

Sustainability Appraisal Publication Draft

Addendum 4: Review of SA Assessment on Policy LPD63 (now LPD64) and Additional Site Allocations for Housing

Local Planning Document
September 2017



Contents

| | |
|--|-----------|
| Key to SA Scoring | 3 |
| Addendum Report | 4 |
| Consultation..... | 4 |
| Stages of Sustainability Appraisal | 4 |
| Local Planning Document Publication Draft..... | 4 |
| Local Planning Document Submission | 5 |
| Local Planning Document Hearing Sessions..... | 5 |
| Local Planning Document Post Hearing Sessions..... | 5 |
| Selecting the Additional Site Allocations..... | 6 |
| Methodology | 10 |
| Information used to inform the SA Assessment..... | 10 |
| SA Assessment of the revision to Policy LPD64 Housing Distribution..... | 11 |
| SA Assessment of the Additional Site Allocations for Housing | 11 |
| Conclusions | 18 |
| | |
| Appendix A: SA Framework and SA Matrix | 19 |
| SA Framework for Policy Assessment..... | 20 |
| SA Matrix for Site Assessment | 23 |
| | |
| Appendix B: Appraisal of Site Allocations Policies in Part B of the Local Planning Document – Updated | 30 |
| Policies LPD63 and LPD64 | 31 |
| Site Allocations in Arnold | 41 |
| Site Allocations in Calverton | 52 |
| Site Allocations in Ravenshead | 62 |

The maps produced in this document are copyright.
© Crown copyright. All rights reserved. Licence No. 100021246

Key to SA Scoring

The colour coding is used throughout this document and the appendices for the SA appraisals that have been undertaken. The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

| | |
|----------------------------|----|
| Major positive | ++ |
| Minor positive | + |
| Neutral / Not relevant | 0 |
| Minor negative | - |
| Major negative | -- |
| Uncertain – effect unknown | ? |

Addendum Report

- 1.1 This is the fourth addendum to the Sustainability Appraisal Publication Draft of the Local Planning Document. This looks at the findings of the SA assessment of the revision to the housing distribution policy and the additional site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead in the Local Planning Document.
- 1.2 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.

Consultation

- 1.3 This addendum is published alongside the revised extract of the Local Planning Document in order to seek comments. This will provide the opportunity for the public and statutory bodies to use the findings of the Addendum to the Sustainability Appraisal to help inform any comments which may be made on the Local Planning Document.
- 1.4 The deadline for comments is **5pm on Monday 30 October 2017.**

Stages of Sustainability Appraisal

- 1.5 The Council's approach to undertaking Sustainability Appraisal is based on the Government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 1.6 The Government's guidance identifies 5 stages of carrying out an SA. Table 2 of the Sustainability Appraisal Publication Draft set out the main stages of a Sustainability Appraisal. The Sustainability Appraisal Publication Draft covers Stages A, B and C of the SA process. Stage D represents the consultation stage, during which the Sustainability Appraisal Publication Draft was consulted on alongside the Local Planning Document Publication Draft between May and July 2016. The remaining stage E of the SA will be completed following adoption.
- 1.7 This addendum re-visits Stage B of the SA process.

Local Planning Document Publication Draft

- 1.8 Consultation on the Local Planning Document Publication Draft was held between May and July 2016. A number of alternative sites to the proposed site allocations were put forward. An addendum to the Sustainability Appraisal Publication Draft was published in October 2016 which looked at the findings of the SA assessment of the three additional reasonable alternative sites that had not been assessed previously and required further consideration.

Local Planning Document Submission

1.9 The Local Planning Document and its accompanying Sustainability Appraisal (LPD/REG/11-20) were submitted to the Planning Inspectorate for examination on 17 October 2016. The Inspector's Initial Questions for the Council (EX/01) raised questions regarding the Sustainability Appraisal. A second addendum to the Sustainability Appraisal Publication Draft was published in December 2016 which looked at the findings of the SA assessment of the options for the apportioning the remaining oversupply between the three key settlements and policies LPD62 and LPD63 contained in Part B of the Local Planning Document.

Local Planning Document Hearing Sessions

1.10 The hearing session on the Sustainability Appraisal of the Local Planning Document took place on Tuesday 7 February 2017.

1.11 Calverton Parish Council raised some concerns regarding the supporting documents, including the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. Specifically, the heritage analysis excluded assessment of the three Scheduled Ancient Monuments that are located in the vicinity of Calverton and it was considered that the landscape assessment may have been constrained by a lack of local knowledge. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) did not include Scheduled Monuments in the assessment and an officer judgement was made as to the potential impact of development sites. The Council commissioned a second independent heritage assessment. The Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017) was used to review the SA assessment and does not supersede the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) which was used to inform SA objective 3 (heritage and design) in the SA assessment.

1.12 A third addendum to the Sustainability Appraisal Publication Draft was published in February 2017 which reviewed the SA assessment of the reasonable alternative sites and site allocations using new information from the second heritage assessment to inform SA objective 3 (heritage and design).

Local Planning Document Post Hearing Sessions

1.13 In June 2017 the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations in the Local Planning Document (site H8) and postponed the scheduled hearing session to allow the Council to undertake a public consultation exercise on the proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period.

1.14 This fourth addendum provides a SA assessment of the revision to the housing distribution policy and the additional site allocations for housing in the Arnold

part of the urban area, Calverton and Ravenshead in the Local Planning Document.

Selecting the Additional Site Allocations

1.15 The Site Selection Document Addendum 2: Consideration of Additional Housing Allocation (2017) explains how the additional allocated housing sites have been chosen from the reasonable alternative sites. **Table 1** supersedes Table 18 in the Sustainability Appraisal Publication Draft and identifies those sites which have been allocated for housing. The sites that comprise additional site allocations are highlighted in **bold**.

Table 1: Reasonable alternative options for site allocations for housing – updated

| Ref | Site Name ¹ | Locality | Conclusion | LPD Ref |
|--------------|--|-----------------|--|----------------|
| 6/18 | Rolleston Drive (NCC Offices) | Arnold | Allocate | H1 |
| 6/24 | Sherbrook Road/Prior Road | Arnold | Not to allocate | |
| 6/25 | Brookfield Road/Rolleston Drive | Arnold | Not to allocate – see 6/18 | |
| 6/48 | Lodge Farm Lane | Arnold | Allocate | H5 |
| 6/49 | Brookfields Garden Centre | Arnold | Allocate | H2 |
| 6/50 | Killisick Lane | Arnold | Allocate – combine with 6/871, 6/872 and 6/873 | H8 |
| 6/51 | Howbeck Road (Land East) | Arnold | Allocate part of site – combine with 6/671 | H7 |
| 6/455 | New Farm (Site B) | Arnold | Not to allocate | |
| 6/458 | New Farm (Site D) | Arnold | Not to allocate | |
| 6/462 | New Farm (Site E) | Arnold | Not to allocate | |
| 6/466 | New Farm (SUE) | Arnold | Not to allocate | |
| 6/477 | Daybrook Laundry | Arnold | Allocate | X1 |
| 6/479 | Metallifactory Ltd | Arnold | Allocate | X2 |
| 6/667 | Sir John Robinson House | Arnold | Not to allocate | |
| 6/668 | Land Off Mapperley Plains | Arnold | Not to allocate | |
| 6/671 | Extension of Howbeck Road | Arnold | Allocate – combine with 6/51 | H7 |
| 6/768 | B and Q Unit Mansfield Road | Arnold | Not to allocate | |
| 6/778 | Land to the west of the A60 Redhill | Arnold | Allocate | X3 |
| 6/871 | Killisick Lane (GBC Site 1) | Arnold | Allocate part of site – combine with 6/50, 6/872 and 6/873 | H8 |

¹ The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

| Ref | Site Name ¹ | Locality | Conclusion | LPD Ref |
|-------------|---|------------------|--|-----------|
| 6/872 | Killisick Lane (GBC Site 2) | Arnold | Allocate – combine with 6/50, 6871 and 6/873 | H8 |
| 6/873 | Killisick Lane (GBC Site 3) | Arnold | Allocate part of site – combine with 6/50, 6/871 and 6/872 | H8 |
| A2 | Lodge Farm Lane Phase 2 | Arnold | Not to allocate | |
| 6/12 | Lambley Lane (Adj Glebe Farm) | Carlton | Not to allocate | |
| 6/13 | Lambley Lane/Spring Lane | Carlton | Not to allocate | |
| 6/52 | Spring Lane | Carlton | Allocate (boundary changed) | H6 |
| 6/131 | Gedling Colliery/Chase Farm | Carlton | Allocate | H9 |
| 6/260 | Sol Construction Ltd | Carlton | Not to allocate | |
| 6/457 | Lambley Lane (Adj Glebe Farm View) | Carlton | Not to allocate | |
| 6/459 | Lambley Lane (Willow Farm) | Carlton | Allocate part of site | H3 |
| 6/542 | Linden Grove | Carlton | Allocate | H4 |
| 6/658 | Mapperley Golf Course | Carlton | Not to allocate | |
| 6/767 | Spring Lane (156) | Carlton | Not to allocate | |
| 6/860 | Trent Valley Road A612 (Land Adj Railway) | Carlton | Not to allocate | |
| 6/460 | Hayden Lane | Hucknall | Allocate part of site | H10 |
| 6/20 | Bestwood Business Park | Bestwood Village | Allocate | H13 |
| 6/27 | Westhouse Farm | Bestwood Village | Allocate part of site | H12 |
| 6/28 | Broad Valley Farm | Bestwood Village | Not to allocate | |
| 6/484 | The Sycamores | Bestwood Village | Allocate | H11 |
| 6/33 | Hollinwood Lane/Long West Croft | Calverton | Not to allocate | |
| 6/35 | Mansfield Lane (Flatts Hill) | Calverton | Not to allocate | |
| 6/36 | Lampwood Close | Calverton | Not to allocate | |
| 6/37 | Long Acre Lodge | Calverton | Allocate | X4 |
| 6/45 | Georges Lane/Gorse Close | Calverton | Not to allocate | |
| 6/47 | Park Road/Hollinwood Lane | Calverton | Allocate part of site – combine with 6/662 | H16 |
| 6/130 | Dark Lane | Calverton | Allocate | H14 |
| 6/289 | Bottom Farm | Calverton | Not to allocate | |

| Ref | Site Name ¹ | Locality | Conclusion | LPD Ref |
|--------------|--|-------------------|---|------------------|
| 6/540 | Land to the South of Crookdole Lane | Calverton | Not to allocate | |
| 6/544 | Main Street/Hollinwood Lane (Land Adj To) | Calverton | Allocate | H15 |
| 6/587 | Mansfield Lane (Whitehaven Farm) | Calverton | Not to allocate | |
| 6/588 | Mansfield Lane (250) | Calverton | Not to allocate | |
| 6/649 | Woods Lane | Calverton | Not to allocate | |
| 6/661 | Land at Broom Farm | Calverton | Not to allocate | |
| 6/662 | Hollinwood Lane/North Green | Calverton | Allocate – combine with 6/47 | H16 |
| 6/664 | Calverton Miners Welfare, land adj Hollinwood Lane | Calverton | Not to allocate | |
| 6/665 | Warren Place | Calverton | Not to allocate | |
| 6/686 | The Cherry Tree | Calverton | Not to allocate | |
| 6/770 | Land at Collyer Road | Calverton | Not to allocate | |
| 6/772 | Broom Farm, Mansfield Lane | Calverton | Not to allocate | |
| 6/774 | Borrowside Farm Bonnerhill (Site A) | Calverton | Not to allocate | |
| 6/775 | Borrowside Farm Bonnerhill (Site B) | Calverton | Not to allocate | |
| 6/780 | Ramsdale Park Golf Course | Calverton | Not to allocate | |
| 6/834 | Woodview Farm | Calverton | Not to allocate | |
| 6/921 | Shire Farm, Calverton | Calverton | Not to allocate | |
| 6/39 | Longdale Lane/Kighill Lane | Ravenshead | Allocate – split into three sites | H17, H18 and H19 |
| 6/86 | Larch Farm Public House | Ravenshead | Not to allocate | |
| 6/536 | Nottingham Road (183) | Ravenshead | Not to allocate | |
| 6/648 | Land at Beech Avenue/Fishpool | Ravenshead | Not to allocate | |
| 6/659 | Main Road (9 & 11, Land Adj To) | Ravenshead | Not to allocate | |
| 6/669 | Kighill Lane (18) | Ravenshead | Allocate – combine with 6/841 (and other sites not listed) | X5 |
| 6/670 | Kighill Lane (15a & 19)/Longdale Lane (170 & 172) | Ravenshead | Not to allocate | |
| 6/841 | Land at Kighill Lane | Ravenshead | Allocate – combine with 6/669 (and other sites not listed) | X5 |

