer via the Procurement Team shall be responsible for co-ordinating the arrangements.

6.4.6 The Chief Financial Officer will approve the form of official orders and the associated standard terms and conditions. An order must be generated on the electronic system and issued for all works, goods or services to be supplied to the Council, except for supplies from public utility services, for periodic payments such as rent or rates, petty cash purchases, or such other exceptions specified by the Chief Financial Officer. Standard terms and conditions must not be varied without the prior approval of the Chief Financial Officer. Where non-standard contract terms and conditions are required these should be agreed with Legal Services and the official order number, excluding standard terms and conditions, issued to the supplier upon signature of the contract.

6.4.7 Orders can only be authorised by officers delegated by the Director. Directors will periodically review and certify their Directorate list of authorised officers and submit

this to the Chief Financial Officer for inclusion in the corporate electronic ordering and payment system.

The following monetary limits apply to authorising orders and payments for works, goods and services:

Officers	Authorise Orders/ Payments (Maximum Value)
Chief Executive and Chief Financial Officer	Unlimited
Directors	£1,000,000
Others – as included on authorisation list certified by Director:	£100,000

6.4.8 The authoriser of the order must be satisfied that the works, goods or services are appropriate and needed, that there is adequate budgetary provision, and that quotations or tenders have been secured in accordance with values required by the Contracts and Procurement Rules.

6.4.9 Official orders must be completed in advance and issued to the supplier and not retrospectively after goods have been received. An exception to this rule may be applied only in exceptional circumstances for minor repairs not exceeding £1,000 in value, which are required in an emergency, and in the event the exception is applied an official order must be completed retrospectively.

6.4.10 Official orders must not be raised for any personal or private purchases, nor must personal or private use be made of Council contracts.

6.4.11 The officer generating the order on the electronic system will be deemed a "requisitioner". Heads of Service will notify Financial Services of officers who will be requisitioners and provide updates of changes in a timely manner. The order must then be authorised by an Officer delegated by the relevant Director in accordance with 6.4.7. **An Officer may not be a requisitioner and an authoriser.**

6.4.12 Goods and services must be checked upon receipt to verify that they are in accordance with the order and the details should be recorded in the ordering system in a timely manner. This check should, where practical, be carried out by a different Officer from the Officer who authorised the order and **must be done prior to payment.** Appropriate entries should be made in inventories or stores records as appropriate.

6.4.13 The Chief Financial Officer will ensure that the budgetary control system enables commitments incurred by placing orders are shown against the appropriate budget allocation so that they can be taken into account in the budget monitoring reports.

Payment

6.4.14 No creditor will be paid other than through systems operated by the Chief Financial Officer or otherwise specifically approved by him/her.

6.4.15 No payment will be made to any organisation in advance of goods or services being ordered and receipt rendered to the Council except in instances of subscriptions, memberships, training courses or appropriate use of credit cards in accordance with 6.5.

6.4.16 The Chief Financial Officer will provide advice on making payments by the most economical means. The default method of payment from the Council will be by BACS. The use of direct debit is subject to the prior agreement of the Chief Financial Officer.

6.4.17 Payment must not be made unless a proper VAT invoice has been received, checked, coded and certified for payment.

6.4.18 In most cases where an order has been raised and an appropriate invoice scanned and registered, a matching exercise will ensure seamless payment for goods and services requiring no additional authorisation, provided that any discrepancy is within an agreed tolerance. Invoices received that are outside of tolerance levels will require authorisation by the delegated officer prior to payment.

6.4.19 In cases where orders and invoices are not automatically matched, payment will not be made until an authorised officer at 6.4.7 above has ensured that a proper VAT invoice has been received, checked, coded and certified for payment. They must confirm:

The receipt of goods or services;

- That the invoice has not previously been paid;
- That expenditure has been properly incurred and is within budget provision;
- That prices and arithmetic are correct and accord with quotations, tenders, contracts or catalogue prices;
- The correct accounting treatment of tax;
- That the invoice is correctly coded;
- That discounts have been taken where available;
- That appropriate entries will be made in accounting records.

6.4.20 Directors must ensure that payment is not made on a copy invoice (unless the original invoice has been mislaid), a statement or other document other than the formal invoice. Where appropriate a copy should be certified as a bona-fide copy of the original invoice.

6.4.21 An internal Payment Voucher in a format approved by the Chief Financial Officer can be used for payments where an invoice would not be expected, for example, refunds.

6.4.22 For payments originating via feeder systems e.g. refunds, a list of approved authorisers including specimen signatures must be provided to the Chief Financial Officer.

6.4.23 The Chief Financial Officer will make payment whether or not provision exists within the estimates where the payment is specifically required by statute or is made under a court order.

6.4.24 Directors will notify the Chief Financial Officer of outstanding expenditure relating to the previous financial year as soon as possible after 31 March in line with the Accounts Closedown Timetable.

6.4.25 The Chief Financial Officer will make payments to contractors on the certificate of the appropriate Officer, which must include details of the value of work, retention money, amounts previously certified, and amounts now certified. The value of work completed should be processed in the electronic system to the level certified and recorded in a register of contracts.

6.4.26 With regard to variations and extra work in respect of contracts:

- Subject to the provisions of the contract in each case, every extra or variation will be authorised in writing by the responsible Officer. The reason for any individual extra or variation exceeding £10,000 will be reported to the Portfolio Holder as soon as is practical and if not contained within the overall budget will be subject to securing additional budget approval in accordance with Regulations 2.3 or 3.7 as appropriate;
- Any addition, omission or substitution which, in the opinion of the responsible Officer, will significantly alter the approved scheme will first be authorised by the appropriate Director following consultation with the Portfolio Holder;
- If the actual expenditure on any contract at any time exceeds the amount of the accepted tender plus agreed amounts of £10,000 (or more than 20%, whichever is lesser) the responsible Officer will, in conjunction with the Chief Financial Officer, report to the Executive giving salient particulars and an estimate of the amended final cost. Further reports on such contracts will be made at appropriate intervals with regard to further variations, and after final payment has been made;
- Where the Council acts as agent for another organisation or authority, if that principal so requires, the contractual and tendering procedures of the principal shall be used in substitution, in whole or in part, for this Regulation as required by Contracts and Procurement rules.

6.4.27 With regard to final certificates in respect of contracts:

- Before the certificate for final payment is issued on completion of a contract, the Director will examine the contractor's final account together with such other relevant documents as may be necessary;
- In the context of this Financial Regulation, final payment will be regarded as being the instalment which is due to be paid on completion of the work and not the release of the retention at the completion of the maintenance period.

6.4.28 CIS Register:

- For all contracts, the responsible Director will notify the Chief Financial Officer, who will arrange for the keeping of a CIS Register to show the state of accounts on each contract between the Council and the Contractor.

6.4.29 Key Controls

The key controls are:

- Orders for works, goods and services are completed only by authorised persons and are correctly recorded;
- All works, goods and services will be ordered in accordance with the Council's Contracts and Procurement Rules and Procurement Strategy;
- Orders will only be issued where budgetary provision exists to pay for the goods and services to be supplied;
- Goods and services received are checked to ensure they are in accordance with the order. Goods should not be receipted by the person who authorised the order;
- Payments are not made unless works, goods and services have been appropriately ordered and received by the Council, to the correct price, quantity and quality standards;
- All payments are made to the correct person or supplier, for the correct amount and are properly recorded, regardless of the payment method;
- All appropriate evidence of the transaction and payment documents are retained and stored for the defined period, in accordance with the Records Retention and Disposal Policy;
- All expenditure is accurately recorded against the right budget, any exceptions are corrected, and VAT is recorded against the relevant VAT code;
- In addition, the use of e-business, e-commerce and electronic purchasing requires that processes are in place to maintain the security and integrity of data for transacting business electronically;

6.5 Credit Cards

6.5.1 The Chief Financial Officer is responsible for the issue of credit cards to Officers of the Council, including setting card limits.

6.5.2 All credit cards must be held securely. Card details and PIN numbers must not be disclosed other than for the purposes of using the card for payments. Cardholders will be held personally liable for any expenditure they cannot account for.

6.5.3 Credit cards will only be used for authorised purchases i.e. items that are only available online, for emergency purposes and hospitality related items. Under no circumstances are they to be used for personal expenditure, direct debit payments, periodic payments or subscriptions.

6.5.4 Each individual cardholder will keep full records of all card purchases and provide these to the Chief Financial Officer promptly, on a monthly basis. All purchases should be authorised by the budget holder via completion of an internal payment

voucher. These records will be used in the reconciliation of the statement provided by the card issuer.

6.5.5 No cash withdrawal is allowed, and each card will block any attempt to do so.

6.5.6 Every purchase subject to VAT will require a VAT receipt. It is the responsibility of each cardholder to ensure that this is obtained and provided to the Chief Financial Officer.

Key Controls

The key controls are:

- Individual cardholders have a monthly transaction limit;
- Cardholders are required to keep records and receipts for every transaction and provide these promptly to the Chief Financial Officer on a monthly basis;
- The credit card statement is reconciled to the cardholder records by the Chief Financial Officer.

6.6 Reimbursement of Minor Expenditure (Formerly Petty Cash)

6.6.1 Minor items of expenditure incurred by an officer to secure goods and services in the course of their duties will be reimbursed via an online minor expenses claim system.

6.6.2 No expenditure is to be incurred without prior approval of a supervisor in accordance with the following limits and should only be used in exceptional circumstances where an official order, as required under 6.4 above, cannot be accepted by the supplier:

Up to £25 by the Officer's line manager;

Up to £100 by a Director or Head of Service;

In excess of £100 by the Chief Financial Officer.

6.6.3 A receipt must be obtained for all items of expense and should be scanned into the minor expenses claim system, or equivalent, as soon as possible.

6.6.4 By submitting a claim the officer is confirming that the expenditure has been approved by a supervisor and subsequently incurred. If upon investigation this is found not to be the case the officer may face disciplinary action.

6.6.5 A summary of claims will be submitted to appropriate managers at the end of each month and will require authorisation before they can be paid.

6.6.6 Payment of appropriately authorised claims will be made via the payroll system.

6.6.7 Key Controls

The key controls are:

- Minor expenditure to be approved by a supervising officer in advance of the expenditure being incurred.
- Provision of receipts for minor expenses to evidence the expenditure has been incurred.
- Payments are made on the basis of appropriately authorised claims.

6.7 Income

6.7.1 Income can be a vulnerable asset and effective income collection systems are necessary to ensure all income due is identified, collected, receipted and banked properly.

6.7.2 Wherever possible, charges for the use of council services should be collected in advance of service delivery, reducing the need to raise debtor invoices and avoiding the time and cost of administering debts.

6.7.3 The Chief Financial Officer will agree the arrangements for the collection of all income due to the Council and approve the procedures, systems and documentation for its collection. All income due to the Council must be processed accurately through one of the primary income systems (e.g. Debtors, Council Tax, Income System)

6.7.4 The Chief Financial Officer will approve the format of all receipts to be issued for income received by the Council.

6.7.5 The Chief Financial Officer will ensure that appropriate accounting adjustments are made following all write-off action. Formal approval for individual debt write-off is to be obtained in line with the following limits:

- Chief Financial Officer up to £10,000;
- Chief Executive up to £25,000;
- Executive – all other amounts

6.7.6 Directors will establish a charging policy for the supply of goods and services, including the appropriate VAT treatment, and will review it regularly in line with corporate policies.

6.7.7 Directors will separate the responsibility for identifying amounts due to the Council and the responsibility for collection, as far as is practical.

6.7.8 Directors will ensure that at least two employees are present when post is opened to ensure that money received by post is properly identified and recorded.

6.7.9 Directors will hold securely all receipts, tickets and other records of income for the appropriate period.

6.7.10 Directors will lock away all income to safeguard against loss or theft, and to ensure the security of cash handling. Only up to approved levels of cash will be held on the premises.

6.7.11 Directors will ensure that income is paid fully and promptly into the appropriate bank account of the Council in the form in which it is received. Appropriate details should

be recorded onto the paying-in slips to provide an audit trail. Money collected must be counted and reconciled by at least two employees and deposited to the bank account on a regular basis.

6.7.12 Directors will ensure that income is not used to cash personal cheques or other payments.

6.7.13 Directors will supply the Chief Financial Officer with details relating to work done, goods supplied, services rendered or other amounts due to enable the correct recording of sums due to the Council, and to ensure that accounts are sent out promptly. To do this, Directors should use established performance management systems to monitor recovery of income, and flag up areas of concern to the Chief Financial Officer. Directors have a responsibility to assist the Chief Financial Officer in collecting debts that they have originated, by providing any further information requested by the debtor, and in pursuing the matter on the Council's behalf.

6.7.14 Directors will keep a record of every transfer of money between employees of the Council. The receiving Officer must sign for the transfer and the transferor must retain a copy.

6.7.15 Directors will recommend to the Chief Financial Officer all debts to be written off. Once raised, no bona-fide debt may be cancelled, except by full payment or by its formal write-off. A credit note to replace a debt can only be issued to correct a factual inaccuracy or an administrative error in the calculation and/or billing of the original debt.

6.7.16 Directors will notify the Chief Financial Officer of outstanding income relating to the previous financial year as soon as possible after 31 March in line with the Closedown Timetable determined by the Chief Financial Officer.

6.7.17 Key Controls

The key controls are:

- All income due to the Council is identified and charged correctly, in accordance with an approved charging policy, which is regularly reviewed;
- All income is collected from the correct person, at the right time, using the correct procedures and the appropriate stationery or electronic records;
- All money received by an employee on behalf of the Council is paid without delay to the Chief Financial Officer or, as the Chief Financial Officer directs, to the Council's bank and properly recorded;
- Wherever practical, the responsibility for cash collection will be separated from that for identifying the amount due, and for reconciling the amount due to the amount received;
- Effective action is taken to pursue non-payment within defined timescales;
- Formal approval for debt write off is obtained per 6.7.5 above and appropriate write-off action is taken within defined timescales;
- Appropriate accounting adjustments are made following write-off action;

- All appropriate income documents are retained and stored for the defined period in accordance with Record Retention and Disposal Policy;
- Money collected and deposited is reconciled to the bank account by a person who is not involved in the collection or banking process.
- Payment in advance, wherever possible.

6.8 Taxation

6.8.1 The Chief Financial Officer is responsible for ensuring that adequate procedures are in place, and adequate advice is available to Directors, to ensure that the Council is at all times compliant with the specific requirements of the various tax regimes which affect its operations and delivery of services.

6.8.2 The Chief Financial Officer is responsible for maintaining the Council's tax records, making all tax payments, receiving tax credits and submitting tax returns by their due date as appropriate.

6.8.3 The Chief Financial Officer will complete all HMRC returns regarding PAYE, and submit a monthly return of VAT inputs and outputs to HMRC, in such format and to such timetables as may be required.

6.8.4 The Chief Financial Officer will provide details to HMRC regarding the Construction Industry Tax Deduction Scheme (CIS) including the Domestic Reverse Charge (DRC) where applicable.

6.8.5 The Chief Financial Officer will maintain up-to-date guidance for the Council's employees on taxation issues.

6.8.6 Directors will ensure that the correct VAT liability is attached to all income due to the Council (output tax) and that all VAT recoverable on purchases (input tax) complies with HMRC's regulations.

6.8.7 Directors will ensure that where construction and maintenance works are undertaken, the contractor fulfils the necessary Construction Industry Tax Deduction requirements.

6.8.8 Directors will ensure that all persons employed by the Council are added to the payroll and tax deducted from any payments to them, except where the individuals are bona-fide self-employed or are employed by a recognised staff agency. Due consideration will also be given to the requirements of IR35.

6.8.9 Directors will follow all relevant guidance on taxation issued by the Chief Financial Officer.

6.8.10 Key Controls

The key controls are:

- Budget managers are provided with relevant information and kept up to date on tax issues;
- Budget managers are instructed on required record keeping;

- All taxable transactions are identified, properly carried out and accounted for within stipulated timescales;
- Records are maintained in accordance with instructions;
- Returns are made to the appropriate authorities within the stipulated timescale.

6.9 Change Floats

6.9.1 The Chief Financial Officer will provide such change floats as considered appropriate to Officers of the Council to undertake their official duties.

6.9.2 Under no circumstance may payments of any kind be made out of change floats. Any breach of this regulation may result in disciplinary proceedings being taken against the Officer concerned.

6.9.3 If circumstances arise where the amount of a change float becomes excessive, the responsible Officer shall make appropriate arrangements to pay the excess amount back to the Chief Financial Officer.

6.9.4 Key Controls

The key controls are:

- Change floats can only be established with the approval of the Chief Financial Officer;
- No payments should go either in or out of the change float.