| Ref | Site Name ¹ | Locality | Conclusion | LPD Ref |
|-------|---|----------------|---|---------|
| 6/843 | 26 Kighill Lane Site 2 (land rear of) | Ravenshead | Allocate – combine with 6/845 (and other site not listed) | X6 |
| 6/845 | 28 Kighill Lane Site 1 | Ravenshead | Allocate – combine with 6/843 (and other site not listed) | X6 |
| 6/919 | Silverland Farm (Ricket Lane, Site A) | Ravenshead | Not to allocate | |
| 6/920 | Silverland Farm (Ricket Lane, Site B) | Ravenshead | Not to allocate | |
| 6/29 | Lambley Lane (23) | Burton Joyce | Not to allocate | |
| 6/30 | Woodside Road (Land Off) | Burton Joyce | Not to allocate | |
| 6/31 | Hillside Farm | Burton Joyce | Not to allocate | |
| 6/469 | Millfield Close (Safeguarded Land) | Burton Joyce | Allocate | H20 |
| 6/537 | Land to the North of Orchard Close | Burton Joyce | Allocate | H21 |
| 6/539 | Glebe Farm (Burton Joyce) | Burton Joyce | Not to allocate | |
| 6/923 | Orchard Close/Hillside Drive (land to the north of) | Burton Joyce | Not to allocate | |
| 6/538 | Land Off Spring Lane | Lambley | Not to allocate | |
| 6/672 | Land adj Steeles Way/Orchard Rise | Lambley | Not to allocate | |
| 6/831 | Catfoot Lane | Lambley | Not to allocate | |
| 6/838 | Stables - Site A | Lambley | Not to allocate | |
| 6/839 | Spring Lane (Land Off) - Site B | Lambley | Not to allocate | |
| 6/917 | Catfoot Lane (land adj Orchard Rise/Steels Way) | Lambley | Not to allocate | |
| A1 | Hill Close Farm, Lambley | Lambley | Not to allocate | |
| 6/535 | Greenacres | Linby | Not to allocate | |
| 6/132 | Newstead Sports Ground | Newstead | Allocate | H22 |
| 6/924 | Land South of Newstead | Newstead | Not to allocate | |
| A3 | North of Altham Lodge | Papplewick | Not to allocate | |
| 6/586 | Stoke Bardolph Farm and Land | Stoke Bardolph | Not to allocate | |
| 6/874 | Long Meadow Farm (Site A) | Woodborough | Not to allocate | |
| 6/875 | Long Meadow Farm (Site B) | Woodborough | Not to allocate | |
| 6/876 | Long Meadow Farm (Site C) | Woodborough | Not to allocate | |
| 6/196 | Ash Grove | Woodborough | Allocate | H23 |
| 6/42 | Lowdham Lane | Woodborough | Not to allocate | |
| 6/43 | Old Manor Farm (Land adj to) | Woodborough | Not to allocate | |
| 6/44 | Bank Hill | Woodborough | Not to allocate | |
| 6/660 | Land South of Smalls Croft | Woodborough | Not to allocate | |
| 6/762 | Land at Grimesmoor Farm Shelt Hill (Phase 1) | Woodborough | Not to allocate | |

| Ref | Site Name ¹ | Locality | Conclusion | LPD Ref |
|-------|--|-------------|-------------------------------|---------|
| 6/763 | Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4) | Woodborough | Not to allocate | |
| 6/776 | Land at Broad Close/Private Road | Woodborough | Allocate – combine with 6/840 | H24 |
| 6/777 | Land on Shelt Hill adj 67 | Woodborough | Not to allocate | |
| 6/826 | Main Street/ Taylors Croft (land) | Woodborough | Not to allocate | |
| 6/827 | Lingwood Lane (land adj Rose Marie cottage) | Woodborough | Not to allocate | |
| 6/828 | Park Avenue (land south of) | Woodborough | Not to allocate | |
| 6/832 | 109 Main Street | Woodborough | Not to allocate | |
| 6/833 | 111 Main Street | Woodborough | Not to allocate | |
| 6/835 | 40 Shelt Hill | Woodborough | Not to allocate | |
| 6/836 | Main Street (119) | Woodborough | Not to allocate | |
| 6/840 | Plemont | Woodborough | Allocate – combine with 6/776 | H24 |

1.16 **Maps 1, 2 and 3** (on pages 41, 52 and 62 respectively) and update the locations of the site allocations for housing to include the additional site allocations.

Methodology

1.17 The SA assessment of policy LPD64 in Part B of the Local Planning Document was undertaken using the same approach used for the SA assessment of the development management policies. The policy was assessed against the SA objectives using the SA Framework. The SA Framework is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect was likely to be positive, negative, neutral or uncertain. The SA assessment also recorded the scale, timescale and permanency of the effect.

1.18 The additional site allocations were assessed against the SA objectives using the SA Matrix and recommendations were provided. The SA Matrix is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative or neutral. The SA assessment also recorded the scale, timescale and permanency of the effect.

1.19 The recommendations of the SA assessment informed the Local Planning Document process which helps to finalise the site allocations for the Local Planning Document.

Information used to inform the SA Assessment

1.20 The sources of information used for the SA assessment of the additional site allocations remain unchanged from those used for the SA assessment of the

Publication Draft, with the exception of new data released since the previous SA assessment (for instance the Environment Agency’s Flood Zones and Local Wildlife Sites) and the assessment of the Scheduled Monuments.

1.21 The SA assessment has also been updated to reflect the findings of the second heritage assessment published in 2017 (The Assessment of Impact of LPD Development Sites on Scheduled Monuments) which considers the impact of the development of the reasonable alternative sites and site allocations on Scheduled Monuments both within Gedling Borough and in the neighbouring authorities within 1 km of the Borough boundary.

SA Assessment of the revision to Policy LPD64 Housing Distribution

1.22 **Table 2** summarises the appraisal results of the SA assessment of the revision to the housing distribution policy. Table 2 supersedes part of Table 4 in the Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD62 and LPD63. Both policies have now been renumbered LPD63 and LPD64.

1.23 The detailed SA assessment is provided as **Appendix B**. This supersedes Appendix 2 of Addendum 2. For clarification, the appendix contains the full assessment of two policies relating to comprehensive development and housing distribution (LPD63 and LPD64). Table 2 summarises the SA findings in relation to the housing distribution policy as this is the purpose of this SA addendum.

Table 2: SA assessment of Policy LPD64 (see key on page 3)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 64. Housing Distribution | ++ | + | - | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |

1.24 Although the SA assessment has been revisited for housing distribution policy, there is no change to the overall SA conclusion.

SA Assessment of the Additional Site Allocations for Housing

1.25 The SA assessment of the site allocations as set out in Appendix H of the Sustainability Appraisal Publication Draft have been revisited to consider the findings of the additional site allocations.

1.26 **Table 3** summarises the SA assessment of the additional site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead as contained in Part B of the Local Planning Document. The employment allocation in Calverton is reflected in the table for consistency purposes. The appraisal also reflects those where the capacity and site boundary of the existing housing allocations are being amended through the examination process. The new sites are highlighted in **bold** and identified with *. Note the site allocation names have been abbreviated in the left column of the table. The letter H represents housing site and the letter E represents employment site. For clarification, the Carlton and Hucknall parts of the urban area and Bestwood Village (as one of the three Key Settlements) have not been appraised as part of this SA assessment as no changes have been proposed and thus the sites are not included in the table. Table 3 supersedes part of Table 20 in the Sustainability Appraisal Publication Draft.

1.27 Where new recommendations are made in addition to the recommendations already made in relation to the existing housing site allocations, they are included in this report.

1.28 The detailed SA assessment is provided in **Appendix B**. This supersedes part of Appendix H of the Sustainability Appraisal Publication Draft.

Table 3: SA assessment of the site allocations for housing and employment (see key on page 3)

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|---------------------------------|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Urban Area – Arnold only | | | | | | | | | | | | | | | |
| H1. Rolleston Drive | ++ | + | 0 | 0 | ++ | 0 | 0 | - | -- | - | 0 | ++ | - | 0 | - |
| H2. Brookfields | ++ | + | 0 | 0 | + | 0 | 0 | + | 0 | - | 0 | ++ | - | 0 | - |
| H5. Lodge Farm Lane | ++ | + | 0 | 0 | + | - | 0 | -- | - | - | 0 | + | 0 | 0 | 0 |
| H7. Howbeck Road | ++ | + | 0 | 0 | + | - | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| H8. Killisick Lane | ++ | + | 0 | 0 | + | -- | - | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| X1 Daybrook Laundry * | ++ | ++ | 0 | 0 | + | - | 0 | -- | 0 | - | 0 | ++ | 0 | 0 | 0 |
| X2 West of A60 A * | ++ | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | ++ | 0 | 0 | - |

| | 1. Housing | 2. Health | 3. Heritage and Design | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources | 9. Flooding | 10. Waste | 11. Energy and Climate Change | 12. Transport | 13. Employment | 14. Innovation | 15. Economic Structure |
|--|------------|-----------|------------------------|----------|-----------|---|--------------|----------------------|-------------|-----------|-------------------------------|---------------|----------------|----------------|------------------------|
| X3 West of A60 B * | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | ++ | 0 | 0 | 0 |
| Key Settlements – Calverton only | | | | | | | | | | | | | | | |
| H14. Dark Lane | ++ | ++ | -- | 0 | ++ | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H15. Main Street | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | - | 0 | 0 | 0 |
| H16. Park Road | ++ | + | 0 | 0 | + | - | - | - | - | - | 0 | + | 0 | 0 | 0 |
| X4 Flatts Lane * | ++ | + | - | 0 | + | - | - | - | 0 | - | 0 | + | 0 | 0 | 0 |
| E2. Hillcrest Park | 0 | + | 0 | 0 | + | 0 | 0 | - | 0 | - | 0 | + | ++ | ++ | ++ |
| Key Settlements – Ravenshead only | | | | | | | | | | | | | | | |
| H17. Longdale Lane A | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H18. Longdale Lane B | ++ | + | 0 | 0 | + | -- | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| H19. Longdale Lane C | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| X5 Kighill Lane A * | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |
| X6 Kighill Lane B * | ++ | + | 0 | 0 | + | - | 0 | - | 0 | - | 0 | + | 0 | 0 | 0 |

SA Objective 1: Housing

1.29 There is no change to the overall SA conclusion for this SA objective. Overall, there is a positive effect in relation to the cumulative impact on housing in the Arnold part of the urban area and key settlements of Calverton and Ravenshead. It is considered the effect of new houses provided on the housing allocations would be long term and permanent.

1.30 The range and affordability of homes for the additional sites is not certain. Additional recommendations were made in light of the SA assessment and they were as follows:

- Ensure a range and affordability of homes on the additional sites.

SA Objective 2: Health

- 1.31 Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.
- 1.32 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

SA Objective 3: Heritage and Design

- 1.33 For most sites there is a neutral effect in relation to the cumulative impact on heritage and design. They fall within the Arnold part of the urban area and key settlement of Ravenshead. However there is a negative effect on heritage assets and local interest buildings for the two of the housing sites in Calverton (H14 and X4).
- 1.34 Additional recommendations were provided in light of the SA assessment and they were as follows:
- Ensure that mitigation recommendations are implemented to reduce impact of additional site X4 on heritage assets in Calverton.

SA Objective 4: Crime

- 1.35 It is considered that the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

SA Objective 5: Social

- 1.36 Overall, there is a positive effect in relation to the cumulative impact on social factors. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the locality and also within 30 minutes of public transport time of other community facilities elsewhere.
- 1.37 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

- 1.38 Overall, most sites have a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure. The impact varies for different reasons and the effect varies from short term and temporary to long term and permanent.
- 1.39 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation is in place to reduce impacts on biodiversity for the additional sites X1 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead.

SA Objective 7: Landscape

1.40 Overall, some sites have a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term.

1.41 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation recommendations from the landscape study are implemented for the additional sites X2 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead.

SA Objective 8: Natural Resources

1.42 Overall, most sites have a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles from some sites, in particular in the Arnold part of the urban area, could worsen the air quality issue. Some sites are on agricultural land grades 2 and 3.

1.43 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Safeguard the long term capability of best and most versatile agricultural land (grade 2) on part of the additional site X3 in Arnold;
- Information required on whether the agricultural grade 3 sites (i.e. part of the additional site X3 in Arnold and additional sites X4 in Calverton and X6 in Ravenshead) are best and most versatile (BMV) land i.e. grade 3a; and
- Ensure that mitigation is in place to address air quality issues for the additional sites X1, X2 and X3 in Arnold.

SA Objective 9: Flooding

1.44 Overall, most sites have a neutral effect in relation to the cumulative impact on flooding. Only three sites have a negative effect and they require site specific flood risk assessments. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.

1.45 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Need to acknowledge that a site specific flood risk assessment is required for the additional site X1 in Arnold.

SA Objective 10: Waste

1.46 Overall, there is a negative effect in relation to the cumulative impact on waste as the sites would result in increased household waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.

SA Objective 11: Energy and Climate Change

1.47 It is considered that the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.

SA Objective 12: Transport

1.48 Overall, there is a positive effect in relation to the cumulative impact on transport. All sites are within 400 m of existing bus stops with the exception of the majority of site H15 in Calverton (as mentioned in the Sustainability Appraisal Publication Draft). There is no bus service that runs past the housing sites in Ravenshead, including the additional sites X5 and X6.

1.49 Additional recommendations were provided in light of the SA assessment and they were as follows:

- Ensure there is connectivity to existing bus services.

SA Objective 13: Employment

1.50 As mentioned in the Sustainability Appraisal Publication Draft, an employment site has been allocated in Calverton which would provide new buildings for employment uses and create new jobs. It is considered the effect of job losses as the result of the development of new housing on sites H1 and H2 would be short term and temporary because there would be other job opportunities elsewhere. The additional sites X1 and X2 in Arnold are currently vacant so there is no loss of existing jobs.

1.51 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

SA Objective 14: Innovation

1.52 As mentioned in the Sustainability Appraisal Publication Draft, an employment site has been allocated in Calverton for specific employment uses including office uses and this could provide opportunities for training.

1.53 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

SA Objective 15: Economic Structure

1.54 As mentioned in the Sustainability Appraisal Publication Draft, one site has been allocated in Calverton for new employment land for B1 to B8 uses. For the loss of employment and retail uses on sites H1 and H2 in Arnold. Site H1 is part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. Additional site X1 was originally part of the “Salop Street” employment site in the Replacement Local Plan which will not be rolled forward in the Local Planning Document. This scored neutral as it would not result in the loss of protected employment land. Additional site X2 is not protected employment land and is currently vacant so there would be no loss of employment use.

1.55 No additional recommendations were made in addition to the recommendations already made at the previous SA assessment of the site allocations.

Recommendations of the SA assessment

1.56 A number of additional recommendations were made to the site allocations in the light of the SA assessment. The recommendations were as follows:

- Ensure a range and affordability of homes on the additional sites;
- Ensure that mitigation recommendations are implemented to reduce impact of additional site X4 on heritage assets in Calverton;
- Ensure that mitigation is in place to reduce impacts on biodiversity for the additional sites X1 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead;
- Ensure that mitigation recommendations from the landscape study are implemented for the additional sites X2 and X3 in Arnold, X4 in Calverton and X5 and X6 in Ravenshead;
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) on part of the additional site X3 in Arnold;
- Information required on whether the agricultural grade 3 sites (i.e. part of the additional site X3 in Arnold and additional sites X4 in Calverton and X6 in Ravenshead) are best and most versatile (BMV) land i.e. grade 3a;
- Ensure that mitigation is in place to address air quality issues for the additional sites X1, X2 and X3 in Arnold;
- Need to acknowledge that a site specific flood risk assessment is required for the additional site X1 in Arnold; and
- Ensure there is connectivity to existing bus services.

1.57 For the majority of the recommendations they will be addressed elsewhere in the Local Planning Document. The outcome of the recommendations are as follows:

- The policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by Policy LPD36: Affordable Housing.
- The site selection work has considered the impact on heritage assets. The impact on heritage assets is covered by Policy LPD26: Heritage Assets.
- The biodiversity impacts and the impacts on Local Wildlife Sites are covered by Policy LPD18: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the requirement for a landscape buffer.
- The significant loss of best and most versatile (BMV) agricultural land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Confirmation as to whether the agricultural grade 3 sites are on best and most versatile (BMV) land will be required through the planning application stage.
- Air quality issues are covered by Policy LPD11: Air Quality.
- The policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Conclusions

- 1.58 Stages A, B, C and D of the Sustainability Appraisal process have already been undertaken. This fourth addendum re-visits Stage B of the SA process. The purpose of the addendum is to assess the economic, social and environmental impacts of the additional site allocations in the revised Local Planning Document.
- 1.59 The remaining Stage E of the Sustainability Appraisal, which relates to the post adoption reporting and monitoring, will be completed at the adoption stage.

Appendix A: SA Framework and SA Matrix

This appendix is an extract of Appendix A4 to the Sustainability Appraisal of the Publication Draft.

SA Scoring

The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

| | |
|----------------------------|----|
| Major positive | ++ |
| Minor positive | + |
| Neutral / Not relevant | 0 |
| Minor negative | - |
| Major negative | -- |
| Uncertain – effect unknown | ? |

SA Framework for Policy Assessment

| | Decision Making Criteria |
|---|--|
| SA Objectives | Policy Questions |
| 1. Housing To ensure that the housing stock meets the housing needs | Will it increase the range and affordability of housing for all social groups? |
| | Will it reduce homelessness? |
| | Will it reduce the number of unfit/vacant homes? |
| 2. Health To improve health and reduce health inequalities | Will it reduce health inequalities? |
| | Will it improve access to health services? |
| | Will it increase the opportunities for recreational physical activity? |
| 3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets) | Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings? |
| | Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character? |
| | Will it conserve and enhance the archaeological environment? |
| | Will it protect/improve access and enjoyment of the historic environment? |
| | Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities? |
| 4. Crime To improve community safety, reduce crime and the fear of crime | Will it reduce crime and the fear of crime? |
| | Will it increase the prevalence of diversionary activities? |
| | Will it contribute to a safe secure built environment through designing out crime? |
| 5. Social To promote and support the development and growth of social capital | Will it protect and enhance existing cultural assets? |
| | Will it improve access to, encourage engagement with and residents satisfaction in community activities? |
| | Will it improve ethnic and intergenerational relations? |
| 6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment | Will it help protect and improve biodiversity and avoid harm to protected species? |
| | Will it increase, maintain and enhance sites designated for their nature conservation interest? |
| | Will it conserve and enhance the geological environment? |
| | Will it help protect and improve habitats? |
| | Will it maintain and enhance woodland cover and management? |
| | Will it provide new open space? |
| | Will it improve the quality of existing open space? |
| Will it encourage and protect Green Infrastructure opportunities? | |

| | Decision Making Criteria |
|--|---|
| 7. Landscape To protect and enhance the landscape character, including heritage and its setting | Does it respect identified landscape character? |
| | Does it have a positive impact on visual amenity? |
| 8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals | Will it improve water quality? |
| | Will it conserve water? |
| | Will it increase levels of air pollution? |
| | Will it lead to reduced consumption of raw materials? |
| | Will it promote the use of sustainable design, materials and construction techniques? |
| | Will it prevent the loss of greenfield land to development? |
| | Will it protect the best and most versatile agricultural land? |
| 9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk | Will it minimise flood risk? |
| 10. Waste To minimise waste and increase the re-use and recycling of waste materials | Will it reduce household and commercial waste per head? |
| | Will it increase waste recovery and recycling per head? |
| | Will it reduce hazardous waste? |
| | Will it reduce waste in the construction industry? |
| 11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources | 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? |
| 12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel | Will it use and enhance existing transport infrastructure? |
| | Will it help to develop a transport network that minimises the impact on the environment? |
| | Will it reduce journeys undertaken by car by encouraging alternative modes of transport? |

| | Decision Making Criteria |
|--|--|
| by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available | Will it increase accessibility to services and facilities? |
| 13. Employment To create high quality employment opportunities | Will it improve the diversity and quality of jobs? |
| | Will it reduce unemployment? |
| | Will it increase average income levels? |
| 14. Innovation To develop a strong culture of enterprise and innovation | Will it increase levels of qualification? |
| | Will it create jobs in high knowledge sectors? |
| | Will it encourage graduates to live and work within the plan areas? |
| 15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Will it provide land and buildings of a type required by businesses? |
| | Will it provide the required infrastructure? |
| | Will it provide business/ university clusters? |

SA Matrix for Site Assessment

| Decision Making Criteria | | Matrix | | | | |
|--|---|---|---|-----------------------------|---|--|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 1. Housing To ensure that the housing stock meets the housing needs | Is the site allocated for housing? | Provides 50+ homes in the urban area | Provides up to 49 homes in the urban area | Does not provide housing | Loss of up to 49 homes in the urban area | Results in loss of 50+ homes in the urban area |
| | Is the site allocated for gypsy, traveller and travelling showpeople? | | | | | |
| 2. Health To improve health and reduce health inequalities | Is the site within 30 minutes travel time of a health facility? | Within 400 metres walking distance of health facilities | Access to health facilities within 30 minutes travel time of public transport, walking or cycling | | Not within 400 metres walking distance of health facilities | Access to health facilities and / or recreational area not within 30 minutes travel time of public transport, walking or cycling |
| | Is the site within 400 m walking distance of a recreational area? | | | | | |
| | Will the development result in a loss of outdoor recreational space? | | | | | |

| | Decision Making Criteria | Matrix | | | | |
|---|---|---|---|---|---|--|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 5. Social To promote and support the development and growth of social capital | Will it improve access to cultural assets e.g. post office, community centres, leisure centres, libraries, schools etc.? | Within 400 metres walking distance of at least two community facilities | Access to community facilities by public transport, walking and cycling within 30 minutes travel time of public transport, walking or cycling | | Not within 400 metres walking distance of any community facilities | Access to community facilities not within 30 minutes travel time of public transport, walking or cycling Results in loss of existing community facilities |
| | Will the development result in a loss of a community facility? | | | | | |
| 6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment | Will it create net biodiversity gain? | Creates net increase in biodiversity or existing habitats | Improves underused or undervalued open space Provide 10% open space on existing brownfield land | No impact (beyond providing 10% open space on existing greenfield land) | Site adjacent open space, biodiversity or designated site of nature conservation interest Results in loss of hedgerows and trees | Results in partly or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest |
| | Will the development result in a loss of all or part of or impact of a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? | | | | | |
| | Will the development involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? | | | | | |
| | Will the site include the provision on-site or off-site open space? | | | | | |
| | Will the development involve the loss of existing open space? | | | | | |
| | Will the development improve the underused or undervalued open space? | | | | | |

| Decision Making Criteria | | Matrix | | | | |
|--|---|----------------------|---------------------|--|---|---|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk | Is the site within or adjacent EA flood zone - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? | | | Not within flood zone 2 or 3 | Within flood zone 2 | Within flood zone 3 |
| | Can surface water run-off be appropriately managed without increasing flood risk elsewhere? | | | Within area of very low risk of surface water run-off | Within area of low to medium risk of surface water run-off | Within area of high risk of surface water run-off |
| 10. Waste To minimise waste and increase the re-use and recycling of waste materials | Will the development reduce household and commercial waste per head? | | | | All sites will result in increased household and commercial waste | |
| 11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources | Will the development include provision of renewable technology? | | | Housing sites considered neutral as the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures | | |
| | Is the development for renewable energy? | | | | | |
| | Is the site for the development of community energy systems? | | | | | |

| | Decision Making Criteria | Matrix | | | | |
|--|--|---|---|--|--|--|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available | Is the site accessible by public transport? Is the site located within the main urban area? | Within 400 metres walking distance to a bus/rail/tram stop Site is accessible by public transport and has good direct route(s) to work | Approx or at least 400 metres walking distance to a bus/rail/tram stop – or bus service at least half/hourly Within 400 metres of designated cycle route | Assumes site will not affect the continuity of Rights of Way | Majority of the site not within 400 metres walking distance to a bus/rail/tram stop or cycle route | Not within 800 metres walking distance to a bus/rail/tram stop Site is not accessible by public transport |
| 13. Employment To create high quality employment opportunities | Will the development provide jobs for unemployed people? | Creates large number of new jobs Local labour agreements on projects (over 50 jobs) Provides new job opportunities in area of deprivation | Creates small number of new jobs Local labour agreements on projects (up to 50 jobs) | | Results in small number of jobs lost | Results in large number of jobs lost |

| Decision Making Criteria | | Matrix | | | | |
|--|--|---|---|--|---------------------|---|
| SA Objectives | Site Specific Questions | Major positive ++ | Minor positive + | Neutral / not relevant 0 | Minor negative - | Major negative -- |
| 14. Innovation To develop a strong culture of enterprise and innovation | Is the proposal for new educational buildings? | Provides opportunity for training and / or high knowledge sectors (i.e. office based) Provides live-work units | | Assumes all housing sites make appropriate education provision | | Results in loss of opportunity for training and / or high knowledge sectors (i.e. office based) Results in loss of live-work units |
| | Is the site allocated for specific employment uses e.g. office-based? | | | | | |
| | Is the site allocated for mixed live-work units? | | | | | |
| 15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Is the site allocated for employment, retail or mixed use? | Provides new employment or retail land | Provides mixed use land (i.e. residential and employment) | Site is not currently used for employment/ retail purposes and is solely for housing development | | Results in loss of majority or whole of protected land for employment or retail use as identified on the Proposals Map Results in loss of land used for employment, retail or other uses not identified on the Proposals Map |
| | Will the development involve the loss of employment, retail or mixed use land? | | | | | |

Appendix B: Appraisal of Site Allocations Policies in Part B of the Local Planning Document – Updated

This appendix revisits the full detailed findings of the SA assessment of the site allocations policies contained in Part B of the Local Planning Document.