Regulation 7 - External Arrangements

7.1 Introduction

7.1.1 The Council provides a distinctive leadership role for the community and brings together the contributions of the various stakeholders. It must also act to achieve the promotion or improvement of the economic, social or environmental well-being of its area.

7.2 Partnerships

7.2.1 Partnerships play a key role in delivering community strategies and in helping to promote and improve the well-being of the area. The Council will work in partnership with others – public agencies, private companies, community groups and voluntary organisations to deliver some services, and its distinctive leadership role is to bring together the contributions of the various stakeholders to deliver a shared vision of services based on user wishes.

7.2.2 The Council will mobilise investment, bid for funds, champion the needs of the area and harness the energies of local people and community organisations. The Council will be measured by what it achieves in partnership with others.

7.2.3 The main reasons for entering into a partnership are:

- The desire to find new ways to share risk;
- The ability to access new resources;
- To provide new and better ways of delivering services; and
- To forge new relationships.

7.2.4 A partner is defined as either:

- An organisation (private or public) undertaking, part funding or participating as a beneficiary in a project; or
- A body whose nature or status give it a right or obligation to support the project.

7.2.5 Partners participate in projects by:

- Acting as a project deliverer or sponsor, solely or in concert with others;
- Acting as a project funder or part funder;
- Being the beneficiary group of the activity undertaken in a project.

7.2.6 Partners have common responsibilities:

- To be willing to take on a role in the broader programme appropriate to the skills and resources of the partner organisation;
- To act in good faith at all times and in the best interests of the partnership's aims and objectives;
- Be open about any conflict of interests that might arise;
- To encourage joint working and promote the sharing of information, resources and skills between public, private and community sectors;
- To hold confidentially any information received as a result of partnership activities or duties that is of a confidential or commercially sensitive nature;
- To act wherever possible as ambassadors for the project.

Roles and Responsibilities

7.2.7 Cabinet is responsible for overseeing an effective partnership approach throughout the Council and is the focus for forming partnerships with other local public, private, voluntary and community sector organisations to address local needs.

7.2.8 Cabinet can delegate functions, including those relating to partnerships, to Officers. Where functions are delegated, Cabinet will remain accountable for them to the full Council.

7.2.9 Senior Leadership Team is responsible for ensuring the effective scrutiny of the Partnership Register.

7.2.10 The Chief Financial Officer will maintain a Partnerships Register of all contracts entered into with external bodies.

7.2.11 The Chief Financial Officer:

- is responsible for promoting and maintaining the same high standards of conduct with regard to financial administration in partnerships that apply throughout the Council;
- must ensure that accounting arrangements to be adopted relating to partnerships and joint ventures are satisfactory;
- must ensure that risks have been fully appraised before agreements are entered into with external bodies;
- advise on key element of funding a project including financial viability, risk appraisal, effective controls and audit, taxation issues.

7.2.12 Directors:

- Are responsible for ensuring appropriate approvals are obtained from the Executive to enter into a partnership agreement before any negotiations are concluded in relation to work with external bodies;
- Must consider the overall corporate governance arrangements and legal issues when arranging contracts with external bodies and ensure that all agreements are properly documented;
- Are responsible for preparing an appropriate business case including risk management appraisal before entering into agreements with external bodies.
- Will ensure that such agreements and arrangements do not impact adversely on the services provided by the Council.
- Are responsible for providing appropriate information to the Chief Financial Officer to enable a note to be entered into the Council's Statement of Accounts concerning material items.

7.2.13 Key controls

The key controls are:

- To secure the approval of the Executive before entering into partnership agreements;
- Ensure sound governance arrangements in partnerships agreements ensuring consistency with the Council's Financial Regulations and Contracts and Procurement Rules as appropriate;
- To ensure that risk management processes are in place to identify and assess all known risks;
- To ensure that project appraisal processes are in place to assess the viability of the project in terms of resources, staffing and expertise;
- To agree and accept formally the roles and responsibilities of each of the partners involved in the project before the project commences;
- To communicate regularly with other partners throughout the project so that problems can be identified and shared to achieve their successful resolution.

7.3 External Funding/Grants

7.3.1 External funding can provide an important source of income to support the Council in delivering improved outcomes for residents and communities. However, funding opportunities must be considered carefully to ensure they are consistent with the Council's strategic direction, affordable over the life of the project, and capable of being delivered within available resources. In particular, all external funding bids must support the priorities set out in Gedling Borough Council's Legacy Plan 2026–2028, which provides the Council's clear focus for its remaining period prior to local government reorganisation. The Legacy Plan is centred on four priority themes: ensuring healthier, safer, connected communities; shaping places to be proud of; providing responsive, reliable and value for money services; and ensuring a safe transition to a new authority. Restricting funding bids to proposals that directly support these priorities will help ensure that limited officer capacity and financial resources are targeted to agreed outcomes, that external funding is used to deliver the greatest benefit for residents, and that the Council avoids taking on projects that create financial, operational or legacy commitments outside its approved strategic direction

Bids and Claims for External Funding

7.3.1

7.3.2 Bids for external funding must be comprehensive, supported by a robust business case and aligned to Gedling Borough Council's Legacy Plan 2026–2028. Funding applications should only be submitted where they make a clear and demonstrable contribution to one or more of the Council's approved Legacy Plan priorities. If bids are successful, the grant conditions, delivery requirements and administration arrangements must be properly managed to ensure compliance and to avoid any financial clawback, penalty or reputational risk.

7.3.3 Business cases for external funding must identify the relevant Legacy Plan priority or priorities the proposal will support, the expected outcomes and benefits, associated risks, budget provisions including any match funding requirements, ongoing revenue implications, exit or legacy costs, and the officer resources needed to deliver the scheme. The Financial Services team must support the preparation of all grant applications to ensure that financial implications are fully assessed before submission.

7.3.4 All grant bids, detailing the service, strategic and financial implications, must be approved by the Chief Financial Officer prior to submission and brought to the Budget Performance and Risk Board (who may refer the bid to the senior Leadership team). Approval will only be given where the bid demonstrates a clear contribution to the priorities and outcomes set out in the Legacy Plan 2026–2028 and where the Council can accommodate any resulting financial and resource commitments.

7.3.5All grant claims must be signed by the Chief Financial officer after they have been discussed at the Budget Performance & Risk Board..

7.3.6Records supporting grant claims, including interim and final claims, must be maintained and available, and must be reconciled back to the Council's general ledger.

Roles and Responsibilities

7.3.7The Chief Financial Officer is responsible for ensuring that all funding notified by external bodies is received and properly recorded in the Council's accounts.

7.3.8The Chief Financial Officer will ensure that match-funding requirements are considered prior to entering into the agreements, and that future budgets proposals reflect those requirements.

7.3.9Directors will ensure that grant conditions and audit requirements are met.

7.3.10Directors are responsible for providing the Chief Financial Officer with all necessary information to enable the proper recording of external funding to be achieved.

7.3.11Directors are responsible for ensuring that all claims for funds are made by the due date.

7.3.12Directors are responsible for ensuring that projects progress in accordance with the agreed timetable and that all expenditure is properly incurred and recorded.

7.3.2 Key Controls

The key controls are:

- Applications for external grant funding must be approved by the Chief Financial Officer prior to submission to the funding body;
- To ensure that funds are sought and acquired only where they support the priorities approved in Gedling Borough Council's Legacy Plan 2026–2028, so that external resources are directed to agreed corporate outcomes and do not create commitments outside the Council's approved strategic framework;To ensure that any match-funding requirements, both capital and revenue, are given due consideration and that appropriate budget approvals are secured prior to entering into agreements;
- To ensure that key conditions of funding and any statutory requirements are complied with and that the responsibilities of the accountable body are clearly understood.

7.4 Work for Third Parties

7.4.1 Current legislation enables the Council to provide a range of services to other bodies. Such work may enable a service team to maintain economies of scale and existing expertise. Arrangements should be in place to ensure that any risks associated with this work is minimised and that such work is within the Council's legal powers.

7.4.2 The Executive is responsible for approving the arrangements for any work for third parties or external bodies.

Roles and Responsibilities

7.4.3 The Chief Officer is responsible for the issue of guidance with regard to the financial aspects of third party contracts and the maintenance of the contracts register.

7.4.4 Directors are responsible for ensuring that the approval of the Executive is obtained before any negotiations are concluded to work for third parties.

7.4.5 Directors are responsible for ensuring that appropriate insurance arrangements are made in consultation with the Chief Financial Officer.

7.4.6 Directors will ensure that a viability assessment of the third party is completed to ensure the Council is not put at risk from any bad debts.

7.4.7 Directors will ensure that no contract is subsidised by the Council developing a business case which ensures that contract pricing considers all financial impacts on whole life basis, for example, inflation on pay and goods and service.

7.4.8 Directors will ensure that wherever possible, payment is received in advance of the delivery of the service.

7.4.9 Directors will ensure that the service team has the appropriate expertise to undertake the contract.

7.4.10 Directors will ensure that such contracts do not impact adversely on the services provided by the Council

7.4.11 Directors will ensure that all contracts are properly documented.

7.4.12 Directors will provide appropriate information to the Chief Financial Officer to enable a note to be entered into the Council's Statement of Accounts.

7.4.13 Key Controls

The key controls are:

- To ensure that proposals are costed properly in accordance with guidance provided by the Chief Financial Officer;
- To ensure that contracts are drawn up using guidance provided by the Chief Financial Officer and the Monitoring Officer, and that the formal approvals process is adhered to;
- To issue guidance with regard to the financial aspects of third party contracts and the maintenance of the contract register.

Definitions

APPOINTED AUDITORS - external auditors of local authorities appointed by the Government's appointed representative body.

BUDGET - a plan that matches spending with available resources. The budget is an authorisation for future expenditure and a base for controlling expenditure and income.

BUDGET HOLDER - the Officer responsible for specific cost centres or services.

BUDGET PAGE - the page in the Budget Book that sets out the budget for a cost centre or service.

CAPITAL EXPENDITURE - Section 40 of the *Local Government and Housing Act 1989* defines expenditure for capital purposes. This includes spending on the acquisition of assets either directly by the local authority or indirectly in the form of grants to other persons or bodies. Expenditure that does not fall within this definition must be charged to a revenue account. Capital Expenditure includes:

- Acquisition or disposal of land, buildings and major items of plant, apparatus and vehicles;
- Construction of roads and buildings;
- Enhancement of land, roads and buildings.

In addition the Council usually regards any item below £10,000 as revenue, its "de-minimis" level.

CIPFA - one of the leading professional accountancy bodies in the UK, having responsibility for setting accounting standards for local government.

CONTINGENCY - money set aside in the budget to meet the cost of unforeseen items of expenditure, or shortfalls in income, and to provide for inflation where this is not included in individual budgets.

COST CENTRE - any unit to which costs are assigned or allocated.

ESTIMATES - the amounts expected to be spent, or received as income, during an accounting period. The term is also used to describe detailed budgets, which are either being prepared for the following years, or have been approved for the current year.

FEES AND CHARGES - income raised by charging users of services for the facilities. For example, local authorities usually make charges for the use of car parks, the collection of trade refuse, etc. The Council levies fees and charges in accordance with the Corporate Charging Policy.

GENERAL LEDGER - the core of the Council's financial records. These constitute the central "books" of the system, and every financial transaction flows through the general ledger.

NET EXPENDITURE - Total expenditure less specific service income.

OFFICER - an employee of the Council or other person contracted to carry out functions where these Financial Regulations apply.

PROVISIONS AND RESERVES - amounts set aside in one year to cover expenditure in the future. Provisions are for liabilities or losses that are likely or certain to be incurred, but the amounts or the dates on which they will arise are uncertain. Reserves are amounts set aside which do not fall within the definition of provisions and include general reserves (or 'balances'), which every authority must maintain as a matter of prudence.

SERVICE - a cost centre or group of cost centres delivering a common function.

SLIPPAGE - where actual expenditure on a project is less than the planned spend in a financial year and the remainder is re-profiled to the following year.

VALUE FOR MONEY (VFM) - a term used to assess whether or not an organisation has obtained the maximum benefit from the goods and services it both acquires and provides, within the resources available to it. It not only measures the cost of goods and services, but also takes account of the mix of quality, cost, resource, use, fitness for purpose, timeliness, and convenience to judge whether or not, together, they constitute good value.

VIREMENT - permission to spend more on one budget head when this is matched by a corresponding reduction on another budget head, i.e. a switch of resources between budget heads. Virement must be properly authorised by the appropriate Members or by Officers under delegated powers.

MINUTES
OVERVIEW AND SCRUTINY COMMITTEE

Monday 12 January 2026

Councillor Catherine Pope (Chair)

Councillor David Brocklebank	Councillor Rachael Ellis
Councillor Michael Adams	Councillor Darren Maltby
Councillor Pauline Allan	Councillor Ron McCrossen
Councillor Roy Allan	Councillor Grahame Pope
Councillor Jim Creamer	Councillor Sam Smith
Councillor Andrew Dunkin	Councillor Russell Whiting

Officers in Attendance: M Avery, M Hill, B Hopewell, E McGinlay, N Wall, Williams and F Whyley

30 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

None.

31 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 17 NOVEMBER 2025

RESOLVED:

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

32 DECLARATION OF INTERESTS

Councillor Creamer declared a non-pecuniary interest in item 4 to the agenda as a Member of the Carlton Town Board.

33 CARLTON TOWN BOARD UPDATE

The Assistant Director for Economic Growth and Development introduced a report, which had been circulated in advance of the meeting, updating Members on the work of the Carlton Town Board.

It was noted that the Council had been notified in March 2024 that the extension of the Long Term Plan for Towns (LTPFT) funding programme would include Carlton. The programme was then paused in December 2024, with new guidance issued in March 2025 requiring the submission of a 10-year Regeneration Plan and 4-year Investment Plan by November 2025. It was further noted that the 1 April 2026 would be the start date for funding and as such, Cabinet approved arrangements for the creation of the Greater Carlton Neighbourhood Board, appointing

David Stewart as Chair to develop the appropriate processes that would ensure compliance with the £20 million funding award.

Members noted that 727 participants completed a survey as part of a community consultation exercise between 15 July and 30 August 2024 with the purpose of gaining feedback that would support the Board in deciding how the Greater Carlton Long Term Plan for Towns funding should be spent. Further consultation took place targeting young people, high street businesses and larger employers through dedicated workshops. It was noted that the common themes in the feedback from consultation included:

- Improvement of public and green spaces.
- Support for local businesses
- Improvement of sports and leisure facilities
- Increase in community events and spaces
- Improvements in infrastructure maintenance and connectivity
- Measures to increase safety and security.

Members noted that in October 2025, the Board met and approved the final proposals for the ’10 year Regeneration Plan’ and ‘4 year Investment Plan’ which would focus on Skills and Learning, Youth and Aspirations, Health and Wellbeing, Local Economy and Business Growth, and Safety and Feelings of Safety. It was confirmed that both plans were successfully submitted ahead of the 29 November 2025 deadline, receiving positive feedback from the Ministry of Housing, communities and Local Government (MHCLG) and the East Midlands Combined County Authority.

It was noted that the Carlton Town Board would commence recruitment of a programme manager to determine and develop project specifications and that preparation would soon take place for procurement and risk management ahead of the April 2026 start date for the delivery of the programme.

Members were then given the opportunity to ask questions.

Members asked officers to clarify the role of Gedling Borough Council on the Carlton Town Board.

It was noted that Gedling Borough Council had acted as the Accountable Body for the neighbourhood board and as such, the Council ensured compliance with the guidance set out by government. It was highlighted that decisions were made by the Board and the role of the Council had been to ensure that the makeup of the board, the way in which meetings

were conducted, and the priorities and projects identified by the board complied with the guidance set out by government.

Members queried how many people had applied to be on the board and the method by which the selection process been administered.

It was noted that in 2024, under the initial programme, delegations were made to the Chief Executive of Gedling Borough council, which had later been delegated to the Director of Place to appoint a Chairperson for the board. The position had been advertised and expressions of interest for board members had also been invited. A Chairperson had then been appointed however following their resignation, the process to appoint a new chair had taken place a second time.

Members noted the work of the Carlton Town Board so far but queried when a detailed list of the projects due to be undertaken would become available to members and the public.

It was noted that from April 2026, a detailed list of projects would have been compiled based on the vision deduced from the feedback of the consultations and workshops undertaken by the Board to date. The board would be able to provide this list to members when it is agreed ahead of the April 2026 starting date.

Members queried whether the delivery schedule of the programme had always been planned for April 2026 or whether delivery of the programme had been delayed to April 2026 due to the change in government.

It was noted that the decision to pause the programme had been made in December 2024 following the Parliamentary General Election that took place in July 2024. The new government then had to determine whether the programme was affordable and new guidance was then received in March 2025.

Members queried the plans for leisure facilities and whether the Carlton Town fund would impact the Richard Herrod Leisure Centre.