Policy LPD64 was assessed against the SA objectives using the SA Framework. The SA Framework used in the SA assessment is included in **Appendix A**.

The additional site allocations were assessed against the SA objectives using the SA Matrix. The SA Matrix used in the SA assessment is included in **Appendix A**.

The detailed SA findings partly replace Appendix H of the Sustainability Appraisal Publication Draft (May 2016) and wholly replace Appendix 2 of the Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD62 and LPD63 (December 2016).

Policies LPD63 and LPD64

- Policy LPD63: Comprehensive Development
- Policy LPD64: Housing Distribution (* amended policy)

| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|----|--|---|
| 1. Housing | LPD63 | ++ | <ul style="list-style-type: none"> • Site allocations for housing in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) • Long term • Permanent | <p>Policy LPD63 would ensure that the housing allocated sites in the Local Plan are being developed for their intended purpose and provide housing for all social groups.</p> <p>Policy LPD64 sets out the distribution of new homes across the Borough to meet the Council's housing requirement. The majority of the housing distribution would be provided within and adjoining the main built up area of Arnold and Carlton (4,890 homes) followed by the Key Settlements of Bestwood Village, Calverton and Ravenshead (1,660 homes), around Hucknall (up to 1,265 homes) and the other villages (170 homes). The policy also includes a windfall allowance of 320 homes.</p> <p>Overall, there is a major positive effect in relation to the provision of housing. It is considered the effect of the protection of housing allocations and construction of new houses provided would be long term and permanent.</p> |
| | LPD64 | ++ | | |
| 2. Health | LPD63 | 0 | <ul style="list-style-type: none"> • Borough wide • Long term • Permanent | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a minor positive for the majority of the sites. All site allocations have good access to existing GPs, with the exception of site H3 which is not within 400 m of existing bus stops to travel to GPs. Mitigation recommendations have been provided for site H3. There is potentially enough capacity in Arnold and Carlton to cater for the new patients if they</p> |
| | LPD64 | + | | |

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|--|
| | | | <p>register in that area. Bestwood Village, Newstead and Woodborough villages do not have a GP and the site allocations are within 30 minutes public transport time to GPs outside the villages. There is one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. For Ravenshead, patients tend to travel into Hucknall, Kirkby or Blidworth and the number of anticipated additional patients for the site allocations is small so the new housing sites should not have a great impact on the existing practices. For the other villages, there are two practises in Burton Joyce which currently have capacity so it is expected they could cater for the number of additional patients. For Woodborough, patients tend to travel to Calverton, Burton Joyce, Lowdham or Mapperley and a small increase in the number of additional patients does not warrant a new practice in the village. It is assumed that those sites with extant planning permissions and homes already built since 2011 have good access to health services. Paragraph 8.9 of the Infrastructure Delivery Plan and Addendum (October 2016) states contribution to primary health care would be expected where capacity within existing surgeries is insufficient. Further discussion will take place with Nottingham North & East CCG as part of the planning application process on site allocations or any new sites coming forward.</p> <p>All site allocations are either adjacent to or within 400 m of existing recreational open space so this would provide the opportunities for recreational physical activity. It is assumed that those sites with extant planning permissions and homes already built since 2011 have access to existing recreational open space. Policy LPD21 of the Local Planning Document requires a minimum of 10% open space on sites of 0.4 ha and above. All site allocations and any new sites of 0.4 ha and above coming forward would provide new recreational open space which would increase opportunities for recreational physical activity.</p> |

| SA Objectives | Score | | Assessment of effect | Commentary |
|------------------------|-------|---|---|--|
| | | | | <p>Overall, there is a neutral effect for Policy LPD63 and a minor positive effect for Policy LPD64 in relation to the cumulative impact on health. It is considered that the effect of Policy LPD64 would be long term and permanent.</p> |
| 3. Heritage and Design | LPD63 | 0 | <ul style="list-style-type: none"> • Heritage assets and surrounding areas • Short / long term • Temporary / permanent | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, it is considered that the majority of the site allocations would have no impact upon the significant of heritage assets (including their settings). For the urban area, development on site H4 would have an impact on the wider setting of the Gedling House Grade II Listed Building but not directly on its immediate settings and the Gedling Colliery/Chase Farm sites H9 and E1 would result in the loss of local interest building Glebe Farm (non-designated heritage asset) and part of the curtilage of Gedling House (listed building) due to the construction of the Gedling Access Road. Bestwood Village, Calverton and Woodborough have Conservation Areas. For Bestwood Village, site H11 is within a Conservation Area and site H13 is adjacent to the Conservation Area and would impact on non-designated heritage assets (parkland) identified in the Historic Environment Record. For Calverton, there would be heritage impacts arising from the development of site H14 due to the provision of access to the site and the additional site X4. For Woodborough, site H23 would result in an impact on the open/green land on the edge of the village when viewed from Woodborough Conservation Area and development of site H24 would cause an impact on Woodborough Conservation Area. The site allocations would not harm the setting of the Scheduled Monuments, with the exception of sites H6 and H14 which have been granted planning permission and construction has started on both sites. Some of the housing supply, including the site allocations, which currently has the benefit of planning permission and heritage issues have been addressed</p> |
| | LPD64 | - | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|----------------|--------|--|---|
| | | | | <p>through the planning application process, with the exception of site H24 in Woodborough (which was granted permission in 2002).</p> <p>Policies in the Aligned Core Strategy and Local Planning Document covering local character and distinctiveness and historic environment would be used to determine planning applications for the site allocations and those smaller sites that are not in the planning system.</p> <p>Overall, Policy LPD63 would have a neutral impact and Policy LPD64 would have a negative effect on heritage. A number of site allocations i.e. sites H4, H9, H11, H13, H14, H23, H24 and E1 and the additional site X4 would affect heritage assets. It is considered that the effect would be short term and a temporary effect for the heritage assets and their settings, as with mitigation recommendations in place the heritage assets would be protected in the longer term. However the Gedling Colliery/Chase Farm sites H9 and E1 comprise a large site and there would be a greater impact arising from permanent loss of a local interest building (Glebe Farm) and part of the curtilage of a listed building (Gedling House).</p> |
| 4. Crime | LPD63 LPD64 | 0 0 | <ul style="list-style-type: none"> No effect | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. All proposals should be designed to minimise crime.</p> |
| 5. Social | LPD63 LPD64 | 0 + | <ul style="list-style-type: none"> Borough wide Long term Permanent | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a minor positive for the majority of the sites. All site allocations have good access to existing community facilities, with the</p> |

| SA Objectives | Score | | Assessment of effect | Commentary |
|---|-------|---|--|---|
| | | | | <p>exception of site H3 which is not within 400 m of existing bus stops for access to community facilities. Mitigation recommendations have been provided for site H3. The Infrastructure Delivery Plan and Addendum (October 2016) states no site specific requirements for community facilities have been identified on any of the site allocations. Policy LPD 57 of the Local Planning Document protects community facilities and it is assumed that site allocations or any new sites coming forward will have access to existing and new community facilities.</p> <p>Overall, Policy LPD63 would have a neutral impact on this objective and Policy LPD64 would have a minor positive effect on social issues. It is considered that the effect of Policy LPD64 would be long term and permanent.</p> |
| 6. Environment, Biodiversity and Green Infrastructure | LPD63 | 0 | <ul style="list-style-type: none"> • Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas • Short / long term • Temporary / permanent | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores negative for the majority of the sites for various reasons. Policies in the Local Plan covering biodiversity and natural environment would be used to determine planning applications for the site allocations and those not in the planning system. All site allocations and any new sites of 0.4 ha and above coming forward would provide a minimum of 10% new open space as required by Policy LPD21 of the Local Planning Document.</p> <p>Overall, Policy LPD63 would have a neutral impact on this objective and Policy LPD64 would have a negative effect on the natural environment. For Policy LPD64, there would be a minor negative effect. It is considered that new homes being constructed would result in a short term and temporary effect on biodiversity and green infrastructure. With mitigation</p> |
| | LPD64 | - | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------------|-------|---|--|--|
| | | | | recommendation in place the biodiversity and green infrastructure would be protected in the longer term. |
| 7. Landscape | LPD63 | 0 | <ul style="list-style-type: none"> • Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas • Short / long term • Temporary / permanent | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a neutral for the majority of the sites. However some site allocations adjoining the urban area and around Hucknall score a negative for various reasons. The majority of the housing distribution would be provided on the edge of the main built up area of Arnold and Carlton, Hucknall, the key settlements and the other villages. It is for that reason that the score is a minor negative as the landscape character would be affected. Policies in the Local Plan covering landscape character and visual amenity would be used to determine planning applications for the site allocations and those not in the planning system to ensure that the development respect the existing landscape character.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the landscape and visual impact for Policy LPD63. However for Policy LPD64, there would be a minor negative effect. It is considered that new homes being constructed on the edge of the urban area, Hucknall, the key settlements and the other villages would result in a short term and temporary effect on landscape. With mitigation recommendation in place the landscape would be protected in the longer term.</p> |
| 8. Natural Resources | LPD63 | 0 | | <ul style="list-style-type: none"> • Site allocations in the Local Plan and all sites that make up 7,250 homes |
| | LPD64 | - | | |