It was noted that funding from the Greater Carlton Plan for Towns Fund would not to be directed towards the Carlton Active project, which would oversee the redevelopment of the Richard Herrod Centre. This was due to the Towns Fund being released over a ten-year period. It was further noted that the Carlton Active project would be expected to be developed and operational far sooner than the Carlton Town Board’s timeline would allow.

Members queried whether there would be a cap on consultancy spend and the recouperation of officer time.

It was noted that the consultancy fees and officer funding had been paid for by capacity funding which had been factored in by government when the £20 million funding was announced to ensure councils had enough resource to act as the accountable body.

Members queried whether a prospective list of projects for years 2, 3, 4 and beyond could be made available.

It was noted that broad themes had been established for the forthcoming years; however, the query would be fed back to the Board so that they could consider incorporating this into their communications strategy.

The Chair then thanked the officers for the information provided.

RESOLVED to:

1) Note the report; and

2) Contact the Chair of the Carlton Town Board to consider options for engagement with the Overview and Scrutiny Committee.

34 COMPLAINTS AND COMPLIMENTS UPDATE

The Deputy Chief Executive and Monitoring Officer introduced a report, which had been circulated in advance of the meeting, informing Members of the receipt of the Annual review letter from the office of the Local Government and Social Care Ombudsman (LGSCO) and the complaints dealt with by the Council through the internal complaint's procedure during the year 2024/25.

RESOLVED to:

Note the details of the Annual Review letter from the Local Government and Social Care Ombudsman and the information in relation to the number of complaints dealt with by the Council through the internal complaint's procedure in 2024/25.

35 SOCIAL VALUE POLICY UPDATE

Consideration was given to a report of the Deputy Chief Executive and Monitoring Officer, and Contract and Procurement Manager, which had been circulated in advance of the meeting, seeking views on the Council's Social Value Policy approach 2025-27 prior to submission to Cabinet for approval.

Members queried whether bids would be graded to demonstrate why one submission had scored higher than another in relation to the social value element, and whether the delivery of social value outcomes would be monitored to ensure they had been achieved.

It was noted that an evaluation matrix would be applied to each bid, based on the aspects being assessed. Social value would therefore form part of the contractual requirements, and contractors would be expected to deliver against the stated social value commitments.

RESOLVED to:

Note the report.

36 GEDLING PLAN Q2 2025/26 PERFORMANCE UPDATE

Councillor Whiting left the meeting.

Consideration was given to a report of the Senior Leadership team, which had been circulated in advance of the meeting, informing Members in summary of the position against Performance Indicators and Annual Delivery Plan Actions in Quarter 2 of 2025/26.

Members queried the 80 MP letters received, which had been an increase of 18%, and whether the council had seen a general theme to those letters.

It was noted that this information can be circulated to Members after the meeting.

RESOLVED to:

1) Note the progress against Improvement Performance Indicators for quarter 2 of 2025/26; and

2) Note the progress against Annual Delivery Actions.

37 CORPORATE RISK MANAGEMENT UPDATE Q2 2025/26

Consideration was given to a report of the Chief Finance and Section 151 Officer, which had been circulated in advance of the meeting, updating members of the Overview and Scrutiny Committee on the current level of assurance that can be provided against each risk.

RESOLVED to:

Note the report.

38 SCRUTINY WORK PROGRAMME

The Democratic Services Manager introduced a report, which had been circulated in advance of the meeting, providing an update on the scrutiny work programme.

Consideration was given to the approach the Committee wished to take when conducting scrutiny of the Council's processes, Portfolio Holder updates, partnership reviews, working groups, and related activities.

Members requested that, when presentations were scheduled to be delivered, copies be provided in advance of the meeting to allow sufficient time to review the information and prepare questions.

Members suggested the introduction of further structure to Portfolio Holder updates**,** including the use of time limits and upfront lists of the work each Portfolio Holder had undertaken since their last update, in order to give the committee the opportunity to scrutinise the activities they have carried out.

Members expressed an interest in hearing which areas of the portfolios carried the highest risk, or where improvements could be made, including options for potential improvement.

They also agreed to allocating time at the end of each meeting to identify and determine which aspects of the next Portfolio Holder area Members wished to focus on.

Members queried whether consideration could be given to arranging a meeting between the Overview and Scrutiny Committee, Cabinet, and officers to understand how the Council would engage with other authorities and to hear how the new authority would prioritise the needs of its new communities.

Members expressed an interest in hearing about the events planned for the upcoming year, including receiving a calendar indicating the wards in which they would take place, so that Members could assist with promoting them.

RESOLVED to:

Note the report.

39 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 7.20 pm

Signed by Chair:
Date:

MINUTES
ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 13 January 2026

Councillor Alison Hunt (Chair)

Present:	Councillor Marje Paling	Councillor Alex Scroggie
	Councillor Jim Creamer	Councillor Martin Smith
	Councillor Rachael Ellis	Councillor Clive Towsey-Hinton
	Councillor Andrew Meads	Councillor Paul Wilkinson
	Councillor Julie Najuk	

Absent: Councillor Sue Pickering

Officers in Attendance: C Allcock, B Hopewell, A Hutchinson and R Towlson

1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Pickering.

2 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 2 DECEMBER 2025

RESOLVED:

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

3 DECLARATION OF INTERESTS.

None.

4 REMOVAL OF HACKNEY CARRIAGE AND PRIVATE HIRE VEHICLE LICENCE CONDITION 8 RELATING TO VEHICLE RE-TEST FEES.

Consideration was given to a report of the Director of Place, which had been circulated in advance of the meeting, seeking approval to remove Hackney Carriage and Private Hire Vehicle Licence Condition 8.

RESOLVED to:

Approve the removal of condition 8 of the Hackney Carriage and Private Hire Vehicle Licence Conditions.

5 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

6 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

7 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - MR

Consideration was given to a report of the Corporate Director of Place which had been circulated prior to the meeting, regarding an application for a one year joint Hackney Carriage/Private Hire Driver's Licence for MR.

MR attended the meeting along with a solicitor who addressed the Committee on MR's behalf.

In making the decision the Committee applied the Council's approved Policy and Guidelines.

RESOLVED to:

1) Approve MR's application for a one year Joint Hackney Carriage/Private Hire Driver's Licence; and

2) Issue a warning to the applicant that further such incidents of dishonesty would result in another appearance before the committee.

8 CHANGE OF CIRCUMSTANCES OF HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - AUH

Consideration was given to a report of the Director of Place, which had been circulated in advance of the meeting, regarding a change of circumstances following information received about the holder of a Joint Hackney Carriage/ Private Hire Driver's Licence.

AUH attended the meeting along with a friend who interpreted and addressed the Committee on AUH's behalf.

In making the decision the Committee applied the Council's approved Policy and Guidelines.

RESOLVED to:

1) Suspend AUH licence for 28 days.

2) Give AUH 21 days to surrender his licence; and

3) Issue a warning to AUH that such conduct fell short of the expected standard for Hackney Carriage Drivers and that further such incidents would result in another appearance before the Committee.

AUH was advised of his right to appeal against the decision of the Committee.

9 CHANGE OF CIRCUMSTANCES OF JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - KY

Consideration was given to a report of the Director of Place, which had been circulated in advance of the meeting, regarding a change of circumstances following information received about the holder of a Joint Hackney Carriage/ Private Hire Driver's Licence.

KY attended the meeting along with a family member and an interpreter, and they both addressed the Committee on KY's behalf.

In making the decision the Committee applied the Council's approved Policy and Guidelines.

RESOLVED:

To revoke the Hackney Carriage/Private Hire Driver's Licence held by KY with immediate effect.

KY was advised of the right of appeal against the decision of the Committee.

The meeting finished at 6.15 pm

Signed by Chair:
Date:

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MINUTES
PLANNING COMMITTEE

Wednesday 14 January 2026

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Lynda Pearson
	Councillor Pauline Allan	Councillor Catherine Pope
	Councillor Jane Allen	Councillor Grahame Pope
	Councillor Stuart Bestwick	Councillor Sam Smith
	Councillor David Ellis	Councillor Ruth Strong
	Councillor Andrew Ellwood	Councillor Henry Wheeler
	Councillor Helen Greensmith	Councillor Russell Whiting
	Councillor Julie Najuk	

Absent: None.

Officers in Attendance: J Krawczyk, N Bryan, C Turton, H Stylianou and C Goodall

34 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

No apologies for absence were received.

35 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 3 DECEMBER 2025

RESOLVED:

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

36 DECLARATION OF INTERESTS

None.

37 APPLICATION NO. 2025/0567 - 428 CARLTON HILL, CARLTON

Change of use from dance school and offices to 11 flats including external alterations.

Dr James Kitchin of the Trentside Medical Group, an adjoining business, spoke against the application.

The Development Manager introduced the report.

RESOLVED:

To Grant Planning Permission: Subject to the conditions listed for the reasons set out in the report.

Conditions

1 The development herby permitted shall commence before the expiration of 3 years from the date of this permission.

2 This permission shall be undertaken in accordance with the submitted application form and following list of approved drawings:

2504(08)003 Rev.B – proposed plans and elevations
2504(08)004 Rev.A – proposed block site plan

3 From the date of first occupation every property built on the site shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of new residents in their new home welcome pack / travel planning advice.

4 Prior to the occupation of the development hereby permitted, the parking shown on plan: 2504(08)004 Rev.A shall be provided and shall be retained thereafter in perpetuity.

5 Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site-specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

6 Prior to the commencement of development a Local Labour Agreement (LLA) shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be completed in accordance with the approved LLA.

7 Prior to the change of use occurring, details of the cycle and bin storage shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter commence in accordance with the details as approved.

Reasons

1 To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

2 For the avoidance of doubt.

3 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

4 To ensure that there is sufficient parking provision for the development, in accordance with Policy LPD 57 of the Gedling Local Planning Document 2018.

5 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

6 To comply with policy LPD48.

7 To ensure that the character of the area is respected and to comply with policy ASC10.

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant in accordance with the National Planning Policy Framework.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at www.gedling.gov.uk. The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the gross internal area of new build is less 100 square metres

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

Biodiversity Net Gain The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been

granted subject to the condition (biodiversity gain condition) that development may not begin unless:(a) a Biodiversity Gain Plan has been submitted to the planning authority, and(b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Gedling Borough Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements in the list below is considered to apply. The development impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.
1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and (i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being: 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
i) the application for planning permission was made before 2 April 2024;
ii) planning permission is granted which has effect before 2 April 2024; or
iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
4.2 Development below the de minimis threshold, meaning development which:
i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat. If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits. The effect of section 73D of the Town and Country Planning Act 1990If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier

Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted: i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The grant of planning permission does not override other legislation, including the Wildlife and Countryside Act. Therefore, should protected species be impacted during the development hereby approved, including bats, there would be a need to cease work and receive guidance from a suitably qualified ecologist on mitigation that may be required.

Please note that there are certain permitted development rights in respect of installing solar panels as outlined in Section 2, part 14, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

38 APPLICATION NO. 2025/0702 - NOTTINGHAMSHIRE FIRE & RESCUE HEADQUARTERS, BESTWOOD LODGE DRIVE, BESTWOOD

Demolish existing buildings and develop a new private residential therapy and treatment centre, together with associated infrastructure and landscaping. (Variation of Conditions 21, 22 and 26 of planning permission 2024/0708 to enable alterations to ground levels under trees T32, T33 and T34 to facilitate the required gradient for the access drive and to remove tree T73 and Hedgerow H18 to allow the building of a previously approved wall.)

The Principal Planning Officer advised members of the committee that it was proposed to alter condition 22 to make the wording clearer.

The wording proposed was as follows:

“Prior to any works being carried out within the Root Protection Area of retained trees, the Tree Protection Fencing shown within the Tree Protection Plan (received by the Local Planning Authority 08.12.2025) shall be implemented and retained for the duration of the works.”

She then went on to introduce the report.

RESOLVED:

TO GRANT PLANNING PERMISSION subject to the following conditions:

1 The development must be begun not later than 2nd July 2028.

2 The development hereby permitted shall be completed in accordance with the submitted documents:

Existing Plans, received 18th November 2024
Proposed Elevation Plans, 23rd October 2024
Proposed Floor Plans, received 3rd October 2024
Proposed Site Plan, received 3rd October 2024
Site Location Plan, received 3rd October 2024
Application Form, received 3rd October 2024
Drawing no. PBLS-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received 23rd January 2025

3 The development shall be undertaken in the materials identified on the submitted Elevation Plans and Material Details received by the Local Planning Authority on 25th July 2025 as part of discharge of condition application 2025/0581DOC.

4 The development shall not be occupied until a detailed scheme for the boundary treatment of the site, including position, design and materials, and to include all boundaries, cycle storage area and bin storage area, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is first brought into use.

5 The hard landscaping works shall be carried out in accordance with the submitted External Works Layout Plan and Hard Landscaping Plan, 480-L-D-111 Rev P01 received by the Local Planning Authority on 25th July 2025 as part of discharge of condition application 2025/0581DOC.

6 Prior to completion of development the surface water drainage scheme approved as part of discharge of condition application reference number 2025/0581DOC shall be implemented in full. The approved documents are;-

601186-HEX-XX-XX-D-C-9201 P01 Exceedance Plan, received 29th October 2025
601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025
601186-HEX-00-XX-T-C-9210 V01 Surface Water Maintenance and Management Plan, received 2nd October 2025
601186-HEX-XX-XX-D-C-9200 P02 Surface Water Drainage Layout, received 2nd October 2025

601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025
Surface Water Flow V01, received 2nd October 2025

7 From the date of first occupation the development shall be provided with access to electric vehicle (EV) charge point(s) in line with Part S of the Building Regulations. A minimum of three (3) active chargepoints and, cable routes installed to at least one-fifth of the remaining number of parking spaces. All EV charging points shall meet relevant safety and accessibility requirements and be clearly marked with their purpose; which should be drawn to the attention of site users.

8 No part of the development hereby permitted shall be brought into use until the cycle parking store as indicated on the submitted site plan, has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.

9 Development shall be undertaken in accordance with the Construction Emission Management Plan received 30th September, approved as part of discharge of condition application reference number 2025/0730.

10 Development may not be begun unless:

(a) a biodiversity gain plan has been submitted to the planning authority; and
(b) The planning authority has approved the plan.

Development shall thereafter be carried out in accordance with the approved biodiversity gain plan, in accordance with the timings agreed by the biodiversity gain plan.

11 The Biodiversity Gain Plan shall be prepared in accordance with the Ecological Impact Assessment, received 3rd October 2024 and the Statutory Metric Calculation Tool received by the Local Planning Authority 3rd October 2024.

12 The development shall not commence until a Habitat Management and Monitoring Plan in respect of any on-site biodiversity gain (the Onsite HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the Onsite HMMP;

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat,

has been submitted to, and approved in writing by, the Local Planning Authority.

13 Notice in writing shall be given to the Council when the Onsite HMMP works have started.

14 Monitoring reports shall be submitted to and approved in writing by local planning authority in accordance with the methodology and frequency specified in the approved Onsite HMMP.

15 Development shall be undertaken in accordance with the approved ground Investigation Report “Hexa Consulting, Bestwood Lodge Drive, Ground Investigation Report, ref. 601186-HEX-XX-XX-RP-GE-000 Rev P03”, received by the LPA 24th September 2025 and approved as part of discharge of condition application reference number 2025/0581DOC.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination development must be halted on that part of the site.

An assessment must be undertaken in accordance with the requirements above, and where remediation is necessary a remediation scheme, together with a timetable for its implementation and verification reporting, must be submitted to and approved in writing by the Local Planning Authority.

16 Development shall be undertaken in accordance with the waste information, approved as part of discharge of condition application reference number 2025/0730. The approved documents are;-

CC86 – Healthcare Waste Policy and Procedure, received 30th September 2025
Site Waste Management Plan for Delamere – Bestwood Lodge, received 30th September 2025
Waste Management Summary, received 30th September 2025

Waste Management Strategy 23058-PP 0090-, received 30th September 2025

17 Development shall be undertaken in accordance with the approved badger survey information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are:

Pre-commencement badger survey
External Lighting Statement and Construction Ecological Management Plan
Confirmation of badger licence, received by the LPA 26th September 2026
Badger Plan, received by the LPA 25th September 2026

18 Development shall be undertaken in accordance with the approved wildlife friendly lighting information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are:

Delamere Health - External Lighting Statement (P02) as updated by applicant's email of 2nd September 2025 stating *"As discussed the standard method of installing columns is to put a sleeve into the ground that is 400mm diameter (dependant on size of column) to the depth of the column root and add a concrete base within the sleeve. The column is then placed into the sleeve and packed into position with sand. I have attached a generic column installation instruction, we do always recommend consulting a structural engineers to confirm details of installation because of the ground conditions on site"*

19 If protected species are encountered during development then works should halt, the scheme ecologist should be consulted and the Local Planning Authority informed. Works should not re-commence until any required mitigation measures to ensure no adverse impact to that species have been submitted to the Local Planning Authority and approved in writing. Development shall then re-commence in accordance with the approved details.