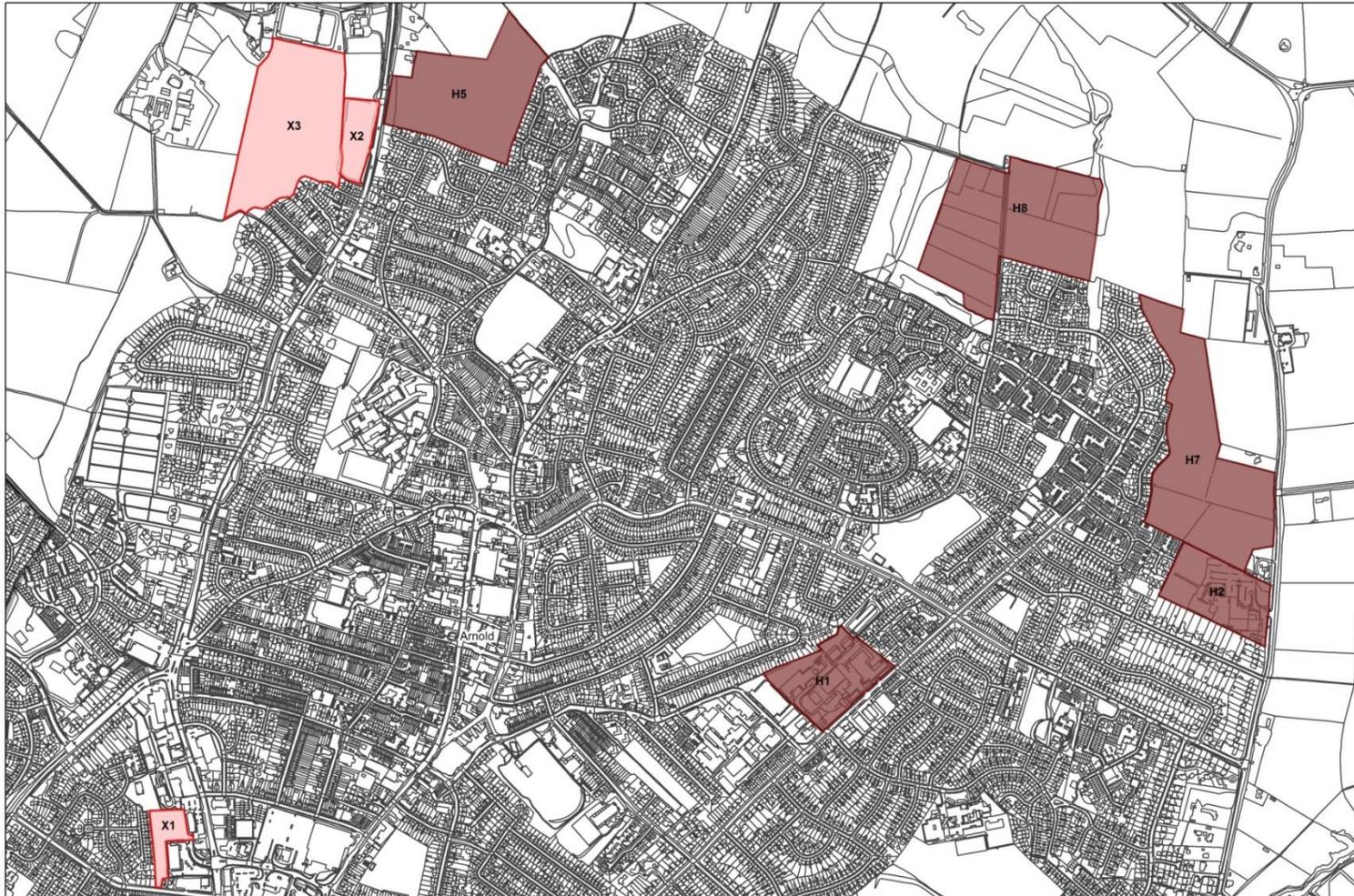
| SA Objectives | Score | | Assessment of effect | Commentary |
|---------------|-------|---|---|--|
| | | | (including any new sites coming forward) and surrounding areas <ul style="list-style-type: none"> • Short / long term • Temporary / permanent | <p>natural environment would be used to determine planning applications for the site allocations and those that are not in the planning system.</p> <p>Overall, there is a neutral effect for Policy LPD63 and a minor negative effect for Policy LPD64 in relation to the cumulative impact on natural resources issues. It is considered that new homes being constructed would result in a short term and temporary effect on natural resources. With mitigation recommendation in place the natural resources would be protected in the longer term.</p> |
| 9. Flooding | LPD63 | 0 | <ul style="list-style-type: none"> • Borough wide • Short term • Temporary | <p>Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores a neutral for the majority of the sites followed by negative for many of the remainder. Mitigation recommendations have been provided for those that would result in a negative impact. The Council has worked with Environment Agency on minimising flood risk for the site allocations and will continue to work with them on determining planning applications for any new sites coming forward. Thus this scores a neutral.</p> <p>Policies in the Local Plan covering flood risk will be used to determine planning applications for the site allocations and those that are not in the planning system i.e. any new sites coming forward.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding. For some sites that could have flooding issues it is considered that the effect of Policy LPD64 would be short term and temporary, as with mitigation recommendations provided by the Environment Agency in place the flooding issues would be managed in the longer term.</p> |
| | LPD64 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|-------------------------------|-------|---|--|--|
| 10. Waste | LPD63 | 0 | <ul style="list-style-type: none"> • Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) • Long term • Permanent | Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral. |
| | LPD64 | - | | For Policy LPD64, all new homes would result in increased household waste and this scores a minor negative. Overall, there is a neutral effect for Policy LPD63 and a minor negative effect for Policy LPD64 in relation to the cumulative impact on waste. It is considered that the effect of Policy LPD64 would be long term and permanent as development would generate household and commercial waste on an ongoing basis. |
| 11. Energy and Climate Change | LPD63 | 0 | <ul style="list-style-type: none"> • No effect | Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral. |
| | LPD64 | 0 | | For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document states the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage. |
| 12. Transport | LPD63 | 0 | <ul style="list-style-type: none"> • Site allocations in the Local Plan / Borough wide • Long term • Permanent | Policy LPD63 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral. |
| | LPD64 | + | | For Policy LPD64, the SA assessment of the site allocations in the Local Planning Document scores positive for the majority of the sites. Sites H3 and H15 score a minor negative as they are not within 400 m of existing bus stops. There is no bus service that runs past the housing sites in Ravenshead, including the additional sites X5 and X6. Mitigation recommendations include ensuring connectivity to existing bus services. Paragraph 4.3 of the Infrastructure Delivery Plan and Addendum (October 2016) states the urban area has a good existing transport network and the |

| SA Objectives | Score | | Assessment of effect | Commentary |
|----------------|-------|----|--|---|
| | | | | <p>site allocations within and adjoining the urban area and around Hucknall will benefit from existing transport infrastructure. Public transport in the rural areas is less good although the key settlements generally have a good standard of service. The majority of the housing distribution is within and adjoining the urban area and around Hucknall which would make use of and enhance existing transport infrastructure. This would minimise the impact on the environment and help reduce journeys undertaken by car. The remainder of the housing distribution is in the rural area i.e. key settlements of Bestwood Village, Calverton and Ravenshead and the other villages. It is recognised that there is a more limited choice of bus routes compared to the urban area and journeys undertaken by car would occur if it is difficult to travel directly to other areas using public transport.</p> <p>Overall, there is a neutral effect for Policy LPD63 and a minor positive effect for Policy LPD64 in relation to the cumulative impact on transport.</p> |
| 13. Employment | LPD63 | ++ | <ul style="list-style-type: none"> • Site allocations for employment • Short / medium / long term • Temporary / permanent | <p>Policy LPD63 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose and provide diversity and quality of jobs.</p> <p>Policy LPD64 relates to the housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD63 in relation to the cumulative impact on employment and a neutral impact for Policy LPD64. It is considered the effect of the protection of employment site allocations which provide jobs would vary from short to long term and temporary and permanent depending on the market.</p> |
| 14. Innovation | LPD63 | ++ | <ul style="list-style-type: none"> • Site allocations for employment • Short / | <p>Policy LPD63 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose. Employment allocations could accommodate high knowledge sectors.</p> |
| | LPD64 | 0 | | |

| SA Objectives | Score | | Assessment of effect | Commentary |
|--|-------|----|--|---|
| | | | medium / long term <ul style="list-style-type: none"> • Temporary / permanent | <p>Policy LPD64 relates to the housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD63 in relation to the cumulative impact on innovation and a neutral impact for Policy LPD64. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p> |
| 15. Economic Structure | LPD63 | ++ | <ul style="list-style-type: none"> • Site allocations for employment • Short / medium / long term • Temporary / permanent | <p>Policy LPD63 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose and provide land and buildings required by businesses.</p> <p>Policy LPD64 relates to housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD63 in relation to the cumulative impact on economic structure and a neutral impact for Policy LPD64. It is considered the effect of the protection of employment site allocations which provide land and buildings required by businesses would vary from short to long term and temporary and permanent depending on the market.</p> |
| | LPD64 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • None. | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • No change. | | | | |

Site Allocations in Arnold



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



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

Policy LPD 65
Urban Area - Arnold

-  Housing Sites
-  Additional Housing Sites
-  Borough Boundary



Housing sites

- H1 Rolleston Drive (140 homes) (* change in number of dwellings)
- H2 Brookfields Garden Centre (90 homes) (* change in number of dwellings)
- H5 Lodge Farm Lane (150 homes)
- H7 Howbeck Road/Mapperley Plains (205 homes)
- H8 Killisick Lane (230 homes) (* minor extension of site and change in number of dwellings)
- X1 Daybrook Laundry (50 homes) * new site
- X2 Land West of A60 A (70 homes) * new site
- X3 Lane West of A60 B (150 homes) * new site

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|--|
| 1. Housing | H1 | ++ | <ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The housing sites in Arnold would provide a total of 1,085 new homes within and on the edge of the Arnold area. Each site would provide at least 50 homes thus they all score major positive, except for the additional site X1 (Daybrook Laundry) which provides 49 homes. The range and affordability of homes for each site is not certain at this stage. It is anticipated there is a strong demand for affordable housing in Arnold area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Arnold. It is considered the effect of new houses provided within and on the edge of the urban area would be long term and permanent.</p> |
| | H2 | ++ | |
| | H5 | ++ | |
| | H7 | ++ | |
| | H8 | ++ | |
| | X1 | ++ | |
| | X2 | ++ | |
| | X3 | ++ | |
| 2. Health | H1 | + | <ul style="list-style-type: none"> • Urban area • Long term • Permanent <p>The housing sites in Arnold, with the exception of site X1, are not within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs in the urban area. Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Arnold to cater for the new patients from Arnold if they register in Arnold. Some of the housing sites (H1, H2 and H7) are within 400 m of existing recreational open space and site H8 is adjacent to an existing recreational open space which was designated as a Local Nature Reserve in 2015. Site X1 is within 400 m of an existing GP and recreational open space, thus scores a major positive.</p> |
| | H2 | + | |
| | H5 | + | |
| | H7 | + | |
| | H8 | + | |
| | X1 | ++ | |
| | X2 | + | |
| | X3 | + | |

| | | | | |
|------------------------|----|----|--|---|
| | | | | Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs. |
| 3. Heritage and Design | H1 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the housing sites in Arnold would have no impact upon the significance of heritage assets (including their settings), including Scheduled Monuments. It is noted that site H1 is in close proximity to the Former Allen Solley Factory Grade II Listed Building². Site H1 is located within the existing urban area surrounded by existing residential development and would not result in a greater impact on the setting of any Scheduled Monuments.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| | X1 | 0 | | |
| | X2 | 0 | | |
| | X3 | 0 | | |
| 4. Crime | H1 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| | X1 | 0 | | |
| | X2 | 0 | | |
| | X3 | 0 | | |
| 5. Social | H1 | ++ | <ul style="list-style-type: none"> Urban area Long term Permanent | <p>The housing sites, including the additional sites, have good access to community facilities. Site H1 falls within 400 m of community facilities – a post office, a community centre and schools – thus this scores a major positive. The remainder of the sites, including the additional sites X1 and X2, score a minor positive because they are not within 400 m of at least two community facilities but they are within 30 minutes public transport time of community facilities in the urban area. It should be noted that site H2 would involve a loss of an existing garden centre business with tourist attraction benefits. However there is scope</p> |
| | H2 | + | | |
| | H5 | + | | |
| | H7 | + | | |
| | H8 | + | | |
| | X1 | + | | |
| | | | | |

² <https://www.historicengland.org.uk/listing/the-list/list-entry/1237292>

| | | | | |
|---|----|----|--|---|
| | X2 | + | | to work with the business to relocate within the Borough to mitigate this impact. |
| | X3 | + | | Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities. |
| 6. Environment, Biodiversity and Green Infrastructure | H1 | 0 | <ul style="list-style-type: none"> Urban area / surrounding rural countryside Long term Permanent | <p>Sites H1 and H2 comprise brownfield land and result in a neutral score. Site H5 has trees on site and is adjacent to Tree Preservation Orders (to the north west) and site H7 would involve the loss of hedgerow and natural and semi-natural land. Thus both sites result in a minor negative score. Site H8 would involve the loss of existing hedgerows and trees and is adjacent to a Local Nature Reserve. Aerial photos indicate that site H8 is an area of mature hedgerow (with the current field pattern shown on Sanderson's map of 1835), trees, rough grassland and scrub. In the absence of up to date surveys the value of the site is unknown but there is a reasonable likelihood of protected species being present. Impacts on biodiversity would certainly be greater than those presented by sites H5 and H7. Thus this site scores a major negative. Site X1 is adjacent to public open space, thus scores a minor negative score. Site X2 is adjacent to Tree Preservation Orders (to the east) but is separated from them by the A60 so it is considered there would be no impact. Site X3 is adjacent to Tree Preservation Orders (to the north) and thus scores a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Sites H5 and X3 = adequate protection during construction and design of development to protect trees and minimise any adverse effects. Site H7 = further ecological appraisal required to assess the value of site. Sites H7 and H8 = development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Site H8 = provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. Site X1 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. |
| | H2 | 0 | | |
| | H5 | - | | |
| | H7 | - | | |
| | H8 | -- | | |
| | X1 | - | | |
| | X2 | 0 | | |
| | X3 | - | | |

| | | | | |
|--------------|----|---|--|---|
| | | | | <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure issues. For site H5, there may be long term and permanent loss of trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders adjacent to the site to be protected. Development on site H7 would result in a long term and permanent effect due to the loss of natural and semi natural land. For site H8, there may be the long term and permanent loss of an area of mature hedgerow, unless mitigation is in place to protect it.</p> |
| 7. Landscape | H1 | 0 | <ul style="list-style-type: none"> Urban area / surrounding rural countryside Short / long term Temporary / permanent | <p>The housing sites in Arnold, with the exception of sites H1 and X1, have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). Sites H1 and X1 were not assessed due to their locations within the built up area. The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation for all sites (except for site H1) which include:</p> <ul style="list-style-type: none"> Site H2 = north of the site to include hedgerow improvements and additional hedgerow trees to contain potential development, restrict views from the north and to align with the adjacent defined field patterns. Site H5 = east area of the site to include landscape buffer to high ground to prevent long range views and urban sprawl; north side of the site to include mitigation tree and shrub planning to create a buffer between mature woodland setting proposed development site; and create new hedgerow to ridge line to define development area and to maintain field pattern. Site H7 = whole site to include landscape buffer to prevent urban sprawl. Site H8 = enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and community space; and the north east area to include landscape buffer to high ground to prevent |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | - | | |
| | H8 | - | | |
| | X1 | 0 | | |
| | X2 | 0 | | |
| | X3 | 0 | | |