20 Development shall be undertaken in accordance with the submitted Ecology Mitigation, submitted as part of discharge of condition application reference number 2025/0581DOC. The documents are;-

RSE_8328_Enhancement Plan_V1R2_Optimized
RSE_8328_R1_V1_CEMP

21 All retained trees, and hedges must be protected in accordance with the submitted tree survey reference RSE_8329_R1_V5_ARB

(received by the Local Planning Authority 08.12.2025) and the approved protection shall be implemented prior to construction commencing and retained for its duration.

22 Prior to any works being carried out within the Root Protection Area of retained trees, the Tree Protection Fencing shown within the Tree Protection Plan (received by the Local Planning Authority 08.12.2025) shall be implemented and retained for the duration of the works.

23 No development shall take place until a date for the Council's Arboricultural Officer to inspect the installed tree protection fencing in accordance with tree survey as part of the pre-development preparations has been agreed in writing by the Local Planning Authority.

24 Any structures built on the site should comply with current building regulations and NHBC Chapter 4.2 - Building near Trees (2022) 6. Foundation depths for buildings near or adjacent to trees should consider the potential size of the trees at maturity and their subsequent water demand. The soil types throughout the site should be fully investigated and appropriate measures taken. If trees are removed across the site, the potential for soil heave should be assessed and foundations designed accordingly.

25 Development shall be undertaken in accordance with the approved soft landscaping information, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are:

Updated landscape proposals, received 2nd September 2025 including Delamere Maintenance Manual Rev A, 2025 05 07 Planting Schedule, 480-P-300 P03 Delamere Planting Plan A1.

Any new tree(s) that die(s), are/is removed or become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details.

26 There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees, with the exception of trees T32, T33 and T34 (as shown on Tree Protection Plan - Protection Plan RSE_8329_TPP Rev 6 (received by the Local Planning Authority 08.12.2025))

The levels of trees T32, T33 and T34 can be altered as per plans entitled “Vehicle Swept Path – Fre Appliance (shown in Appendix B of the submitted Transport Statement), Plan 601186-HEX-XX-

XX-D-C-9150 P01 “Earthworks Analysis and Plan 601186-HEX-XX-XX-D-C-9100 POL “Proposed Levels Layout”.

Trees T32, T33 and T34 shall be subject to annual inspections for a period of 5 years from the commencement of works. Each inspection shall be carried out by a suitably qualified arboricultural professional holding a Professional Tree Inspection (PTI) certificate, and a written report shall be submitted to the Local Planning Authority (LPA) following each inspection. If any of the trees die, become severely damaged, or require removal during this period, replacement tree planting shall be undertaken in accordance with a scheme to be submitted to and approved in writing by the LPA.”

27 Development shall not commence (other than demolition and remediation) until precise details of the following have been submitted to and approved in writing by the Local Planning Authority:

Samples and details of the finish of all lighting
Parking delineation
Details of the cycle store
Details of the external pavilion
Location and details of any plant required

Development shall thereafter be carried out in accordance with the approved details.

28 Development shall be undertaken in accordance with the approved Travel Plan, approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are;-

PBLS-BSP-ZZ-XX-RP-D-0001-TP2_Travel_Plan, received by the LPA 19th August 2025

29 The proposed development hereby permitted shall not be brought into use until the highway works as shown on drawing number PBLS-BSP-ZZ-ZZ-DR-D-0001 Rev P02, received by the Local Planning Authority, 23rd January 2025, have been completed.

30 Development shall be undertaken in accordance with the approved Site Levels Plan, received 25th July 2025, approved as part of discharge of condition application reference number 2025/0581DOC.

31 Development shall be undertaken in accordance with the approved Construction Ecological Management Plan details approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are;-

RSE_8328_ Enhancement Plan_V1R2_Optimized
RSE_8328_R1_V1_CEMP

32 Development shall be undertaken in accordance with the approved drainage systems for the infiltration of surface water to the ground as approved as part of discharge of condition application reference number 2025/0581DOC. The approved documents are;-

601186-HEX-XX-XX-D-C-9201 P01 Exceedance Plan, received 29th October 2025
601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025
601186-HEX-00-XX-T-C-9210 V01 Surface Water Maintenance and Management Plan, received 2nd October 2025
601186-HEX-XX-XX-D-C-9200 P02 Surface Water Drainage Layout, received 2nd October 2025
601186-HEX-XX-XX-D-C-9210 P02 Drainage Details Sheet 1, received 2nd October 2025
Surface Water Flow V01, received 2nd October 2025

33 No piling or any other foundation designs using penetrative methods shall be carried out unless precise details have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. A site-specific piling risk assessment must be provided for review and approval by Local Planning Authority prior to commencing piling activities on the site.

Reasons

1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 For the avoidance of doubt.

3 In the interests of visual amenity and heritage.

4 In the interests of visual amenity and heritage.

5 In the interests of visual amenity and heritage.

6 A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

8 To ensure that adequate cycle provision has been provided.

9 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National Planning Policy Framework and policy LPD11 of the Councils Local Plan.

10 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

11 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

12 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

13 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

14 To ensure that 10% BNG is achieved at the site in accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

15 To ensure the development is safe and suitable for use, thereby taking into consideration the National Planning Policy Framework and Policy LPD7 of the Councils Local Plan.

16 To minimise the creation of waste.

17 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

18 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

19 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

20 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

21 In the interests of visual amenity and biodiversity.

22 In the interests of visual amenity and biodiversity.

23 In the interests of visual amenity and biodiversity.

24 In the interests of visual amenity and biodiversity.

25 In the interests of visual amenity and biodiversity.

26 In the interests of visual amenity and biodiversity.

27 In the interests of visual amenity and heritage.

28 To promote sustainable travel.

29 To promote sustainable travel, in the general interest of highway safety.

30 In the interests of visual amenity and in order to preserve the openness of the Green Belt.

31 In the interests of biodiversity and in order to comply with Policies ACS17 LPD18.

32 To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 180 of the NPPF.

33 To ensure that any proposed penetrative foundation solutions do not harm groundwater resources.

Notes to Applicant

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

Any new signage may require advertisement consent.

The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 39 of the National Planning Policy Framework (2024). Negotiations have taken place during the determination of the application to address adverse impacts identified by officers. Amendments have subsequently been made to the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation

With regards to condition 10, the biodiversity gain plan must include:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
(b) the pre-development biodiversity value of the onsite habitat;
(c) the post-development biodiversity value of the onsite habitat;
(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
(e) any biodiversity credits purchased for the development; and
(f) any such other matters as the Secretary of State may by regulations specify.
(g) timings for implementation

With regards to condition 7, all electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021

A claim for a bridleway has been made along the track that the applicant proposes to use for access. The applicant is strongly advised to contact countryside.access@nottscc.gov.uk for further information regarding the status of the claim and the impact that this may have on the proposal. If the claim for a bridleway is successful, this will need to be accommodated within the development.

It is recommended that the Secured by Design standard is adopted as part of this property redevelopment. Nottinghamshire Police Designing Out Crime Officers will be available to provide ongoing guidance to the developer in the adoption of the SBD standards, Further information can be found at;-

https://www.securedbydesign.com/images/COMMERCIAL_GUIDE_2023_v4.pdf

The developer is encouraged to consider site security during construction and review the relevant guide;-

https://www.securedbydesign.com/images/CONSTRUCTION_SITE_SECURITY_GUIDE_A4_8pp.pdf

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

What is a permit and how to get one? - GOV.UK (www.gov.uk)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal

Agreement will be required. Further information regarding Incidental Coal Agreements can be found here –

https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

There may be a gas pipeline close to the site. The applicant is advised to contact Cadent Gas for further information.

With regards to condition 33, if Piling is proposed, a site-specific Piling Risk Assessment must be submitted to LPA / EA prior to commencing piling on the site and it must be written in accordance with EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention. National Groundwater & Contaminated Land Centre report NC/99/73.

With regards to condition 32, It is anticipated that areas of the site will contain infilled materials, and it would not be appropriate for infiltration drainage (such as soakaways) to discharge into infilled materials, waste, or made ground.

Waste on site
Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommends that developers should refer to our:
-Position statement on the Definition of Waste: Development Industry Code of Practice and;
- website at https://www.gov.uk/government/organisations/environment-agency for further guidance.

Waste to be taken off site
Contaminated soil that is, or must be disposed of, is waste. Therefore, its handling, transport, treatment and disposal is subject to waste management legislation, which includes:
o Duty of Care Regulations 1991
o Hazardous Waste (England and Wales) Regulations 2005
o Environmental Permitting (England and Wales) Regulations 2010
o The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standards BS EN 14899:2005 'Characterisation of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of waste material to be produced at or taken off site is hazardous waste and is 500kg or greater in any 12 month period the developer will need to register with the EA as a hazardous waste producer.Refer to the website at https://www.gov.uk/government/organisations/environment-agency for more

With regards to the discharge of conditions 10 (BNG Gains Plan) and 12 (BNG Habitat Management and Monitoring Plan), please be aware that a Section 106 Legal Agreement may be required in order to secure the required details and monitoring fee, as part of the discharge if condition application.

With regards to condition 10, the biodiversity gain plan must include:
(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
(b) the pre-development biodiversity value of the onsite habitat;
(c) the post-development biodiversity value of the onsite habitat;
(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
(e) any biodiversity credits purchased for the development;
(f) any such other matters as the Secretary of State may by regulations specify; and
(g) timings for implementation.

39 APPEAL SUMMARY REF: APP/N3020/W/25/3363548 - 8 TUDOR CLOSE, COLWICK

Erection of pair of semi-detached properties.

RESOLVED:

To note the information.

40 FIVE YEAR HOUSING LAND SUPPLY ASSESSMENT 2025

The Assistant Director of Development introduced a report, which had been circulated in advance of the meeting, asking members to note the latest five-year housing land supply assessment.

RESOLVED:

To note the Gedling Borough Five Year Housing Land Supply Assessment 2025, attached as Appendix A.

41 AUTHORITY MONITORING REPORT APRIL 2024 – MARCH 2025

The Assistant Director of Development introduced a report, which had been circulated in advance of the meeting, asking members to note the Gedling Borough Council Authority Monitoring Report April 2024 – March 2025.

RESOLVED:

To note the Gedling Borough Council Authority Monitoring Report April 2024 - March 2025 attached as Appendix A.

42 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

43 PLANNING DELEGATION PANEL ACTION SHEETS

RESOLVED:

To note the information.

44 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.45 pm

Signed by Chair:
Date:

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MINUTES
CABINET

Thursday 29 January 2026

Councillor John Clarke (Chair)

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

Officers in Attendance: M Hill, F Whyley, M Avery, T Adams, S Troman, N Osei, S Anderson, J Goodall and L Squires

68 APOLOGIES FOR ABSENCE.

No apologies for absence were received.

69 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 11/12/2025.

RESOLVED:

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

70 DECLARATION OF INTERESTS.

None.

71 FORWARD PLAN

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

RESOLVED To:

Note the report.

72 BOROUGHWIDE HOUSES IN MULTIPLE OCCUPATION UPDATE

The Assistant Director of Development introduced a report which had been circulated prior to the meeting, to inform Members of the number of HMOs within the Borough and provide a recommendation regarding the suitability of implementing an Article 4 direction to remove permitted

development rights in order to introduce a requirement for planning permission to change from a Use Class C3 Dwellinghouse (dwelling) to a Use Class C4 HMO (3-6 unrelated people who share facilities) within any particular ward.

RESOLVED To:

1) Agree that there is currently sufficient evidence to demonstrate that an Article 4 direction is necessary to protect local amenity or the well-being of Chandos Street, Ashwell Street and Beech Avenue within Netherfield Ward and approve the making of the direction that will be referred back to Cabinet for confirmation 12 months after it is made.

2) Note the total number of HMOs within the Borough.

3) Agree that there is currently insufficient evidence to demonstrate that an Article 4 direction or any other measure is necessary to protect local amenity or the well-being of the entirety of any ward or wider area within the Borough.

4) Agree that the overall number of HMOs within the Borough should be monitored.

73 FEES AND CHARGES 2026/27

The Principal Finance Business Partner introduced a report which had been circulated prior to the meeting, to determine the level of fees and charges for 2026/27 in accordance with the Corporate Charging Policy.

RESOLVED To:

1) Approve the individual fees and charges as set out in the Fees and Charges schedule 2026/27 appended to the report.

2) Approve the level of any new charges, concessions or discounts to be applied to any new or amended charges be delegated to the relevant Assistant Director in consultation with the Chief Finance Officer.

74 PRUDENTIAL CODE INDICATOR MONITORING 2025/26 AND TREASURY ACTIVITY REPORT FOR THE PERIOD ENDED 30 NOVEMBER 2025

The Principal Finance Business Partner introduced a report which had been circulated prior to the meeting, to inform Members of the performance monitoring of the 2025/26 Prudential Code Indicators, and to advise Members of the Treasury activity as required by the Treasury Management Strategy.

RESOLVED TO:

1) Note the report, together with the Treasury Activity Report 2025/26 for Period 8 at Appendix 1, and the Prudential and Treasury Indicator Monitoring 2025/26 at Appendix 2.

2) Approve the changes to Prudential Indicators detailed at paragraph 2.7 to align with the latest revenue and capital budgets being reported to members as part of the Budget Monitoring and Virement Report for the period April 2025 to November 2025.

75 BUDGET MONITORING AND VIREMENT REPORT – AUGUST TO NOVEMBER 2025

The Principal Finance Business Partner introduced a report which had been circulated prior to the meeting, to update Cabinet on the forecast outturn for Revenue and Capital Budgets for 2025/26.

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

RESOLVED TO:

1) Approve the General Fund Budget virements set out in Appendix 1.

2) Approve the re-purposing of Earmarked Reserves as set out in section 2.1.

3) Note the use of reserves during August to November 2025 as detailed in Appendix 2.

4) Approve the removal of £374,000 of total efficiency savings, of which £247,000 relate to 2025-26 as set out in section 2.2.

5) Approve the changes to the Capital programme included in section 2.3.

76 SOCIAL VALUE POLICY

The Deputy Chief Executive and Monitoring Officer circulated a report prior to the meeting to seek approval of the Council's Social Value Policy approach 2025-27.

RESOLVED To:

1) Approve the Social Value Policy at Appendix 1 of the report.

77 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.46 pm

Signed by Chair:
Date:

MINUTES
JOINT CONSULTATIVE AND SAFETY COMMITTEE

Tuesday 17 February 2026

Councillor Jim Creamer (Chair)

Present:	Councillor Rachael Ellis	Councillor Alex Scroggie
	Councillor Paul Hughes	Councillor Jane Allen
Unison:	Susan Buchanan	Alison Hunt
Absent:	Councillor Boyd Elliott and Councillor Ron McCrossen	
Officers in Attendance:	B Hopewell, J Lovett and A Snodin	

22 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

None.

23 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 11 JULY, 26 AUGUST AND 24 NOVEMBER 2025.

RESOLVED to:

1) Approve the minutes of the meetings held on 11 July and 24 November as a correct record; and

2) Defer the decision of the minutes for the 26 August meeting until the next available committee.

24 DECLARATION OF INTERESTS.

None.

25 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing report on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

26 HR RESTRUCTURE - CONSULTATION CLOSURE REPORT

The Assistant Director of Workforce introduced a report, which had been circulated in advance of the meeting, seeking approval to close formal consultation on proposals to restructure staffing in the HR Team.

RESOLVED to:

1) Note the feedback from employees and trade union representatives made during the consultation period; and

2) Note the report's submission for consideration by the Chief Executive who will authorise the implementation of any changes.

27 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.31 pm

Signed by Chair:
Date:

MINUTES
CABINET

Thursday 19 February 2026

Councillor John Clarke (Chair)

Present:
Councillor David Ellis
Councillor Kathryn Fox
Councillor Viv McCrossen
Councillor Marje Paling
Councillor Lynda Pearson
Councillor Henry Wheeler

Officers in Attendance: M Hill, F Whyley, T Adams, S Troman, N Osei, L Juby, P Whitworth, D Reason, S Anderson, J Goodall and L Squires

78 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Hollingsworth.

79 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 29.01.2026

RESOLVED:

That:

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

80 DECLARATION OF INTERESTS.

None.

81 FORWARD PLAN

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

RESOLVED:

That:

1) Cabinet noted the report.

82 CARLTON ACTIVE RIBA 2 BUSINESS CASE

The Assistant Director of Communities, Leisure & Wellbeing introduced a report which had been circulated prior to the meeting to provide Cabinet with a structured programme update on the Carlton Active Leisure, Health and Wellbeing Centre project following the Cabinet decision of 25 September 2025 that agreed a business plan for the new facility.

This includes an update on the consideration of the inclusion of bowls provision following the petition debated by Council on the 12 November 2025. The report presents the outputs of RIBA Stage 2 design work, including the emerging design proposals, indicative capital cost position and key programme, affordability, equality and environmental considerations.

The report seeks Cabinet direction on the proposed next steps for the project, namely progression into pre-construction through RIBA Stages 3 and 4, to be delivered via the UK Leisure Framework, subject to affordability, statutory requirements and budget approval. No decision is sought at this stage, on construction commencement or entry into irreversible contractual commitments however information is provided on prospective construction timetable and indicative final scheme costs.

RESOLVED:

That:

1) Cabinet noted and agreed the outputs of the RIBA Stage 2 design work for the Carlton Active Leisure, Health and Wellbeing Centre, including the emerging design proposals, business case position and indicative RIBA Stage 2 cost plan, recognising that these remain subject to further development and refinement and having regard to the evidence set out within the report in respect of indoor bowls provision.
2) Subject to budget approval, Cabinet approved progression of the project into pre-construction, specifically RIBA Stage 3 (Spatial Coordination) and RIBA Stage 4 (Technical Design), to be delivered through the UK Leisure Framework.
3) Cabinet agreed the closure of the Richard Herrod Centre with effect from 1st May 2026, to enable the redevelopment of the site as the Carlton Active Centre, noting that the closure date aligns with the agreed programme for pre-construction and redevelopment.
4) Cabinet agreed to withdraw from the Carlton Forum Leisure Centre joint use agreement and authorised the serving of notice by the Chief Executive, in the consultation with the Leader of the Council, at the appropriate time in accordance with the terms of the agreement, in order to enable an orderly transition of leisure provision in Carlton. 5. Cabinet agrees to delegate authority to the

Chief Executive, in the consultation with the Leader of the Council, to seek all necessary approvals relating to final design and the progression of the scheme through the planning and statutory approvals process, including planning applications, building control and building regulations matters, where such decisions are required to facilitate the approved progression of the project.

5) Each equalities impact assessment at each RIBA stage be disseminated to cabinet.
6) A report be brought to cabinet regarding the rehousing of the bowls club within the borough.

83 OPTIONS TO EXPEND S106 AFFORDABLE HOUSING CONTRIBUTIONS

The Assistant Director of Housing and Resettlement introduced a report which had been circulated prior to the meeting to consider options available to the Council to best utilise Section 106 commuted sum monies with the aim of delivering urgently needed, good quality affordable housing in the Borough.

Cllr Paling left the meeting at 14:26
Returned to the meeting at 14:30

RESOLVED:

That:

1) Cabinet approved that the Council works in partnership with relevant Registered Providers of social housing to either build or acquire affordable units within the Borough.

84 GEDLING PLAN Q3 PERFORMANCE 2025/26 REPORT

The Assistant Director of Digital, Data and Technology introduced a report which had been circulated prior to the meeting to inform Cabinet in summary of the position against Performance Indicators and Annual Delivery Plan Actions in Quarter 3 of 2025/26.

RESOLVED:

That:

1) The progress against Improvement Performance Indicators for quarter 3 of 2025/26 be noted.

2) More information be brought back to cabinet on the cause of planning application delays.

85 COUNCIL PLAN - GEDLING'S LEGACY PLAN 2026 - 2028

The Assistant Director of Digital, Data and Technology introduced a report which had been circulated prior to the meeting to consider and endorse the Council Plan for the period 2026-2028 before it is submitted to Full Council for approval.

RESOLVED:

That:

1) Cabinet members endorsed the Council Plan (Gedling's Legacy Plan), 2026 – 2028 and recommended it for approval to Full Council.
2) The creation of accessible state of the art play equipment in parks be added to point 1.2 before the report is presented to council.
3) Information regarding the improvement of air quality within Gedling be added to point 1.5 before the report is presented to council.

86 PRUDENTIAL AND TREASURY INDICATORS AND TREASURY MANAGEMENT STRATEGY STATEMENT (TMSS) 2026/27

The Principal Finance Business Partner introduced a report which had been circulated prior to the meeting to present for Members' approval the Council's Prudential Code Indicators and Treasury Strategy for 2026/27, for referral to Full Council on 4 March 2026.

RESOLVED:

That:

1) Cabinet approved the Prudential and Treasury Indicators and Treasury Management Strategy Statement (TMSS) 2026/27, which includes the key elements below, and referred it to Full Council on 4 March 2026 for approval as required by the Regulations:

A. The Minimum Revenue Provision (MRP) Policy Statement (2.2);
B. The Borrowing Strategy (2.3.4).
C. The Annual Investment Strategy (2.3.8), including 2.3.8 (a) increasing the Money Market Fund Limits from £4m to £5m
D. Capital Affordability Prudential Indicators for 2026/27 through to 2027/28 (Appendix 1).
E. Treasury Indicators including affordability limits to borrowing for 2026/27 through to 2028/29 (Appendix 1).

2) Noted the indicative Prudential Indicators for 2029/30 and 2030/31 (Appendix 1)
3) Approved the Treasury Management Policy Statement and Treasury Management Practices (Combined Principles & Schedules) as set out in Appendix 5.

87 CAPITAL PROGRAMME AND CAPITAL INVESTMENT STRATEGY 2026/27 TO 2030/31

The Principal Finance Business Partner introduced a report which had been circulated prior to the meeting to present for Members' approval:

1) The proposed Capital Investment Strategy for 2026/27 to 2030/31.
2) The proposed Capital Programme for 2026/27 through to 2028/29 for approval, and the indicative Capital Programme for 2029/30 and 2030/31, in light of the Council's priorities and the resources available; and
3) The Flexible Use of Capital Receipts Strategy 2026/27.

The Capital Investment Strategy, the Capital Programme and the Flexible Use of Capital Receipts Strategy determined by Cabinet at this meeting will be referred to Full Council on 4 March 2026 for final approval. The detailed capital programme proposals are shown in Appendix 2 to this report.

RESOLVED:

That:

1) Cabinet agreed the estimated capital financing available for 2026/27 through to 2030/31.
2) Agreed the Capital Investment Strategy 2026/27 through to 2030/31 detailed at Appendix 1 and refer it to Full Council for approval on 4 March 2026.
3) Agreed the Capital Programme for 2026/27 through to 2028/29 detailed at Appendix 2 and refer it to Full Council for approval on 4 March 2026.
4) Noted the indicative Capital Programme for 2029/30 and 2030/31.
5) Agreed the Flexible Use of Capital Receipt Strategy in Appendix 3 and refer to Full Council for approval on 4 March 2026.

88 GENERAL FUND REVENUE BUDGET 2026/27

The Principal Finance Business Partner and Interim Deputy Section 151 Officer introduced a report which had been circulated prior to the meeting to inform Cabinet of the revenue budget which aligns to the Gedling Plan priorities, objectives and priority actions for the Council for the forthcoming year.

RESOLVED:

That:

Cabinet recommends to Council on 4 March 2026:

1) That the financial threshold of £0.5m which decisions be regarded as Key Decisions be set at £0.5m for 2026/27.
2) A provisional Council Tax increase of 2.998% (£5.82) which balances the financing of a Net Council Tax Requirement of £8,064,108 in 2026/27.
3) The detailed budget for 2026/27, as detailed in Appendix 1 be approved.

89 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 15:23 pm

Signed by Chair:
Date:

MINUTES
AUDIT COMMITTEE

Tuesday 24 February 2026

Councillor Sandra Barnes (Chair)

Councillor Stuart Bestwick	Councillor Alison Hunt
Councillor Helen Greensmith	Councillor Ruth Strong
Councillor Paul Hughes	Jonathan Causton

Absent: Councillor Ron McCrossen

Officers in Attendance: T Adams, C Goodall, F Whyley and D Reason

Guests in Attendance: M Armstrong (BDO), Mark Surridge (Mazars)

27 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies were received from Councillor R McCrossen.

Apologies were received on behalf of Councillor Greensmith, for lateness.

28 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 9 DECEMBER 2025

RESOLVED:

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

29 DECLARATION OF INTERESTS.

None.

30 EXTERNAL AUDIT COMBINED AUDIT STRATEGY & COMPLETION REPORT 2024/2025

The External Audit Manager introduced a report of the Chief Finance and Section 151 Officer, which had been circulated in advance of the meeting, informing Members of the key findings arising from Mazars' (the Council's external auditors) audit work in respect of 2024/25 Statement of Accounts.

RESOLVED:

To note the Audit Strategy and Completion Report for 2024/25 and refer to Full Council for information.

31 ANNUAL GOVERNANCE STATEMENT & AUDITED STATEMENT OF ACCOUNTS 2024/2025

The Chief Finance and Section 151 Officer introduced a report, which had been circulated in advance of the meeting, seeking approval of the Council's Annual Governance Statement and the Statement of Accounts for 2024/25.

RESOLVED to:

1) Approve the Annual Governance Statement for 2024/25 (Appendix 1).
2) Approve The Statement of Accounts for 2024/25 (Appendix 2).
3) Note the Narrative Statement on pages 3 to 17 of The Statement of Accounts for 2024/25 (Appendix 2).
4) Agree The Draft Letter of Representation (Appendix 3).

32 INTERNAL AUDIT ANNUAL PLAN - 2026/27

The Internal Audit Manager introduced a report, which had been circulated in advance of the meeting, detailing the three-year Internal Audit Plan for 2026/27 – 2028/29 for Gedling Borough Council.

Councillor Greensmith joined the meeting at 5.50pm.

RESOLVED to:

1) Approve the Internal Audit Plan for 2026/27 and the Internal Audit Charter.

2) Approve the Internal Audit Strategy and the Quality Assurance and Improvement Programme.

33 LOCAL CODE OF CORPORATE GOVERNANCE 2026/2027

The Monitoring Officer introduced a report, which had been circulated in advance of the meeting, seeking approval for the updated Local Code of Corporate Governance 2026/27.

RESOLVED:

To approve The Local Code of Corporate Governance for 2026/27.

34 CORPORATE RISK MANAGEMENT REVIEW - QUARTER 3 2025/26

The Chief Finance and Section 151 Officer and The Monitoring Officer introduced a report, which had been circulated in advance of the

meeting, updating members of the Audit Committee on the current level of assurance that could be provided against each corporate risk.

RESOLVED:

To note the current risk level and actions identified within the Corporate Risk Register.

35 INTERNAL AUDIT PROGRESS REPORT 2025/2026

The Internal Audit Manager introduced a report, which had been circulated in advance of the meeting, summarising the outcome of internal audit activity completed by the BDO Internal Audit Team for the period December 2025 to February 2026.

It was moved and duly seconded that under Section 100(A)(4) of the Local Government Act 1972 the public and press be excluded from the meeting during consideration of the last appendix of the report on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

It was therefore resolved that public and press be excluded from the meeting during the consideration of the last appendix on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

The Internal Audit Manager introduced the Cyber Security Report.

RESOLVED:

To note the progress of the delivery against the 2025/26 Internal Audit Plan, including the Main Financial Systems Report, the Asset Management – Commercial Assets Report and the Cyber Security Report.

36 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None

The meeting finished at 6.40 pm

Signed by Chair:
Date:

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MINUTES
OVERVIEW AND SCRUTINY COMMITTEE

Monday 9 March 2026

Councillor Catherine Pope (Chair)

Councillor David Brocklebank	Councillor Andrew Meads
Councillor Andrew Dunkin	Councillor Grahame Pope
Councillor Rachael Ellis	Councillor Martin Smith
Councillor Alison Hunt	Councillor Sam Smith
Councillor Darren Maltby	Councillor Ruth Strong
Councillor Julie Najuk	Councillor Paul Wilkinson

Apologies for absence: Councillor Michael Adams, Councillor Pauline Allan, Councillor Roy Allan, Councillor Jim Creamer, Councillor Ron McCrossen and Councillor Russell Whiting

Officers in Attendance: T Adams, T Fletcher, B Hopewell, L Juby, E McGinlay, K Morgan, N Osei, C Payne and S Troman

Guests in Attendance: Councillor Pearson

40 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Pauline Allan, Roy Allan, Creamer, McCrossen and Whiting. Councillors Hunt, Najuk, Meads, Strong and Wilkinson attended as substitute.

41 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 12 JANUARY 2026.

RESOLVED:

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

42 DECLARATION OF INTERESTS.

None.

43 CALL-IN OF EXECUTIVE DECISION - CARLTON ACTIVE 19 FEBRUARY 2026

The Assistant Director for Governance and Democracy introduced a report, which had been circulated in advance of the meeting, seeking the Committee's views on the call-in of Cabinet's decision on 19 February 2026 regarding the Carlton Active project. The Assistant Director for

Leisure and Wellbeing outlined the rationale for the decision, stating that it had been made lawfully, based on the available evidence, and in the best interests of the Council.

The Chair invited public questions.

A Member of the public stated that the Equality impact Assessment (EQIA) had not fully assessed the impact on protected groups, particularly the three-year gap in provision for indoor bowls users and the lack of identified mitigation or consideration of alternative options. They questioned how Cabinet could have met its duties under the Equality Act without these assessments.

Officers responded that the EQIA had considered the impacts on the bowls community and that consultation had been undertaken to explore alternative interim provision.

Another member of the public raised concerns about the financial implications cited by Cabinet, including the estimated £2 million repair cost at Carlton Forum and the overall £29.9 million project cost for Carlton Active. They questioned whether this represented the best use of public money and asked whether a revised options appraisal, including a four-rink bowls facility, should be undertaken.

The Chair advised that funding issues were outside the scope of the call-in.

Officers then provided additional context on the condition of Carlton Forum, explaining that the 56-year-old building required ongoing major repairs and that failure of the drainage system could lead to closure, affecting over 4,000 regular leisure club users.

The Chair invited Member questions.

Members referred to point 4 of the call-in (reasonable alternatives), expressing concern that Cabinet may not have fully explored alternative options and should have paused its decision to do so after receiving a petition. The Chair reminded Members that the call-in related specifically to alternatives to indoor bowls provision.

Members queried the estimated £2-3 million cost of providing indoor bowls elsewhere and raised concerns about the Bowls Club being expected to vacate the premises immediately after their final booking.

Officers stated that a range of alternative locations had been explored but all had financial implications; the Council was also limited in its ability to subsidise a private Limited Company.

A motion was moved and seconded to refer the decision to full Council.

Members noted that the call-in process tested whether decisions were lawful and evidence-based, not whether Members agreed with Cabinet's chosen direction. They acknowledged that Cabinet's earlier decision in September 2025, based on consultation responses, had not been called in. Members clarified that the current decision was only to progress from RIBA stage two to stages three and four to produce detailed design and a full business case. They were advised that indoor bowls had been reconsidered during stage two, including three, four and six-rink options, but the inclusion significantly affected size, cost and viability. Discussions with the Bowls Club were ongoing.

Members recognised strong community feeling but emphasised the need to consider the whole borough's leisure provision and long-term financial sustainability. They were not persuaded that the threshold for call-in had been met.

Some Members referred to points one and four of the call-in, stating that bowls offered social, cognitive and physical benefits distinct from gym or swimming activities, particularly for people living with dementia. They felt proposed alternative activities did not replicate those team-based benefits.

Members also raised concerns that consultation responses had not been accurately reflected in reports to Cabinet. They cited the community Infrastructure Levy (CIL) consultation, stating that incomplete scoring disadvantaged some Calverton projects and that earlier submissions had been overlooked. They noted that most respondents did not support Carlton Active. They also referenced feedback from the Leisure Strategy Transformation consultation, which they believed did not demonstrate clear public support for Carlton Active and had highlighted indoor bowls as a community priority, suggesting a lack of transparency.

A Member restated that for a call-in to succeed there must be evidence of absent consultation, unassessed impacts, ignored risks, or a lack of due regard. They felt the information provided by the Director for Leisure and Wellbeing demonstrated that options had been considered and that governance and risk management were clear. They therefore could not support the call-in.

Members voted on the motion to refer the decision to full Council. The motion was lost.

Members then voted on option 1 of the recommendations; to dismiss the call-in.

RESOLVED:

To dismiss the call-in.

44 PROGRAMME OF PORTFOLIO HOLDER PERFORMANCE.

Members welcomed Councillor Lynda Pearson, Portfolio Holder for Communities and Place to the meeting to examine her portfolio. Councillor Pearson gave an update to members on some key happenings within her portfolio.

Some questions were received from Members in advance of the meeting, so Councillor Pearson delivered a presentation to provide an update on the various areas of responsibility within her portfolio, and to answer questions.