| | | | | | | | | | | | | | | | | | | | | |
|----------------------|--|----|---|---|---|----|----|----|---|----|---|----|----|----|---|----|----|--|---|---|
| | | | | <p>urban sprawl and to maintain rural character.</p> <ul style="list-style-type: none"> Site X2 = north part of the site to include landscape buffer to align with adjacent development line; enhance existing planting (on west, north and north east sides of the site) to reduce impact on views from the west and north. Site X3 = north part of the site to include landscape buffer to maintain setting of a group of trees with Tree Preservation Orders; hedgerows and tree groups to ridge line to contain elevated position; mitigation tree and shrub planting to create distinct boundary between site and neighbouring properties and to screen views from surrounding right of way. <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the impact of new houses being constructed would be short term and temporary, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p> | | | | | | | | | | | | | | | | |
| 8. Natural Resources | <table border="1"> <tr><td>H1</td><td>-</td></tr> <tr><td>H2</td><td>+</td></tr> <tr><td>H5</td><td>--</td></tr> <tr><td>H7</td><td>-</td></tr> <tr><td>H8</td><td>-</td></tr> <tr><td>X1</td><td>--</td></tr> <tr><td>X2</td><td>-</td></tr> <tr><td>X3</td><td>--</td></tr> </table> | H1 | - | H2 | + | H5 | -- | H7 | - | H8 | - | X1 | -- | X2 | - | X3 | -- | | <ul style="list-style-type: none"> Urban area Short / medium / long term Temporary / permanent | <p>The housing sites in Arnold have mixed scores for various reasons:</p> <ul style="list-style-type: none"> although site X1 is brownfield land, it is within the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus this scores a major negative. although sites H1 and X2 are brownfield land, they are near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the sites. Thus they score a minor negative. although site H2 is brownfield land (which is a major positive), the development of the site could worsen the air quality in terms of generating additional vehicles travelling on Woodborough Road from the site (which is a minor negative). Overall, the site scores a minor positive. site H5 would involve the loss of agricultural land grade 2 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Site X3 would involve the loss of agricultural land grades 2 and 3 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the |
| H1 | - | | | | | | | | | | | | | | | | | | | |
| H2 | + | | | | | | | | | | | | | | | | | | | |
| H5 | -- | | | | | | | | | | | | | | | | | | | |
| H7 | - | | | | | | | | | | | | | | | | | | | |
| H8 | - | | | | | | | | | | | | | | | | | | | |
| X1 | -- | | | | | | | | | | | | | | | | | | | |
| X2 | - | | | | | | | | | | | | | | | | | | | |
| X3 | -- | | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | | | | |
|-------------|--|----|----|---|---|----|---|----|---|----|---|----|---|----|---|---|---|
| | | | | <p>site. Thus both sites score a major negative.</p> <p>- sites H7 and H8 would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Thus they score a minor negative.</p> <p>Recommendations have been made for appropriate mitigation for all sites:</p> <ul style="list-style-type: none"> • Sites H1, H2, H5, X1, X2 and X3 = sites need assessment in line with the Air Quality Emissions Guidance document. • Sites H7, H8 and X3 = Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a. • Site H5, H7, H8 and X3 = design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. <p>It is noted that the development of the new housing would impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. Development on site H5 would lead to the long term and permanent loss of agricultural land grade 2. For sites H7 and H8, there may be the long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p> | | | | | | | | | | | | | |
| 9. Flooding | <table border="1"> <tr> <td>H1</td> <td>--</td> </tr> <tr> <td>H2</td> <td>0</td> </tr> <tr> <td>H5</td> <td>-</td> </tr> <tr> <td>H7</td> <td>0</td> </tr> <tr> <td>H8</td> <td>0</td> </tr> <tr> <td>X1</td> <td>0</td> </tr> <tr> <td>X2</td> <td>0</td> </tr> </table> | H1 | -- | H2 | 0 | H5 | - | H7 | 0 | H8 | 0 | X1 | 0 | X2 | 0 | <ul style="list-style-type: none"> • Urban area • Short term • Temporary | <p>The housing sites in Arnold do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is a very small surface water flooding issue to the south of site H5, surface water flooding along Mansfield Road and a route of surface water flooding that follows the north and east edges of site H1 on Coppice Road. Sites H2, H7 and H8 drain towards a surface water attenuation facility at Coppice Road. Comments received from Environment Agency states that site specific flood risk assessments will be required focussing on surface water drainage. Further information will be required on the</p> |
| H1 | -- | | | | | | | | | | | | | | | | |
| H2 | 0 | | | | | | | | | | | | | | | | |
| H5 | - | | | | | | | | | | | | | | | | |
| H7 | 0 | | | | | | | | | | | | | | | | |
| H8 | 0 | | | | | | | | | | | | | | | | |
| X1 | 0 | | | | | | | | | | | | | | | | |
| X2 | 0 | | | | | | | | | | | | | | | | |

| | | | | |
|-------------------------------|----|----|--|---|
| | X3 | 0 | | <p>functioning and maintenance of the Coppice Road facility. For the additional site X1, the surface water flood risk map indicates there is no significant surface water flooding issue on the site, however there is a surface water flooding issue on the A60.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| 10. Waste | H1 | - | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>The housing sites in Arnold would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H2 | - | | |
| | H5 | - | | |
| | H7 | - | | |
| | H8 | - | | |
| | X1 | - | | |
| | X2 | - | | |
| X3 | - | | | |
| 11. Energy and Climate Change | H1 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| | X1 | 0 | | |
| | X2 | 0 | | |
| | X3 | 0 | | |
| 12. Transport | H1 | ++ | <ul style="list-style-type: none"> • Urban area • Long term • Permanent | <p>Housing sites H1, H2, H7, H8, X1, X2 and X3 are within 400 m of existing bus stops. Bus services include the No.56 (every 10, 20 and 30 minutes depending on time of day), No.58 (every 10 minutes), No.59 (every 30 minutes) and Pronto (every 10 minutes) connecting to Nottingham City. The earliest bus that passes the Killisick area (Gleneagles Drive) for Arnold and Nottingham City is the No.58 at 5am and the last return bus from Nottingham City at 12.02am. Although site</p> |
| | H2 | ++ | | |
| | H5 | + | | |
| | H7 | ++ | | |
| | H8 | ++ | | |

| | | | | |
|----------------|----|----|---|--|
| | X1 | ++ | | <p>H5 is adjacent to an existing bus route, only part of the site falls within 400 m of existing bus stops for the Pronto service (every 10 minutes) so this site scores a minor positive. The earliest Pronto bus to Nottingham City passes Redhill (Ram Inn) at 6.00am (for sites H5, X2 and X3) and Daybrook Square at 6.04am (for site X1) and the last return bus from Nottingham City is 11.10pm. There are good direct bus routes to Arnold and Nottingham City for new residents to travel to work and the journeys are shorter in comparison to other housing sites in the rural area.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.</p> |
| | X2 | ++ | | |
| | X3 | ++ | | |
| 13. Employment | H1 | - | <ul style="list-style-type: none"> • Urban area • Short term • Temporary | <p>Housing sites H1 and H2 would involve the loss of a number of jobs. Recommended mitigation is to work with these businesses to relocate within the Borough. The remainder of the sites, including the additional sites X1, X2 and X3, would involve no loss of jobs. For clarification, the additional sites X1 and X2 are currently vacant so there is no loss of existing jobs.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on job opportunities. It is considered the effect of job losses resulting from sites H1 and H2 would be short term and temporary due to other job opportunities in Arnold and elsewhere.</p> |
| | H2 | - | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| | X1 | 0 | | |
| | X2 | 0 | | |
| | X3 | 0 | | |
| 14. Innovation | H1 | 0 | <ul style="list-style-type: none"> • No effect | <p>The development of the housing sites, including the additional sites, would involve no loss of office uses. For clarification, site H1 is mainly used for storage and distribution and site X2 is currently vacant.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p> |
| | H2 | 0 | | |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| | X1 | 0 | | |
| | X2 | 0 | | |
| | X3 | 0 | | |
| 15. Economic | H1 | - | <ul style="list-style-type: none"> • Urban area | <p>Housing sites H1 and H2 would involve the loss of employment land. Site H1 is</p> |

| | | | | |
|-----------|----|---|--|---|
| Structure | H2 | - | <ul style="list-style-type: none"> • Long term • Permanent | <p>part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site X1 was originally part of the “Salop Street” employment site in the Replacement Local Plan. The site has been taken out of the protected employment site through the Local Planning Document thus the score is neutral as it would not result in the loss of protected employment land. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. Site X2 is not protected employment land and is currently vacant so there would be no loss of employment use. The remainder of the sites, including the additional site X3, would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on economic structure. It is considered the effect of the loss of employment land for sites H1 and H2 would be long term and permanent because they are being developed for houses.</p> |
| | H5 | 0 | | |
| | H7 | 0 | | |
| | H8 | 0 | | |
| | X1 | 0 | | |
| | X2 | - | | |
| | X3 | 0 | | |

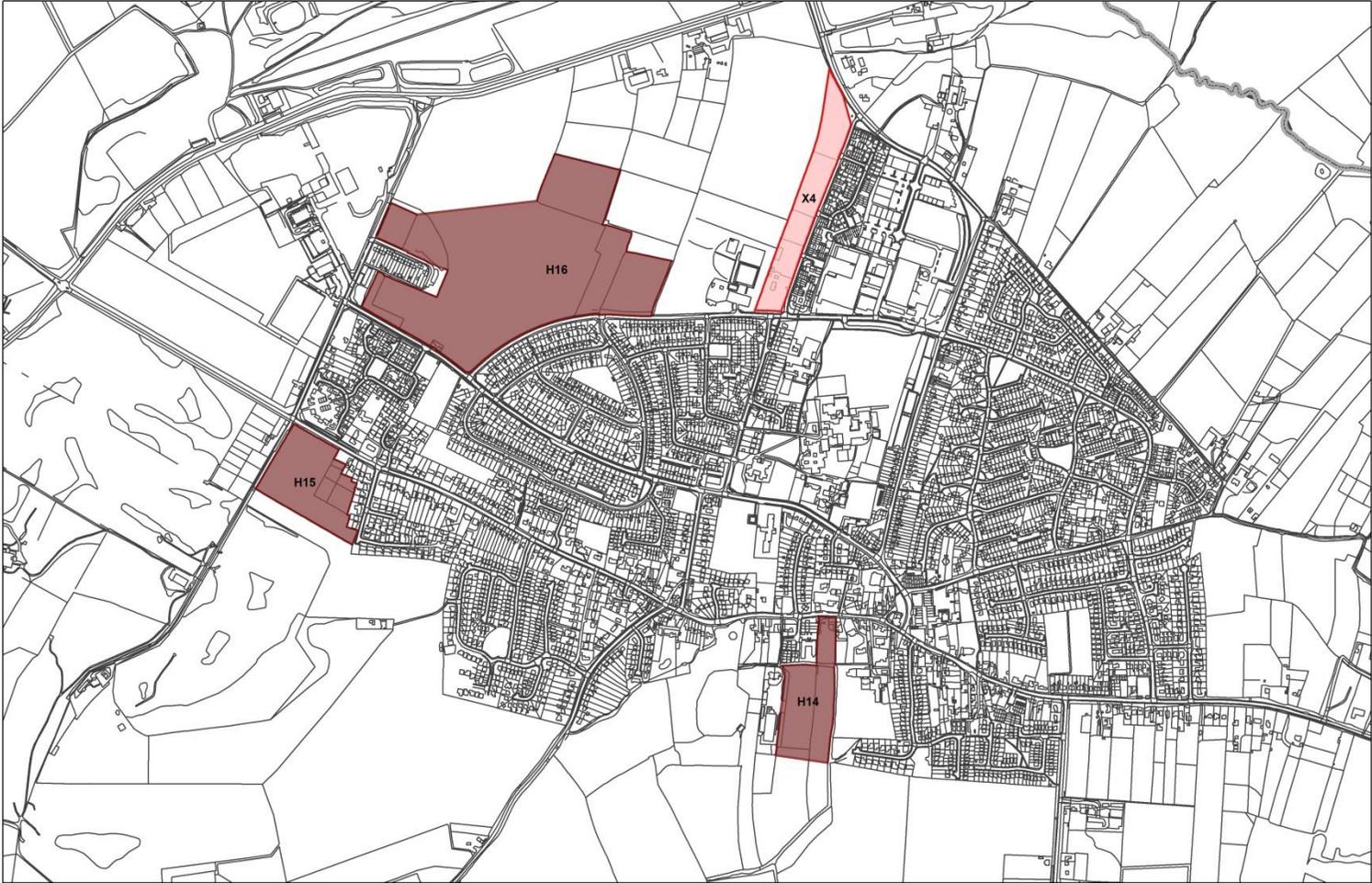
Recommendations:

- Ensure a range and affordability of homes on the housing sites, including the additional sites X1, X2 and X3 (SA 1 Housing).
- Note that site H1 is in close proximity to a Listed Building (SA 3 Heritage and Design).
- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 and the additional sites X1 and X3 (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented for all sites, including the additional sites X2 and X3 (SA 7 Landscape).
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) for site H5 and part of the additional site X3 (SA 8 Natural Resources).
- Information required on whether sites H7 and H8 and part of the additional site X3 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Ensure that mitigation is in place to address air quality issues for sites H1, H2 and H5 and additional sites X1, X2 and X3 (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required (SA 9 Flooding).
- Work with existing businesses to retain them within the Borough (SA 13 Employment and SA 15 Economic Structure).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- The impacts on Listed Buildings are covered by a separate policy LPD26: Heritage Assets.
- The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- For site H5 and additional site X3, the significant loss of best and most versatile (BMV) agricultural land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Confirmation as to whether sites H7 and H8 and additional site X3 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- Air quality issues are covered by a separate Policy LPD11: Air Quality.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- The Council will work with applicants regarding the accommodation of existing businesses in the Borough.