Members noted the list of events under Councillor Pearson's area if responsibility. It was highlighted that the number of events had reduced in recent years due to the absence of a dedicated budget and the significant financial impact such events would have on the council. Events that had taken place between April 2025 and March 2026 included:

- Arnold Summer Fair
- Arnold Remembrance
- Gedling and Mapperley Remembrance
- Gedling Country Park 10-Year Anniversary
- Arnold Christmas Lights Switch-On
- School Games Event at Arnot Hill Park
- Pride of Gedling Awards

Members then received information on various projects under Councillor Pearson's portfolio, including:

- UKSPF Gedling Community Action Network
- Gedling Parish Conference
- Violence Against Women and Girls White Ribbon Day
- UKSPF Digital Inclusion Project
- Intergenerational Digital Inclusion Discovery Project

It was noted that council-wide teamwork in delivering events, together with strong community and partner engagement, had been integral to the success of the work undertaken. Through this work, some success had also been achieved in securing sponsorships to offset event costs.

Members also heard about challenges affecting the portfolio, along with areas being targets for improvement. Challenges included a tight fiscal environment for discretionary services, limited core revenue funding, high administrative requirements to ensure events remained safe and lawful, and rising costs associated with security, equipment, and insurance. It was noted that improvements were being considered to support funding sustainability for key events and projects, such as enhanced tools to measure value, impact assessments, and improved communication.

The Chair then invited Members to ask questions regarding Councillor Pearson's portfolio.

A Member noted that Rural Affairs fell under Councillor Pearson's responsibilities and queried how much of her time was dedicated to this area.

Councillor Pearson confirmed that she received information from the Rural Community Action Group regarding progress on rural matters and agreed to speak with the Member outside the meeting to explore what further support could be provided within their constituency.

RESOLVED:

To thank Councillor Pearson for the information provided.

45 GEDLING PLAN Q3 PERFORMANCE 2025/26 REPORT

The Chief Finance and Section 151 Officer introduced a report, which had been circulated in advance of the meeting, informing Members in summary of the position against Performance Indicators and Annual Delivery Plan Actions in quarter 3 of 2025/26.

Members noted the increase in compliments received and queried the reason for the rise. It was reported that many of the compliments related to leisure services and the Bonnington Theatre.

Members also noted the increase in MP letters received by the Council and asked whether there had been any common themes. It was agreed that this would be investigated and reported back to Members following the meeting.

Members queried whether the Council knew who the site on Burton Road had been sold to and whether any planning applications had been submitted for the site. It was noted that the site had been sold at auction and that Members could view ownership details via the land registry database. Regarding planning applications, it was agreed that officers would make enquiries with the planning department and report back to Members following the meeting.

Members queried how the Council measured its performance in cleaning and maintaining Gedling parks and recreation grounds. It was noted that maintenance was carried out across all parks on a weekly basis and that an independent surveyor inspected them annually. The Council had also identified issues with the quantity of checks being undertaken, and this was being addressed.

RESOLVED to:

Note the position against Performance Indicators and Annual Delivery Plan Actions in Quarter 3 of 2025/26.

46 CORPORATE RISK MANAGEMENT REVIEW - QUARTER 3 2025/26

The Chief Finance and Section 151 Officer introduced a report, which had been circulated in advance of the meeting, updating Members on the current level of assurance that could be provided against each corporate risk.

Members noted that the communications plan for Garden Waste was due to be launched in 2026 and queried whether they had missed it or whether it was still to begin. It was reported that email reminders to re-subscribe had been sent out, and many responses had already been received. Members were advised to check their junk inboxes or confirm whether the department held the correct email address for them.

Members queried whether the medium-term financial plan would be scrapped once the Local Government Reorganisation (LGR) had been officially agreed. It was reported that the Council would continue with its existing plan to ensure financial sustainability while progressing towards LGR, with the aim of leaving the Council in a stronger financial position for the succeeding council or authority.

RESOLVED to:

Note the current risk level and actions identified within the Corporate Risk Register.

47 SCRUTINY WORK PROGRAMME.

The Democratic Services Manager introduced a report, which had been circulated in advance of the meeting, providing and update on the scrutiny work programme.

Members expressed an interest in inviting the Friends of Gedling Country Park group to the following meeting.

Members also expressed an interest in receiving a report on the consultation regarding Member's Allowances before the report was submitted to Cabinet.

Members further expressed an interest in having a standard LGR progress report included as a regular item.

RESOLVED to:

Note the report.

48 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 8.00 pm

Signed by Chair:
Date:

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MINUTES
ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 10 March 2026

Councillor Alison Hunt (Chair)

Present:	Councillor Marje Paling	Councillor Julie Najuk
	Councillor Jim Creamer	Councillor Clive Towsey-Hinton
	Councillor Rachael Ellis	Councillor Paul Wilkinson
	Councillor Andrew Meads	

Absent: Councillor Sue Pickering, Councillor Alex Scroggie and Councillor Martin Smith

Officers in Attendance: A Hutchinson, C Allcock, C Goodall, S Palmer and C Pitcher

10 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Pickering, Scroggie and Martin Smith.

11 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 13 JANUARY 2026.

RESOLVED:

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

12 DECLARATION OF INTERESTS.

None.

13 PROPOSED GENERAL LICENSING FEES FOR 2026/27

Consideration was given to a report of the Director of Place, which was circulated in advance of the meeting, seeking approval for a revised set of fees and charges for the licensing service to be introduced from 1 April 2026.

RESOLVED to:

1) Approve the revised general licensing fees and charges attached at Appendix 1 for massage and special treatment, ear piercing, acupuncture, tattooing, electrolysis, animal licensing and mobile homes; and

2) Approve the price of revisions to be introduced from 1 April 2026.

14 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

15 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

16 APPLICATION FOR A ONE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE- JS

Consideration was given to a report of the Director of Place which had been circulated prior to the meeting, regarding an application for a one year joint Hackney Carriage/Private Hire Driver's Licence for JS.

JS attended the meeting and he addressed the Committee.

In making its decision, the Committee found that there were exceptional mitigating circumstances which allowed for departure from the Council's approved Policy and Guidelines.

RESOLVED to:

1) Approve JS's application for a one year Joint Hackney Carriage/Private Hire Driver's Licence; and

2) Issue a warning to the applicant that such conduct fell short of the expected standard for Hackney Carriage Drivers and advised that they re-read the license policy.

17 APPLICATION FOR A THREE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - MC

Consideration was given to a report of the Director of Place which had been circulated prior to the meeting, regarding an application for a three year joint Hackney Carriage/Private Hire Driver's Licence for MC.

MC attended the meeting along with a friend and addressed the Committee.

In making its decision, the Committee found that there were exceptional mitigating circumstances which allowed for departure from the Council's approved Policy and Guidelines.

RESOLVED to:

1) Approve JS's application for a three year Joint Hackney Carriage/Private Hire Driver's Licence; and

2) Issue a warning to MC that such conduct fell short of the expected standard for Hackney Carriage Drivers and that further such incidents would result in another appearance before the Committee.

18 APPLICATION FOR A THREE YEAR JOINT HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE - MZ

The Chair informed Members that the applicant had withdrawn their application.

19 CHANGE OF CIRCUMSTANCE OF JOINT HACKNEY CARRIAGE / PRIVATE HIRE DRIVERS LICENCE - FJ

Consideration was given to a report of the Director of Place, which had been circulated in advance of the meeting, regarding a change of circumstances following information received about the holder of a Joint Hackney Carriage/ Private Hire Driver's Licence.

FJ attended the meeting and he addressed the Committee.

.

In making its decision, the Committee found that there were exceptional mitigating circumstances which allowed for departure from the Council's approved Policy and Guidelines.

RESOLVED to:

Issue a warning to FJ that such conduct fell short of the expected standard for Hackney Carriage Drivers and that further such incidents would result in another appearance before the Committee.

The meeting finished at 5.45 pm

Signed by Chair:
Date:

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MINUTES
APPOINTMENTS AND CONDITIONS OF SERVICE COMMITTEE

Wednesday 18 March 2026

Councillor John Clarke (Chair)

Councillor Michael Adams
Councillor David Ellis
Councillor Paul Hughes
Councillor Viv McCrossen
Councillor Rachael Ellis

Absent: Councillor Jenny Hollingsworth and Councillor Marje Paling

Officers in Attendance: B Hopewell and J Lovett

55 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Hollingsworth and Paling. Councillor Rachael Ellis attended as substitute.

56 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 03/12/2025

RESOLVED:

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

57 DECLARATION OF INTERESTS.

None.

58 EXCLUSION OF PRESS AND PUBLIC

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

59 DEPUTY CHIEF EXECUTIVE PAY ASSESSMENT 2026

The Assistant Director for Workforce introduced a report, which had been circulated in advance of the meeting, seeking views of the Committee to inform the decision of the Chief Executive in relation to the

performance element of pay for the Deputy Chief Executive, in accordance with policy.

RESOLVED:

Members were unanimous in their decision, based on the performance of the Deputy Chief Executive, to support the CEO's decision in progressing the Deputy Chief Executive's pay to the top of the pay grade from 1st April, 2026.

60 HR DASHBOARD

The Assistant Director for Workforce introduced a report, which had been circulated in advance of the meeting, which introduced the HR Dashboard to the committee.

RESOLVED:

To approve that the HR Dashboard be continued in its use.

61 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 11.30 am

Signed by Chair:
Date:

MINUTES
STANDARDS COMMITTEE

Thursday 19 March 2026

Councillor David Brocklebank (Chair)

Councillor Paul Feeney	Councillor Clive Towsey-Hinton
Councillor Andrew Ellwood	Councillor Russell Whiting
Councillor Andrew Meads	Councillor Darren Maltby
Councillor Martin Smith	Louise Kopyrko
	Mr J.R. Baggaley

Officers in Attendance: F Whyley, N Osei and L Squires

38 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Michael Adams and Rosalie Hawks, with Councillor Darren Maltby acting as substitute for Councillor Adams.

39 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 23/10/2025

RESOLVED:

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

40 DECLARATION OF INTERESTS.

Councillor Meads declared an interest in item 7 of the agenda.

41 SOCIAL MEDIA GUIDANCE

The report of the Deputy Chief Executive and Monitoring Officer was circulated prior to the meeting, to seek approval of the Social Media Guidance for Councillors.

RESOLVED:

That:

1) Members approve the Social Media Guidance at Appendix 1.

42 UPDATE ON STANDARDS REGIME

The report of the Deputy Chief Executive and Monitoring Officer was circulated prior to the meeting, to update members on the Government's response to a consultation on changes to the Standards Regime.

RESOLVED:

That:

1) Members note the content of the report.

43 RECRUITMENT OF INDEPENDENT PERSONS

The report of the Deputy Chief Executive and Monitoring Officer was circulated prior to the meeting, to seek approval to recommend to Council the appointment of the current Independent Person David Walsh and Reserve Independent Person John Baggaley for a further two - year term or until the authority is dissolved through Local Government Reorganisation, whichever is sooner.

RESOLVED:

That:

1) Members recommend to Council the appointment of David Walsh as Independent Person and John Baggaley as Reserve Independent Person for a further 2 year term or until the dissolution of the authority following Local Government Reorganisation.

44 EXCLUSION OF PRESS AND PUBLIC

Under Section 100(A)(4) of the Local Government Act 1972 the public and press will be excluded from the meeting during consideration of item 10 on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

45 UPDATE ON CODE OF CONDUCT COMPLAINTS

The report of the Deputy Chief Executive and Monitoring Officer was circulated prior to the meeting, to inform members of the Standards Committee of complaints received between 23 October 2025 and 19 March 2026.

Councillor Smith asked whether Councillor Wheeler had made an apology in regard to his Code of Conduct complaint and whether any training had been provided.

The Deputy Chief Executive stated that an apology had been made, and Councillor Wheeler will undertake training.

RESOLVED:

That:

1) The report be noted.

46 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.24 pm

Signed by Chair:
Date:

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MINUTES
PLANNING COMMITTEE

Wednesday 25 March 2026

Councillor Roy Allan (Chair)

In Attendance:	Councillor Paul Wilkinson	Councillor Julie Najuk
	Councillor Michael Adams	Councillor Lynda Pearson
	Councillor Pauline Allan	Councillor Catherine Pope
	Councillor Stuart Bestwick	Councillor Grahame Pope
	Councillor David Ellis	Councillor Sam Smith
	Councillor Andrew Ellwood	Councillor Ruth Strong
	Councillor Darren Maltby	Councillor Henry Wheeler

Absent: Councillor Jane Allen, Councillor Helen Greensmith and Councillor Russell Whiting

Officers in Attendance: J Krawczyk, N Bryan, H Stylianou and C Goodall

45 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillors Allen, Greensmith and Whiting. Councillors Adams and Maltby attended as substitutes.

46 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 14 JANUARY 2026

RESOLVED:

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

47 DECLARATION OF INTERESTS

None.

48 APPLICATION NO. 2024/0095 - LAND EAST OF WESTHOUSE FARM, MOOR ROAD, BESTWOOD, NOTTINGHAMSHIRE

Construction of 93 houses, associated infrastructure, and external works.

Suzanne Wormall, a local resident, spoke against the application.

The Development Manager updated Members in respect of additional information received from Nottinghamshire County Council (NCC) since the publication of the report, which resulted in the figure for the bus stop contribution referenced in paragraphs 4.9 and 14.2 increasing from £41,400 to £43,800. He added that NCC also sought a contribution of £157,500 towards bus service contribution; however, the threshold for seeking the contribution, 100 dwellings, was not met by the current application. He added that NCC also sought an additional condition in respect of providing introductory bus passes to occupiers, but such measures would be dealt with via the Travel Plan to be approved under condition 12.

He added that the Ecologist had also identified the need for an additional condition in respect of badgers as outlined below:

Condition:

27 No more than three months prior to the commencement of development, including any clearance works, a badger survey of the site will be completed and a badger mitigation strategy submitted to and approved by the Local Planning Authority. Thereafter all recommendations set out in the mitigation strategy will be implemented. Should a Natural England licence be required, evidence that the required licence is in place shall also be provided to the Local Planning Authority prior to commencement of works.

Reason:

27 To conserve and enhance the site for biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

He then went on to introduce the report.

Members of the committee proposed an additional condition (28), to ensure that any windows fitted to the first-floor side elevation of plot 61 should be frosted, that the openers would need to be 1.7 meters above floor level and that the final wording of the condition and associated reason be delegated to the Assistant Director – Development in consultation with the Chair, which was carried unanimously.

RESOLVED:

1 Planning permission be GRANTED subject to the completion of a satisfactory section 106 agreement which secures appropriate planning obligations and subject to the conditions set out in paragraph 14.2 of this report; and

2 Should a satisfactory section 106 agreement which secures appropriate planning obligations not be completed by 25th

September 2026 or any further extension of time agreed in writing between the applicant and the local planning authority, that it be delegated to the Assistant Director for Planning to REFUSE planning permission.

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

2. This permission shall be undertaken in accordance with the following list of approved drawings:

001	Site Location Plan	A
101	Site Layout Plan	S
201	House Type A3L	A
202	House Type A4L	A
203	House Type C4	A
204	House Type C10	A
205	House Type DA3	A
206	House Type E21L	A
207	House Type G7L	A
208	House Type JD	A
209	House Type K8L	A
210	House Type K18	A
211	House Type K9L	A
212	House Type KA3L	A
214	House Type L4	A
216	House Type R4	A
217	House Type S21L	A
218	House Type T21L	A
219	House Type V3	A
220	House Type W12	A
222	House Type XS	A
223	House Type Y2	A
224	House Type YS	A
225	House Type YB	A
226	House Type BGA3	A
227	House Type F4	A
228	House Type B1B	-
	Planning Statement Phase 2	2024
N1812	Design and Access Statement	02/2024
16/0323/RP & AA TCP 01	Arboricultural Constraints Report	03/2023
	BNG Metric	Rev 6

WFBV-BSP-XX-XX-T-W-0001	Flood Risk Assessment	P02
WFGN-BSP-ZZ-XX-RP-D-0001	Transport Assessment	P03
BG213.119	PEA and BIA	Rev 6
WFBV-BSP-ZZ-XX-DR-C-SK190	Refuse Vehicle Swept Paths	P02
WFBV-BSP-ZZ-XX-DR-C-SK002	Proposed TRO Markings	P01

3. Above ground works shall not commence until samples of materials to be used for the external appearance of the dwellings, brick and tile, have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the details as approved.

4. No development or demolition shall take place until an Archaeological Mitigation Strategy for the protection of archaeological remains is submitted to and approved by the Local Planning Authority. The mitigation strategy will include appropriate Written Schemes of Investigation for completion of the geophysical survey, evaluation trenching and provision for further mitigation work. These schemes shall include the following:
   a) An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
   b) A methodology and timetable of site investigation and recording
   c) Provision for site analysis
   d) Provision for publication and dissemination of analysis and records
   e) Provision for archive deposition
   f) Nomination of a competent person/organisation to undertake the work

   The scheme of archaeological investigation must only be undertaken in accordance with the approved details.

5. The archaeological site work must be undertaken only in full accordance with the approved written schemes referred to in Condition 4. The applicant will notify the Local Planning Authority of the intention to commence at least fourteen days before the start of archaeological work in order to facilitate adequate monitoring arrangements.

6. A report of the archaeologist's findings shall be submitted to the Local Planning Authority and the Historic Environment Record Officer at Nottinghamshire County Council within 3 months of the works hereby given consent being commenced unless otherwise agreed in writing by the Local Planning Authority; and the

condition shall not be discharged until the archive of all archaeological work undertaken hitherto has been deposited with the County Museum Service, or another public depository willing to receive it.

7. Prior to the commencement of development, a scheme of landscaping showing the location, species and size of specimens to be planted shall be submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species.

8. Prior to the commencement of development, an updated Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The report shall meet the British Standard 5837 and shall include a Tree Protection Plan. Any mitigation approved in the report shall be adhered to and any tree protection fencing approved shall be in situ prior to works commencing and remain in place whilst development is underway to the pertinent plot.

9. Occupation of the proposed dwellings shall not take place until their respective driveways have been surfaced in a bound material (not loose gravel) for a minimum distance of 5.0m behind the highway boundary, and which shall be drained with provision to prevent the discharge of surface water from the driveways to the public highway. The bound material and the provision to prevent the discharge of surface water to the public highway shall be retained for the lifetime of the development.

10. Occupation of the proposed dwellings shall not take place until details of how access will be achieved from adjacent phases of development have been submitted to and approved in writing by the Local Planning Authority.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
    - o the parking of vehicles of site operatives and visitors
    - o loading and unloading of plant and materials
    - o storage of plant and materials used in constructing the development

- o the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- o wheel washing facilities
- o measures to control the emission of dust and dirt during construction
- o a scheme for recycling/disposing of waste resulting from demolition and construction works
- o School Safety Measures

12. Occupation of the proposed dwellings shall not take place until such time as the travel plan is approved. The development shall be carried out in accordance with the approved travel plan.

13. No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved Flood Risk Assessment (FRA) and Drainage Strategy WFBV-BSP-XX-XX-T-W-0001-P02_Flood_Risk_Assessment,16th January 2024, BSP Consulting., has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

a) Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753 and NPPF Paragraph 169.

b) Limit the discharge generated by all rainfall events up to the 100 year plus 40% (climate change) critical rain storm to QBar rates for the developable area.

c) Provide detailed design (plans, network details, calculations and supporting summary documentation) in support of any surface water drainage scheme, including details on any attenuation system, the outfall arrangements and any private drainage assets.

Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods.

i) No surcharge shown in a 1 in 1 year.

ii) No flooding shown in a 1 in 30 year.

iii) For all exceedance to be contained within the site boundary without flooding properties in a 100 year plus 40% storm.

d) Evidence to demonstrate the viability (e.g. Condition, Capacity and positive onward connection) of any receiving watercourse to accept and convey all surface water from the site.

e) Details of Severn Trent Water approval for connections to existing network and any adoption of site drainage infrastructure.

f) Evidence of approval for drainage infrastructure crossing third party land where applicable.

g) Provide a surface water management plan demonstrating how surface water flows will be managed during construction to ensure no increase in flood risk off site.

h) Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term effectiveness.

14. No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. This should include boundary treatments for public open space too. The approved boundary treatment for each individual plot and public open space shall be implemented prior to the occupation of each individual dwelling and use of the public open space.

15. Prior to commencement of the development a Construction Emission Management Plan (CEMP) for minimising the emission of dust and other emissions to air during the site preparation and construction shall be submitted to and approved in writing by the Local Planning Authority. The CEMP must be prepared with due regard to the guidance produced by the Council on the assessment of dust from demolition and construction and include a site specific dust risk assessment. All works on site shall be undertaken in accordance with the approved CEMP.

16. No part of the development shall be commenced until details of the existing and proposed ground and finished floor levels of the site and approved building[s] have been submitted to and approved in writing by the local planning authority. The development shall be carried out thereafter in accordance with the approved details.

17. A Construction Ecological Management Plan (CEcMP), including all avoidance and mitigation recommendations set out within the Preliminary Ecological Appraisal and Biodiversity Impact Assessment report, ref. BG23.119, Rev. 6, shall be provided to and approved by the Local Planning Authority (LPA) prior to the commencement of works.

Works shall then be conducted in accordance with the CEcMP.

18. A Landscape Ecological Management Plan (LEMP), including all compensation and enhancement recommendations set out within the Preliminary Ecological Appraisal and Biodiversity Impact Assessment report, ref. BG23.119, Rev. 6, shall be provided to and approved by the LPA prior to the commencement of works.
The details as approved shall be implemented.

19. Details of a post-construction wildlife sensitive lighting scheme, compliant with Bats and Artificial Lighting at Night (Bat Conservation Trust and Institute of Lighting Professionals, 2023), shall be provided to and approved by the LPA prior to the commencement of works.
The details as approved shall be implemented.

20. Development may not be begun unless:
(a) a biodiversity gain plan has been submitted to the Local Planning Authority; and
(b) The Local Planning Authority has approved the plan.

21. The Biodiversity Gain Plan shall be prepared in accordance with the Preliminary Ecological Appraisal and Biodiversity Impact Assessment (rev 6), received 15th March and the Statutory Metric Calculation Tool, received by the Local Planning Authority 15th March.

22. The development shall not commence until a Habitat Management and Monitoring Plan in respect of any on-site biodiversity gain (the onsite HMMP), prepared in accordance with the approved Bio-diversity Gain Plan and including:

(a) a non-technical summary;

(b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the Local Planning Authority.

23. Notice in writing shall be given to the Council when the on-site HMMP works have started.

24. No dwelling shall be occupied until:

(a) the habitat creation and enhancement works set out in the approved on-site HMMP have been completed; and

(b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

25. The created and/or enhanced habitat specified in the approved on-site HMMP shall be managed and maintained in accordance with the approved on-site HMMP.

26. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved on-site HMMP.

27. No more than three months prior to the commencement of development, including any clearance works, a badger survey of the site will be completed and a badger mitigation strategy submitted to and approved by the Local Planning Authority. Thereafter all recommendations set out in the mitigation strategy will be implemented. Should a Natural England licence be required, evidence that the required licence is in place shall also be provided to the Local Planning Authority prior to commencement of works.

28. Any windows in the first-floor side elevation of plot 61, orientated toward to the south, shall be frosted and non-opening up to a minimum height of 1.7m above the internal floor level of the room in which it is installed. This specification shall be complied with before the development is occupied and thereafter be retained for the lifetime of the development.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. For the avoidance of doubt.

3. To ensure that the character of the area is respected and to comply with policy ASC10.

4. To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with the National Planning Policy Framework.

5. In order to ensure that satisfactory arrangements are made for the investigation, retrieval and recording of any possible archaeological remains on the site in accordance with the National Planning Policy Framework.

6. In order to ensure that satisfactory arrangements are made for the reporting, archiving and dissemination of the results of the investigation in accordance with the National Planning Policy Framework.

7. To ensure that adequate landscaping is provided and to comply with policy LPD19 and guidance within the NPPF.

8. To ensure that protected trees are not detrimentally impacted and to comply with policy LPD19 and guidance within the NPPF.

9. In the interest of highway safety and to comply with policy LPD61.

10. In the interest of highway safety and to comply with policy LPD61.

11. In the interest of highway safety and to comply with policy LPD61.

12. To promote sustainable travel and comply with guidance within the NPPF.

13. A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies. It should be ensured that all major developments have sufficient surface water management, are not at increased risk of flooding and do not increase flood risk off-site.

14. To ensure that the character of the area is respected and to comply with policy ASC10.

15. To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality with in the Borough, and takes into consideration the National

Planning Policy Framework and policy LPD11 of the Councils Local Plan.

16. In the interests of residential amenity and to comply with LPD32.

17. To protect and maintain biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

18. To conserve and enhance the site for biodiversity in accordance with the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

19. To protect and maintain biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

20. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

21. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

22. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

23. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

24. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

25. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

26. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

27. To conserve and enhance the site for biodiversity in accordance with relevant wildlife legislation, the National Planning Policy Framework, Aligned Core Strategy Policy 17 and Local Plan Policy LPD 18.

28. To ensure residential amenity is respected and to comply with policy LPD32.

Notes to Applicant

The Advanced Payments Code in the Highways Act 1980 applies and under section 219 of the Act payment will be required from the owner of the land fronting a private street on which a new building is to be erected. The developer should contact the Highway Authority regarding compliance with the Code, or alternatively to the issue of a Section 38 Agreement and bond under the Highways Act 1980. A Section 38 Agreement can take some time to complete. Therefore, it is recommended that the developer contact the Highway Authority as early as possible.

Please email hdc.south@nottscc.gov.uk to discuss the necessary highways legal agreements.

The County Council's costs for undertaking a review of the monitoring reports is solely for reviewing and commenting on these documents that must first be produced and provided annually by the site's travel plan co-ordinator appointed by the developer (the appointment of a travel plan co-ordinator by the developer is required as part of any approved travel plan).

The County Council's costs for travel plan monitoring does not include the following activities which are the responsibility of the site travel plan co-ordinator (all of which are required to be undertaken annually as part of any approved travel plan):

(i) undertaking the travel surveys with businesses/residents

(ii) processing/input of travel surveys with businesses/residents

(iii) analysis of travel surveys with businesses/residents

(iv) production of annual travel plan monitoring report

A separate quote for undertaking and processing the survey work can, however, be provided to the developer on request. Please contact Transport.Planning@nottscc.gov.uk

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website.

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice

has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

The Lead Flood Authority would be a consultee on any drainage strategy to be approved. Any deviation from the principles agreed in the approved documents, including he FRA and drainage strategy, may lead to us objecting to the discharge of conditions.

All electrical circuits/installations shall comply with the electrical requirements of BS7671:2008 as well as conform to the IET code of practice on Electrical Vehicle Charging Equipment installation (2015) and The Electric Vehicles (Smart Charge Points) Regulations 2021.

With regards to condition 1, the biodiversity gain plan must include:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development;

(f) any such other matters as the Secretary of State may by regulations specify; and

(g) timings for implementation.

Biodiversity Net Gain
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the

development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Gedling Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i)the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii)the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

i) the application for planning permission was made before 2 April 2024;

ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and

ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

With regards to condition 20, the biodiversity gain plan must include:

(a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;

(b) the pre-development biodiversity value of the onsite habitat;

(c) the post-development biodiversity value of the onsite habitat;

(d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;

(e) any biodiversity credits purchased for the development;

(f) any such other matters as the Secretary of State may by regulations specify; and

(g) timings for implementation.

With regards to the discharge of conditions 21 (BNG Gains Plan) and 22 (BNG Habitat Management and Monitoring Plan), please be aware that a Section 106 Legal Agreement may be required in order to secure the required details and monitoring fee, as part of the discharge if condition application.

49 APPEAL SUMMARY REF: APP/N3020/W/25/3369300 - ABBEY QUARRY, LINBY, NOTTINGHAMSHIRE

Retrospective permission for installation of workshop building (Use Class B8).

RESOLVED:

To note the information.

50 APPEAL SUMMARY REF: 60009242 - WELHAM CRESCENT, ARNOLD, NOTTINGHAMSHIRE

Two storey side extension and single storey rear extension.

RESOLVED:

To note the information.

51 APPEAL SUMMARY REF: 6001523 - LAND AT KIRKBY ROAD, RAVENSHEAD, NOTTINGHAMSHIRE

Erection of a detached dwelling.

Councillor Smith left the meeting.
Councillor Smith re-joined the meeting.

The Assistant Director – Development presented a report, which had been circulated in advance of the meeting, informing members that the planning application appeal had been dismissed by the Planning Inspector on the grounds that the site was unsustainable.

RESOLVED:

To note the information.

52 FUTURE PLANNING APPLICATIONS

RESOLVED:

To note the information.

53 ACTION SHEETS PLANNING DELEGATION PANEL

RESOLVED:

To note the information.

54 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT

None.

The meeting finished at 6.41 pm

Signed by Chair:
Date:

MINUTES
CABINET

Thursday 26 March 2026

Councillor John Clarke (Chair)

Present:	Councillor David Ellis	Councillor Lynda Pearson
	Councillor Kathryn Fox	Councillor Henry Wheeler
	Councillor Viv McCrossen	

Absent: Councillor Jenny Hollingsworth and Councillor Marje Paling

Officers in Attendance: M Hill, F Whyley, M Avery, T Adams, S Troman, L Juby, J Krawczyk, J Snowdon, A Solley and L Squires

90 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Hollingsworth and Councillor Paling.

91 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 19.02.2026.

RESOLVED:

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

92 DECLARATION OF INTERESTS.

None.

93 FORWARD PLAN

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

RESOLVED:

To note the report.

94 LEISURE TRANSFORMATION: JOINT USE SITES

The Assistant Director of Leisure and Wellbeing presented a report, which had been circulated prior to the meeting, to present the findings of

the public consultation undertaken between 26 November and 18 December 2025 regarding the future of Joint Use Agreements at Carlton Forum Leisure Centre, Calverton Leisure Centre and Redhill Leisure Centre.

Also, to provide an update on the strategic context for leisure provision across the Borough, including work to date regarding the Carlton Active leisure and wellbeing centre and the future of Carlton Forum Leisure Centre and capital investments at other sites.

RESOLVED:

THAT:

1. Cabinet noted and considered the findings of the Joint Use Leisure Centre consultation undertaken between November and December 2025 regarding the Council's potential withdrawal from the Joint Use Agreements at Carlton Forum Leisure Centre, Calverton Leisure Centre and Redhill Leisure Centre.
2. Cabinet agreed that Gedling Borough Council would continue operating leisure services at Calverton Leisure Centre under the existing Joint Use Agreement.
3. Cabinet agreed that Gedling Borough Council would continue operating leisure services at Redhill Leisure Centre under the existing Joint Use Agreement.
4. Cabinet kept under continuous review the operation of leisure services at Calverton Leisure Centre and Redhill Leisure Centre, as part of the wider Leisure Strategy, including operating models and programming to ensure services remain financially sustainable and responsive to local need.

95 COUNCIL TAX SUPPORT | HOUSEHOLDS WITH TERMINALLY ILL MEMBERS

The Assistant Director of Revenues and Welfare Services presented a report, which had been circulated prior to the meeting, which sought approval to introduce a council tax discount to support households living with a terminally ill family member.

RESOLVED:

THAT:

1. Cabinet approved guidance at appendix 1 to this report for determining applications for a reduction in council tax for households living with a terminally ill family member.
2. Cabinet approved a delegation to the Chief Finance and s151 Officer to determine applications for discretionary reduction in council tax under section 13A(1)(c) of the Local Government Finance Act 1992 in relation to households living with a terminally

ill family member in the Borough of Gedling, in line with the guidance at appendix 1 to this report.
3. That Cabinet approved an additional budget of £25,000 for this year and an equivalent budget in future years for this purpose, with the level of future budget to be determined based on requirement.

96 GEDLING BOROUGH COUNCIL BIODIVERSITY REPORT

The Assistant Director of Development presented a report, which had been circulated prior to the meeting, to present the Local Authority Biodiversity Report for the period 01/01/2024 – 01/01/2026 and sought approval to publish the report within 12 weeks of the end of the reporting period, in accordance with section 40A of the Natural Environment and Rural Communities Act 2006 (as amended by the Environment Act 2021).

RESOLVED:

THAT:

1. Cabinet noted the contents of the Local Authority Biodiversity Report for 01/01/2024 – 01/01/2026.
2. Cabinet approved publication of the Local Authority Biodiversity Report on the Council's website in accordance with section 40A(6)(b) NERC Act 2006 (as amended)

97 SATURDAY ASHES INTERNMENTS

The Assistant Director of Environmental Services presented a report, which had been circulated prior to the meeting, to present the findings of a review undertaken by Environmental Services to assess the business case, feasibility, and operational implications of introducing Saturday ashes internments, following the motion presented to Council in January 2024.

The report outlines the costs of providing the service on two Saturdays per month on a trial basis, as set out in the motion. Along with the costs and options if this service was to be implemented going forward, current position, identifies key considerations, and sets out a range of options for Cabinet to consider.

Councillor McCrossen proposed an amendment, which was seconded by Councillor Fox, to keep the position under review and undertake consultation and engagement with residents on the provision of an ash's internment service on a Saturday in future.