Site Allocations in Calverton



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



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

Policy LPD 67
Calverton

- Housing Sites
- Additional Housing Sites
- Borough Boundary



Housing sites

- H14 Dark Lane (70 homes)
- H15 Main Street (75 homes)
- H16 Park Road (390 homes)
- X4 Flatts Lane (60 homes) * new site

Employment site

- E2 Hillcrest Park

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|--|
| 1. Housing | H14 | ++ | <ul style="list-style-type: none"> • Calverton • Long term • Permanent <p>The housing sites, including the additional site X4, would provide a total of 595 new homes for Calverton. Each site would provide at least 10 homes thus they all score major positive. Site H14 has planning permission for 72 homes which consists of 4 x two bedroom flats, 21 x two bedroom dwellings, 18 x three bedroom dwellings, 19 x four bedroom dwellings, 6 x five bedroom dwellings and 4 x two bedroom bungalows (2012/1503). 15 of the 72 homes (20%) would be affordable housing. The range and affordability of homes is not certain at this stage for sites H15, H16 and X4. The employment site E2 would not provide any new homes thus this site scores neutral.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Calverton (with exception to the employment site E2). It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H15 | ++ | |
| | H16 | ++ | |
| | X4 | ++ | |
| | E2 | 0 | |
| 2. Health | H14 | ++ | <ul style="list-style-type: none"> • Calverton • Long term • Permanent <p>There is one existing GP in the village. Housing site H14 is within 400 m of the GP in the village so this scores a major positive. Sites H16 and E2 and additional site X4 are not within 400 m of GP but are within 30 minutes public transport, walking and cycling time. Thus they score a minor positive. It is noted that the majority of the site H15 is not within 400 m of existing bus stops but it is within 30 minutes of public transport, walking and cycling time to GP. Thus this scores a minor positive. Comments received from Nottingham North & East</p> |
| | H15 | + | |
| | H16 | + | |
| | X4 | + | |
| | E2 | + | |

| | | | | |
|------------------------|-----|----|---|--|
| | | | | <p>CCG indicate that there is only one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. All sites are within 400 m of existing recreational open space and the additional site X4 is adjacent to a recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p> |
| 3. Heritage and Design | H14 | -- | <ul style="list-style-type: none"> Heritage assets within Calverton and surrounding area Long term Permanent | <p>It is considered that there would be heritage impacts for site H14 due to the access to the site, thus this scores a major negative. The planning report for Conservation Area consent (2010/0514) to demolish a barn fronting Main Street to allow for vehicular access to the site are justified given the substantial public benefit that can be demonstrated. The report for the outline permission (2005/0910) states that English Heritage has confirmed that the harm to the Conservation Area would be less than substantial and the report concludes the design proposals would provide suitable mitigation ensuring that the scheme is sympathetic the Conservation Area setting. The planning report for the reserved matters for the residential development (2012/1503) states that the Conservation Consultant has no concerns to raise with regards to the proposed plans or schedule of works to the barns and that the details provided meet the pre-commencement requirements of condition 3 of the Conservation Area consent (2010/0514). The 2005/0910 report also concludes that on balance the provision of 72 new houses in a sustainable location constitutes a substantial public benefit sufficient to outweigh any potential harm to the setting of the Scheduled Monument at Fox Wood. An area of woodland has been proposed to further soften the boundary and conditions attached to the outline permission to ensure it is in keeping with the rural character of the area and are retained in the long term. The reserved matters report concludes that the details of the landscaping will have an acceptable relationship with the Conservation Area and the Scheduled Monument at Fox Wood. It is considered that sites H15, H16 and E2 have no impact upon the significance of heritage assets (including their</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | X4 | - | | |
| | E2 | 0 | | |

| | | | | |
|-----------|-----|----|--------------------------------|--|
| | | | | <p>settings). There are three Scheduled Monuments to the north and south of the village – Two Roman Camps 350 m north east of Lodge Farm, Fox Wood earthworks and Cockpit Hill, Ramdale Park. The employment site E2 is located within the existing employment area and thus would not impact on the setting of any Scheduled Monuments. Due to the local topography and of the relative distance between the site and the Scheduled Monument, site H15 would not harm the setting or overall significant of the Scheduled Monument at Cockpit Hill. Due to the relative distance between the site and the Roman Camps Scheduled Monument, there are no direct visual associations between site H16 and the Scheduled Monument and thus the site would not harm the setting or overall significant of the Roman Camps Scheduled Monument. For the additional site X4, the development would result in a small impact on the wider setting of the Listed Building Grade II Lodge Farm. The first heritage assessment notes that the wider setting has already been partly eroded by new development on the edge of Calverton. The second heritage assessment notes there are two Roman Camps Scheduled Monument 350 m north east of Lodge Farm. The assessment states that the site could be developed without harming the Roman Camps Scheduled Monument. Thus the score is a minor negative.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with exception to housing site H14. For site H14, there would be a permanent loss of the barn within the Conversation Area to allow for vehicular access to the site.</p> |
| 4. Crime | H14 | 0 | • No effect | The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | X4 | 0 | | |
| | E2 | 0 | | |
| 5. Social | H14 | ++ | • Calverton / surrounding area | Housing site H14 is within 400 m of community facilities in the village so this scores a major positive. The remainder of the sites are not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. It is noted that the majority of site H15 is not within 400 m of |
| | H15 | + | | |
| | H16 | + | | |
| | X4 | + | | |

| | | | | |
|---|-----|---|---|--|
| | E2 | + | <ul style="list-style-type: none"> • Long term • Permanent | <p>existing bus stops, but within 30 minutes of public transport, walking and cycling time. Thus this scores a minor positive. Part of the additional site X4 is within 400 m of community facilities in the village.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| 6. Environment, Biodiversity and Green Infrastructure | H14 | - | <ul style="list-style-type: none"> • Calverton • Short / long term • Temporary / permanent | <p>All sites contain no existing designations, open space or Tree Preservation Orders. Site H14 would involve the loss of existing hedgerows and trees and is adjacent to Tree Preservation Orders. Site H15 would involve the loss of existing hedgerows and trees. Site H16 is adjacent to existing open space. The additional site X4 is adjacent to existing open space. Thus these sites score a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> • Site H14 = adequate protection during construction and design of development to protect trees and minimise any adverse effects. • Site H15 = development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. • Site H16 and X4 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H14, the existing hedgerow to the centre of the upper site is to be removed to facilitate development and further hedges are proposed to the southern and western boundaries of the upper site, to properties fronting the public open space and to some of the properties fronting cul-de-sacs on the upper site. The new hedgerows will help to integrate the development into the rural setting and also help in offering biodiversity benefits.</p> |
| | H15 | - | | |
| | H16 | - | | |
| | X4 | - | | |
| | E2 | 0 | | |

| | | | | |
|--------------|-----|---|--|--|
| | | | | Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term. Development on sites H15 and H16 would lead to the long term and permanent loss of existing hedgerows and trees. |
| 7. Landscape | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Short term • Temporary | <p>Sites H15 and H16 have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development” and a minor negative means “develop with caution”. Recommendations have been made for appropriate mitigation for both sites as follows:</p> <ul style="list-style-type: none"> • Site H15 = - retain and enhance existing boundary planting (on northern and western sides of the site) to contain site and to maintain a strong division between development site and right of way. • Site H16 = retain and enhance existing boundary planting to contain site and mitigate against long range views into site from the north and east; strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road). • Site X4 = northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape; mitigation tree and shrub planting to ridge line; enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site; and enhanced hedgerows to boundary at Flatts Lane (on north east side of the site). <p>Site H16 only forms part of the southern part of reasonable alternative site 6/47 to avoid areas of higher landscape value to the north. The northern area of site X4 will not be developed to avoid areas of higher landscape value to the north. Sites H14 and E2 have not been assessed due to site H14 being allocated in the</p> |
| | H15 | 0 | | |
| | H16 | - | | |
| | X4 | - | | |
| | E2 | 0 | | |

| | | | | |
|----------------------|-----|---|--|--|
| | | | | <p>Replacement Local Plan and site E2 being located within the built up area of the village. As part of the planning application process for site H14, the planting of the new hedgerows will help to integrate the development into the rural setting.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the effect would be short term and temporary. With mitigation recommendations in place they would be protected in the longer term.</p> |
| 8. Natural Resources | H14 | - | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Sites H15 and E2 and additional site X4 would involve the loss of agricultural land grade 3. A small part of site H16 is currently a car park which is brownfield land and the majority is greenfield land and would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation and include requirement for Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees. No reference was made to the agricultural land classification as part of the planning application process for site H14.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p> |
| | H15 | - | | |
| | H16 | - | | |
| | X4 | - | | |
| | E2 | - | | |
| 9. Flooding | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Short term • Temporary | <p>The sites, including the additional site X4, do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a surface water route that runs across site H16. Comments received from Environment Agency states that sites H15 and H16 require specific flood risk assessments focussing on a holistic approach to sustainable surface water management. As part of the planning</p> |
| | H15 | 0 | | |
| | H16 | - | | |
| | X4 | 0 | | |
| | E2 | 0 | | |

| | | | | |
|-------------------------------|-----|---|---|---|
| | | | | <p>application process for site H14, a Flood Risk Assessment has been submitted and the Environment Agency confirmed they had no objections.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p> |
| 10. Waste | H14 | - | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>The housing sites and employment site would result in increased household and commercial waste.</p> <p>Overall, there is a cumulative minor negative effect in relation to waste. It is considered the effect would be long term and permanent as this would generate household and commercial waste.</p> |
| | H15 | - | | |
| | H16 | - | | |
| | X4 | | | |
| | E2 | - | | |
| 11. Energy and Climate Change | H14 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | X4 | 0 | | |
| | E2 | 0 | | |
| 12. Transport | H14 | + | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Housing sites H14, H16 and employment site E2 and the additional site X4 are within 400 m of existing bus stops on Main Street, Park Road and Collyer Road. Bus services include the Calverton Connection (every 15 minutes) connecting to Nottingham City. The earliest bus from Calverton Gleaners to Arnold and Nottingham City is 6.04am and the last return bus from Nottingham City is 11.30pm. The majority of housing site H15 is not within 400 m of existing bus stops, thus this scores a minor negative. Although there are direct bus routes to Arnold and Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City. There is a limited range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough. Thus the sites score minor positive. It is noted there are existing employment sites (as well as the new allocated employment site E2) within the village so there is good access to those sites without the use of private car.</p> |
| | H15 | - | | |
| | H16 | + | | |
| | X4 | + | | |
| | E2 | + | | |

| | | | | |
|--|-----|----|---|---|
| | | | | Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks. |
| 13. Employment | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Employment site E2 would provide new buildings for employment uses and create new jobs. Housing sites H14, H15 and H16 and the additional site X4 would involve no loss of jobs.</p> <p>For site E2, there is a major positive effect in relation to the impact on job opportunities. It is considered the effect of new jobs created would be long term and permanent.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | X4 | 0 | | |
| | E2 | ++ | | |
| 14. Innovation | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Employment site E2 is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H14, H15 and H16 and the additional site X4 would involve no loss of office uses.</p> <p>For site E2, there is a major positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on site would be long term and permanent.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | X4 | 0 | | |
| | E2 | ++ | | |
| 15. Economic Structure | H14 | 0 | <ul style="list-style-type: none"> • Calverton • Long term • Permanent | <p>Employment site E2 would provide new employment land for B1 to B8 uses. Housing sites H14, H15 and H16 and additional X4 would involve no loss of employment, retail or mixed use land. It is noted that the housing sites H15 and H16 are within proximity of the protected employment site at the former Calverton Colliery. The additional site X4 is within proximity of the protected employment site as well as the employment allocation at Hillcrest Park.</p> <p>For site E2, there is a major positive effect in relation to the impact on economic structure. It is considered the effect would be long term and permanent.</p> |
| | H15 | 0 | | |
| | H16 | 0 | | |
| | X4 | 0 | | |
| | E2 | ++ | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on housing sites H15 and H16 and the additional site X4 (SA 1 Housing). • Ensure that mitigation is in place to reduce impacts on biodiversity for housing sites and the additional site X4 (SA 6 Environment, Biodiversity and Green Infrastructure). | | | | |

- Ensure that mitigation recommendations from the landscape study are implemented for sites H15 and H16 and the additional site X4 (SA 7 Landscape).
- Information required on whether sites H15, E2 and part of H16 and the additional site X4 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H15 (SA 2 Health, SA 5 Social and SA 12 Transport).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Confirmation as to whether sites H15, E2 and part of H16 and the additional site X4 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocations in Ravenshead



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

Gedling Borough Council
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 68
Ravenshead

-  Housing Sites
-  Additional Housing Sites
-  Borough Boundary



Housing sites

H17 Longdale Lane A (30 homes)

H18 Longdale Lane B (30 homes)

H19 Longdale Lane C (70 homes)

X5 Kighill Lane A (20 homes) * new site

X6 Kighill Lane B (30 homes) * new site

| SA Objectives | Score | Assessment of effect | Commentary |
|---------------|-------|----------------------|---|
| 1. Housing | H17 | ++ | <ul style="list-style-type: none"> • Ravenshead • Long term • Permanent <p>The housing sites and the additional sites X5 and X6 would provide a total of 180 new homes in Ravenshead. Each site would provide at least 10 homes thus they all score major positive. Site H19 has outline permission for up to 70 homes (2013/0836) comprising 21 retirement homes (bungalows) and 49 other dwellings. The range and affordability of homes for each site is not certain at this stage for sites H17 and H18.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Ravenshead. It is considered the effect of new houses provided in the village would be long term and permanent.</p> |
| | H18 | ++ | |
| | H19 | ++ | |
| | X5 | ++ | |
| | X6 | ++ | |
| 2. Health | H17 | + | <ul style="list-style-type: none"> • Ravenshead • Long term • Permanent <p>There is one existing GP in the village. The housing sites and the additional sites X5 and X6 are not within 400 m of a GP in the village, however they are within 30 minutes walking and cycling time. Comments received from Nottingham North & East CCG indicate that patients tend to travel into Hucknall, Kirkby or Blidworth. The number of anticipated additional patients is small so the new housing sites should not have a great impact on the existing practices. Site H17 is adjacent to recreational open space and sites H18 and H19 and the additional sites X5 and X6 are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p> |
| | H18 | + | |
| | H19 | + | |
| | X5 | + | |
| | X6 | + | |

| | | | | |
|---|-----|----|--|--|
| 3. Heritage and Design | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>It is considered that the sites and the additional sites X5 and X6 have no impact upon the significance of heritage assets (including their settings) and the setting of the Scheduled Monuments at Newstead Abbey or Fountain Dale Moat. Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| 4. Crime | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| 5. Social | H17 | + | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>The housing sites and the additional sites X5 and X6 are within 400 m of a leisure centre which is located on the edge of the village. The sites and the additional sites X5 and X6 are within 800 m of community facilities – a post office, a village hall, a library and a primary school – within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as the new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p> |
| | H18 | + | | |
| | H19 | + | | |
| | X5 | + | | |
| | X6 | + | | |
| 6. Environment, Biodiversity and Green Infrastructure | H17 | - | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>None of the housing sites H17, H18 and H19 contain existing designations, open space or Tree Preservation Orders. However they would involve the loss of natural and semi-natural land. Site H17 is adjacent to an area of open space. Sites H18 and H19 are adjacent to a Local Wildlife Site and Tree Preservation Orders. The additional site X5 would also involve the loss of natural and semi-natural land (which forms part of the site) and is adjacent to a Local Wildlife Site and Tree Preservation Orders to the north. The additional site X6 would involve the loss of wooded areas (which forms part of the site). The site also contains a couple of trees protected by Tree Preservation Orders to the south west corner of the site and is adjacent to a Local Wildlife Site and Tree Preservation Orders to the north east.</p> <p>Recommendations have been made for appropriate mitigation as follows:</p> |
| | H18 | -- | | |
| | H19 | - | | |
| | X5 | - | | |
| | X6 | - | | |

| | | | |
|--|--|--|---|
| | | | <ul style="list-style-type: none"> • All sites including sites X5 and X6 = further ecological appraisal required to assess the value of site. • Site H17 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. • Sites H18 and H19 = any direct or indirect effects on the Local Wildlife Site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site. • Sites X5 and X6 = Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects. Any direct or indirect effects on the adjoining Local Wildlife Site would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. It is noted that site H18 was formerly a Local Wildlife Site and is likely to still qualify as the Section 41 habitat “Lowland Heathland”, despite ongoing attempts to remove this habitat. Thus this site scores a major negative. As part of the planning application process for site H19, an Ecological Appraisal has been submitted and Nottinghamshire Wildlife Trust raise no objections to the proposed development. The Ecological Appraisal has identified the key habitats present on the site and makes recommendations for the retention and enhancement of biodiversity assets within the site masterplan to achieve a clear net gain for biodiversity with a strong green infrastructure focus running through the site. The plans include provision of a 15 m wide buffer strip of landscaping along the south eastern boundary and creation of a green corridor (with planting) across the site separating site H19 and site H17. The plans also include a landscaped buffer strip to the south east part of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that effect on development</p> |
|--|--|--|---|

| | | | | |
|----------------------|-----|---|--|---|
| | | | | on the sites would be the long term and result in the permanent loss of natural and semi natural land. Development on site H18 could lead to the long term and permanent loss of the Section 41 habitat “Lowland Heathland”. |
| 7. Landscape | H17 | 0 | <ul style="list-style-type: none"> • No effect | <p>The reasonable alternative site 6/39 that makes up the three housing sites has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the score used in the previous SA assessment on site 6/39. The scores reflect the landscape report findings. A neutral score means “suitable for development”. Recommendations have been made for appropriate mitigation for the sites as follows:</p> <ul style="list-style-type: none"> • Site H17 = mitigation planting (on south western and south eastern sides of the site) to extend from wooded area, providing screening from recreation ground. • Site H19 = retain established trees (on north eastern side of the site) to boundary to enhance streetscape. • Site X5 = retain and enhance planting to align with Kighill Lane; mitigation planting to north east boundary to reduce the visual impacts to elevated rights of way in the east. • Site X6 = retain established trees and vegetation to south west, north west and south east boundary to contain site. <p>As part of the planning application process for site H19, a Landscape and Visual Assessment has been carried out. The assessment concludes that no key characteristics in the landscape would be lost and the visual impact would be mainly limited to effects on the approach along Longdale Lane. Views for the east would be affected but could be ameliorated by boundary screening and new planting.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| 8. Natural Resources | H17 | - | <ul style="list-style-type: none"> • Ravenshead • Long term • Permanent | <p>The housing sites would involve the loss of greenfield land i.e. natural and semi-natural land. The additional site X5 comprises residential use and greenfield land i.e. natural and semi-natural land. The additional site X6 comprises residential use and wooden area. Although the site is located within the</p> |
| | H18 | - | | |
| | H19 | - | | |
| | X5 | - | | |

| | | | | |
|-------------|-----|---|--|---|
| | X6 | - | | <p>residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3. Recommendations have been made for appropriate mitigation and include the requirement for a Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There would be the long term and permanent loss of natural and semi-natural land.</p> |
| 9. Flooding | H17 | 0 | <ul style="list-style-type: none"> No effect | <p>The housing sites and the additional sites X5 and X6 do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates surface water flooding route runs along Longdale Lane although the Environment Agency confirms there is no issue with surface water flood risk. Comments received from the Environment Agency states that a holistic approach to sustainable surface water management is required. As part of the planning application process for site H19, a Flood Risk Assessment and Drainage Strategy was submitted. The plans indicate that surface water will be accommodated by soakaways including a cellular storm water storage facility and sustainable urban drainage (SuDs) techniques are also proposed. Details will be provided at reserved matters stage.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| 10. Waste | H17 | - | <ul style="list-style-type: none"> Ravenshead Long term Permanent | <p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p> |
| | H18 | - | | |
| | H19 | - | | |
| | X5 | - | | |
| | X6 | - | | |

| | | | | |
|-------------------------------|-----|---|--|---|
| 11. Energy and Climate Change | H17 | 0 | <ul style="list-style-type: none"> • No effect | <p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| 12. Transport | H17 | + | <ul style="list-style-type: none"> • Ravenshead • Long term • Permanent | <p>There is no bus service that runs past the three housing sites on Longdale Lane and the additional sites X5 and X6 on Kighill Lane. As part of the planning application process for site H19, a Transport Assessment has been submitted. The assessment recognises the need for connectivity to existing bus services if site users are to rely on these as a viable means of transport. The assessment states the site lies on a route served by the community bus which travels around the village on Tuesdays and Thursdays. Residents have to walk to the A60 to access the Pronto (every 10 minutes) connecting to Arnold, Nottingham City and Mansfield. The earliest Pronto bus to Arnold and Nottingham City passes Newstead Abbey Gates at 5.50am and the last return bus from Nottingham City is 11.10pm. For the opposite direction, the earliest Pronto bus to Mansfield passes Newstead Abbey Gates at 6.45am and the last return bus is 10.25pm. There are direct bus routes to Nottingham City, Arnold and Mansfield for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City (and approx 20 minutes to Mansfield). There is less range of bus routes and it would be difficult to travel to other employment areas in the Borough. Thus all sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p> |
| | H18 | + | | |
| | H19 | + | | |
| | X5 | + | | |
| | X6 | + | | |
| 13. Employment | H17 | 0 | <ul style="list-style-type: none"> • No effect | <p>The sites, including the additional sites X5 and X6, would involve no loss of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.</p> |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| 14. Innovation | H17 | 0 | <ul style="list-style-type: none"> • No effect | <p>The sites, including the additional sites X5 and X6, would involve no loss of</p> |

| | | | | |
|---|-----|---|-------------|---|
| | H18 | 0 | | office uses. |
| | H19 | 0 | | |
| | X5 | 0 | | Overall, there is a neutral effect in relation to the cumulative impact on innovation. |
| | X6 | 0 | | |
| 15. Economic Structure | H17 | 0 | • No effect | The sites, including the additional sites X5 and X6, would involve no loss of employment, retail or mixed use land. |
| | H18 | 0 | | |
| | H19 | 0 | | |
| | X5 | 0 | | |
| | X6 | 0 | | |
| <p>Recommendations:</p> <ul style="list-style-type: none"> • Reconsider sites comprehensively in terms of requirements for public open space, flooding etc. • Ensure a range and affordability of homes on housing sites H17 and H18 and the additional sites X5 and X6 (SA 1 Housing). • Acknowledge the habitat “Lowland Heathland” on site H18 (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation is in place to reduce impacts on biodiversity for the sites and the additional sites X5 and X6 (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation recommendations from the landscape study are implemented for sites H17 and H19 and additional sites X5 and X6 (SA 7 Landscape). • Need to acknowledge a holistic approach to sustainable surface water management required (SA 9 Flooding). • Ensure that there is connectivity to existing bus services for all sites, including the additional sites X5 and X6 (SA 2 Health, SA 5 Social and SA 12 Transport). | | | | |
| <p>Outcome:</p> <ul style="list-style-type: none"> • Each site has different status (one has planning permission) so unable to reconsider sites comprehensively. • A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing. • For the loss of the habitat “Lowland Heathland” on site H18, Policy 17: Biodiversity of the Aligned Core Strategy sets out the hierarchical approach to the consideration of any impacts on biodiversity in the order of avoidance to mitigation and as a last resort compensation for any damage where it cannot be avoided. Policy LPD18: Protecting and Enhancing Biodiversity in the Local Planning Document refers to compensation measures. | | | | |

- The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.