RESOLVED:

THAT:

1. Cabinet considered the information within the report.
2. Cabinet rejected the proposal due to additional budget that would be required, and the risk of reputational damage to the Council.
3. Cabinet keeps the position under review and undertakes consultation and engagement with residents on the provision of an ash's internment service on a Saturday in future.

98 EREWASH BUILDING CONTROL PARTNERSHIP

The Assistant Director of Development presented a report, which had been circulated prior to the meeting, which sought approval to transfer the Council's statutory and discretionary building control services to the Erewash Building Control Partnership.

Councillor Clarke proposed an amendment, which was seconded by Councillor Ellis, to bring a progress report back to Cabinet six months after the commencement of the agreement.

RESOLVED:

THAT:

1. Cabinet approved the transfer of the Council's Building Control Service into the Erewash Building Control Partnership.
2. Delegated authority to the Director of Place to sign the contract for Erewash Building Control Partnership to deliver the Council's Building Control function.
3. The Director of Place brings back a progress report to Cabinet six months after the commencement of the agreement.

99 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.54 pm

Signed by Chair:
Date:

MINUTES
JOINT CONSULTATIVE AND SAFETY COMMITTEE

Tuesday 14 April 2026

Councillor Jim Creamer (Chair)

Present:	Councillor Andrew Dunkin Councillor Rachael Ellis Councillor Darren Maltby	Councillor Alex Scroggie Councillor Sam Smith
Unison:	Susan Buchanan Andy Fretwell	Alison Hunt

Absent: Councillor Boyd Elliott, Councillor Paul Hughes, Councillor Ron McCrossen and Councillor Jane Allen

Officers in Attendance: B Hopewell, L Juby, J Lovett, C Payne, A Snodin and A Solley

28 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillors Allen, Elliott, Hughes and McCrossen. Councillors Dunkin, Maltby and Sam Smith attended as substitute.

29 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETINGS HELD ON 26 AUGUST 2025 AND 17 FEBRUARY 2026

RESOLVED:

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

30 DECLARATION OF INTERESTS.

None.

31 EXCLUSION OF THE PRESS AND PUBLIC.

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing report on the grounds that the report involves the likely disclosure of exempt information as defined in Paragraphs 1, 2 and 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

32 REVENUES & WELFARE SERVICES ESTABLISHMENT CHANGE

REPORT

RESOLVED to:

1) Approve the proposals to change the structure of the Revenues & Welfare Services team as detailed in this report;
2) Close the formal consultation process; and
3) Note the comments made by Members regarding the efficiency savings described in paragraph 4.5 to the report, highlighting that the efficiencies described would not be achieved if the proposals in the report were agreed and to pass those comments on for consideration by Senior Leadership and the Chief Executive

33 REPORT TO JCSC - RICHARD HERROD CONSULTATION

The Assistant Director for Leisure and Wellbeing introduced a report, which had been circulated in advance of the meeting, seeking to close formal consultation on proposals to permanently remove roles at Richard Herrod Centre following its closure.

RESOLVED to:

1) Receive comments from employees and trade union representatives;
2) Close the formal consultation process; and
3) Make any appropriate recommendations for consideration by the Chief Executive who will authorise the implementation of any changes.

34 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 6.37 pm

Signed by Chair:
Date:

MINUTES
ENVIRONMENT AND LICENSING COMMITTEE

Tuesday 21 April 2026

Councillor Alison Hunt (Chair)

Present:	Councillor Marje Paling	Councillor Catherine Pope
	Councillor Jim Creamer	Councillor Alex Scroggie
	Councillor Andrew Meads	Councillor Martin Smith
	Councillor Julie Najuk	Councillor Clive Towsey-Hinton
	Councillor Sue Pickering	Councillor Paul Wilkinson

Absent: Councillor Rachael Ellis

Officers in Attendance: L Chaplin, B Hopewell and A Hutchinson

20 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS.

Apologies for absence were received from Councillor Rachael Ellis, Councillor Pope attended as substitute.

21 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 10 MARCH 2026

RESOLVED:

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

22 DECLARATION OF INTERESTS.

None.

23 ANY OTHER ITEM WHICH THE CHAIR CONSIDERS URGENT.

None.

24 EXCLUSION OF THE PRESS AND PUBLIC.

RESOLVED:

That, the Members being satisfied that the public interest in maintaining the exemption outweighs the public interest in disclosing the information that under Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting during the consideration of the ensuing reports on the grounds that the report involves the likely

disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

25 APPLICATION FOR A ONE YEAR HACKNEY CARRIAGE/PRIVATE HIRE DRIVERS LICENCE JS

Consideration was given to a report of the Corporate Director of Place which had been circulated prior to the meeting, regarding an application for a one year joint Hackney Carriage/Private Hire Driver's Licence for JS.

JS attended the meeting along with their solicitor and they both addressed the Committee.

In making the decision the Committee applied the Council's approved Policy and Guidelines.

RESOLVED to:

Refuse JS's application for a Joint Hackney Carriage/Private Hire Driver's Licence.

JS was advised of the right of appeal against the decision of the Committee.

The meeting finished at 5.03 pm

Signed by Chair:
Date:

MINUTES
CABINET

Thursday 23 April 2026

Councillor John Clarke (Chair)

Present:	Councillor Kathryn Fox	Councillor Lynda Pearson
	Councillor Viv McCrossen	Councillor Henry Wheeler
	Councillor Marje Paling	

Absent: Councillor Jenny Hollingsworth and Councillor David Ellis

Officers in Attendance: F Whyley, M Avery, S Troman and L Squires

100 APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillor Hollingsworth.

101 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 26.03.2026.

RESOLVED:

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

102 DECLARATION OF INTERESTS.

None

103 FORWARD PLAN

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

RESOLVED:

1. To note the report.

104 PERFORMANCE INDICATORS AND ANNUAL DELIVERY PLAN 2026/27

Consideration was given to a report of the Chief Digital and Customer Officer, which had been circulated prior to the meeting, and the Annual Delivery Plan actions and performance indicators and targets against which performance would be measured in 2026/27 were agreed.

RESOLVED:

1. That Cabinet approved the performance indicators and targets set out in Appendix A for 2026/27
2. That Cabinet approved the Annual Delivery Plan Actions set out in Appendix B for 2026/27

105 ANY OTHER ITEMS THE CHAIR CONSIDERS URGENT.

None.

The meeting finished at 2.08 pm

Signed by Chair:
Date:

MINUTES
LICENSING ACT PANEL

Thursday 28 May 2026

Councillor Alison Hunt
Councillor Clive Towsey-Hinton
Councillor Marje Paling

Officers in Attendance: B Hopewell, C Allcock, A Hutchinson and C Pitcher

21 ELECTION OF CHAIR

RESOLVED:

Councillor Hunt was elected as Chair for the meeting.

22 DECLARATIONS OF INTEREST

None.

23 APOLOGIES FOR ABSENCE

None.

24 TO APPROVE, AS A CORRECT RECORD, THE MINUTES OF THE MEETING HELD ON 2 OCTOBER 2025.

RESOLVED:

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

25 CONSIDERATION OF AN APPLICATION FOR A PREMISES LICENCE - DAYBROOK POST OFFICE

The Panel considered an application for a Premises License for Daybrook Post Office.

In addition to the written representations in the bundle the panel considered additional information provided by the applicant and additional information provided by Sheetal Chadda in advance of the hearing and heard live evidence from:

1. Viral Desai (the Applicant)
2. Venita Chahal (Interested Party)

In making its decision, the Panel had regard to the Gedling Borough Council Licensing Policy, the guidance issued under section 182 of the Licensing Act 2003 and the Human Rights Act 1998 and carefully considered all the evidence presented to it, including the agreed conditions with the police, the amended opening hours of 7:00AM to 8:00PM offered by the Applicant in advance of and at the hearing and the proposed condition set out in the Operating Schedule in the application.

The Panel made this decision to promote the 4 Licensing Objectives:

1. Prevention of crime and disorder;
2. Public Safety;
3. Prevention of Public Nuisance;
4. Protection of Children from harm.

RESOLVED to:

Grant the application for a Premises Licence subject to the operating hours of 7:00AM to 8:00PM and the agreed Police conditions as set out below:

1. A CCTV system with recording equipment must be installed and maintained at the premises and operated with cameras in positions agreed with the Police. All recordings used in conjunction with CCTV must:

    - Be of evidential quality in all lighting conditions.
    - Indicate the correct time and date; and
    - Be retained for a period of 31 consecutive days.

    A member of staff trained to use the system must be on duty at all times when licensable activities are taking place, as the recorded images must be available for inspection immediately upon request to all officers of Responsible Authorities. A system must be in place to provide images for uploading to the NICE link, or similar digital evidence gathering system, immediately upon request to the Police.

2. There must also be adequate portable hardware (such as compact disks or USB storage devices) at the premises, as the recorded images must be available for downloading immediately upon request to officers of other Responsible Authorities, or the Police where the premises are unable to use the NICE link, or similar digital evidence gathering system.

3. All images downloaded from the CCTV system, not using the NICE link, or similar digital evidence gathering system, must be provided in a format that can be viewed on readily available equipment without the need for specialist software.

4. The Designated Premises Supervisor, (or authorised person in their absence) must inspect and test that the CCTV system is fully operational and working in compliance with the above conditions on a weekly basis. A signed and dated record of such examination and any findings must be retained at the premises for at least 12 months and must be made available for inspection and copying by the Police, or other officers of a Responsible Authority, immediately upon request.

5. The Premises Licence Holder or Designated Premises Supervisor must ensure steps are taken to rectify any fault identified in the CCTV system immediately and a log of those steps must be made available for inspection and copying by the Police or other officers of a Responsible Authority, immediately upon request.

6. A bound and sequentially paginated refusals book or electronic record must be kept at the premises to record all instances where service is refused. Details to show:

    - The basis of the refusal.
    - The person making the decision to refuse; and
    - The date and time of the refusal.

    Such books/records to be retained at the premises for at least 12 months and must be made available for inspection and copying by the Police, or other officers of a Responsible Authority, immediately upon request.

7. A bound and sequentially paginated incident/accident book or electronic record must be kept to record all:

    - incidents and crimes at the premises;
    - Any incidents of disorder or of a violent or antisocial nature;
    - ejections of customers;
    - personal injuries;
    - complaints received at the premises;
    - faults in the CCTV system; and
    - visits by an officer of a responsible authority;

    All such books/records must be retained at the premises for at least 12 months and must be made available for inspection and copying by the Police and other officers of Responsible Authorities immediately upon request.

8. Clear notices must be prominently displayed requesting customers to leave the premises and the area in a quiet and orderly manner.

9. Training records must be kept to record staff training and advice including the following areas:

    - preventing underage sales of alcohol;
    - preventing proxy sales of alcohol to underage persons;
    - preventing sales of alcohol to a person who is drunk;
    - acceptable forms of proof of age;
    - how to refuse a sale to persons under 18 years of age;
    - Challenge 21 age verification;
    - licensing objectives; and
    - Premises Licence Conditions.

    This training must be on-going, and each member of staff must be reviewed at least every 6 months. Such records to be retained at the premises for at least 12 months and must be made available for inspection and copying by the Police, or other officers of a Responsible Authority, immediately upon request.

10. Members of staff must not be permitted to sell/supply alcohol until they have successfully completed the training as per the above condition.

11. All spirits and sherries must be displayed behind the counter and must not be available for customers to self-serve.

12. A Challenge 25 scheme must operate at the premises. Any person who appears to be under 25 years of age must not be sold/supplied alcohol unless they produce an acceptable form of identification (passport, photo driving licence, Military Identity card or PASS accredited card).

13. Challenge 25 notices must be displayed in prominent positions throughout the premises.

14. No alcohol that is directly accessible by the public must be displayed within 11 metres of the entrance/exit.

15. No persons carrying open, or sealed, vessels containing alcohol must be admitted to the premises at any time.

16. No persons must be permitted to remove open vessels containing alcohol from the premises.

17. No cider, beer or lager products with an ABV of over 5.5% must be available at the store.

18. Cans (of any size) and bottles of 440ml or less containing cider, beer or lager must not be sold individually.

19. All vessels containing alcohol must be permanently marked DPO131 prior to sale.

20. Door supervisors must be employed at the premises on occasions as deemed necessary by the Designated Premises Supervisor and/or premises management following a risk assessment and on occasions when requested by, and following consultation with the Police.

21. The Designated Premises Supervisor must ensure that any security industry authority door supervisors employed at the premises wear, and clearly display, their security industry authority licence badge at all times whilst on duty.

22. A bound and sequentially paginated book or electronic record must be maintained at the premises containing the names, home addresses, contact phone number, dates of birth, Security Industry Authority licence number of door supervisors employed on any particular day. These records must be kept at the premises for at least 12 months and must be made available for inspection and copying by the Police immediately upon request.

23. There must be no deliveries made from this premises.

The meeting finished at 11.15 am

Signed by Chair:
Date:

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Gedling Borough Council

Decisions made under delegated authority

Business (click to view decision)	Summary	Ref	Date	Portfolio	Was decision made under urgency provisions?
Richard Herrod Centre – Site hand over	To seek approval to progress pre-enabling demolition works at the Richard Herrod Centre as part of the Carlton Active development, including approval to enter into a Licence to Occupy with Alliance Leisure Services Limited and Universal Civils and Build Ltd to enable site possession, security and pre enabling works to proceed in a safe, controlled and legally compliant manner.		13/05/2026	Leader of the Council	No
Approval of Private Sector Housing Enforcement related policies	To seek approval to adopt the following housing enforcement related policies to come into effect from the date of approval of this report: - Private Sector Housing Civil Penalties Policy 2026 - Private Sector Housing Enforcement Policy 2026 - Fit and Proper Person Policy 2026 To delegate authority to the Director of Place to issue Rent Repayment Orders in	D1727	21/05/2026	Leader of the Council	No

	accordance with statutory guidance and the Housing Act 2004 and Housing and Planning Act 2016.				
Response to 'Planning Committee reform: Draft Regulations and Guidance'	To gain Portfolio Holder endorsement of Gedling Borough Council's proposed response contained in Appendix 1 to the Government consultation on proposed reforms to Planning Committees.	D1725	22/04/2026	Portfolio Holder for Sustainable Growth and Economy	No
Gedling Community Grant Provision	To approve the implementation of minor changes to grant funding for 2026/2027 following consultation with affected parties in January and February 2026	D1722	31/03/2026	Leader of the Council	No
Business Rates | Pubs and Live Music Venues Relief	To approve the Government's guidance for determining applications for discretionary 2026 Pubs and Live Music Venue Relief; and the determination of applications for discretionary 2026 Pubs and Live Music Venue Relief is delegated to the Chief Finance Officer responsible for Revenues & Welfare Services.	D1719	27/03/2026	Leader of the Council	No
Business Rates | 2026 Supporting Small Business Relief	To approve the Government's guidance for determining applications for discretionary 2026 Supporting Small Business Relief; and the determination of applications for discretionary 2026 Supporting Small Business Relief is delegated to the Chief	D1718	27/03/2026	Leader of the Council	No

	Finance Officer responsible for Revenues & Welfare Services.				
Response to Government consultation – Proposed changes to the National Planning Policy Framework	To gain portfolio holder endorsement of Gedling Borough Council's proposed response contained in Appendix 1 to the Government consultation on proposed changes to the National Planning Policy Framework.	D1711	06/03/2026	Portfolio Holder for Sustainable Growth and Economy	No
Safeguarding policies	To approve the reviewed safeguarding policies and procedures.	D1695	24/01/2026	Portfolio Holder for Public Protection	No
https://democracy.gedling.gov.uk/ieDecisionDetails.aspx?ID=1704	To approve new BNG monitoring fees to ensure that the Council has adequate revenue to monitor BNG.	D1704	23/01/2026	Portfolio Holder for Sustainable Growth and Economy	No
Grant Consultation	To approve the start of formal consultation with Gedling Borough councillors and RCAN in relation to changes to the current Members' Pots and grant awards, to enable the creation of a Community Grant scheme, governed by a cross-party group of councillors, that positively impacts outcomes for residents in the borough.	D1705	22/01/2026	Leader of the Council	No
Allocation of Bestwood Healthcare Facilities S106 Funding	To approve delegated authority to the Assistant Director for Leisure and Wellbeing, in consultation with the Portfolio Holder for Lifestyles, Health and	D1964	21/01/2026	Portfolio Holder for Lifestyles, Health and Wellbeing	No

	Wellbeing on the future spend of the healthcare Facilities S106 Funding.				
Housing Strategy 2025-2030	To approve a 6-week consultation exercise to seek the views of the public and stakeholders on the Council's draft Housing Strategy and Delivery Plan 2025-2030.	D1700	20/01/2026	Portfolio Holder for Sustainable Growth and Economy	No