

# **Gedling Local Development Plan**

## **Publication Draft: Sustainability Appraisal Report**

### **Main Report**

May 2026

Serving people, Improving lives

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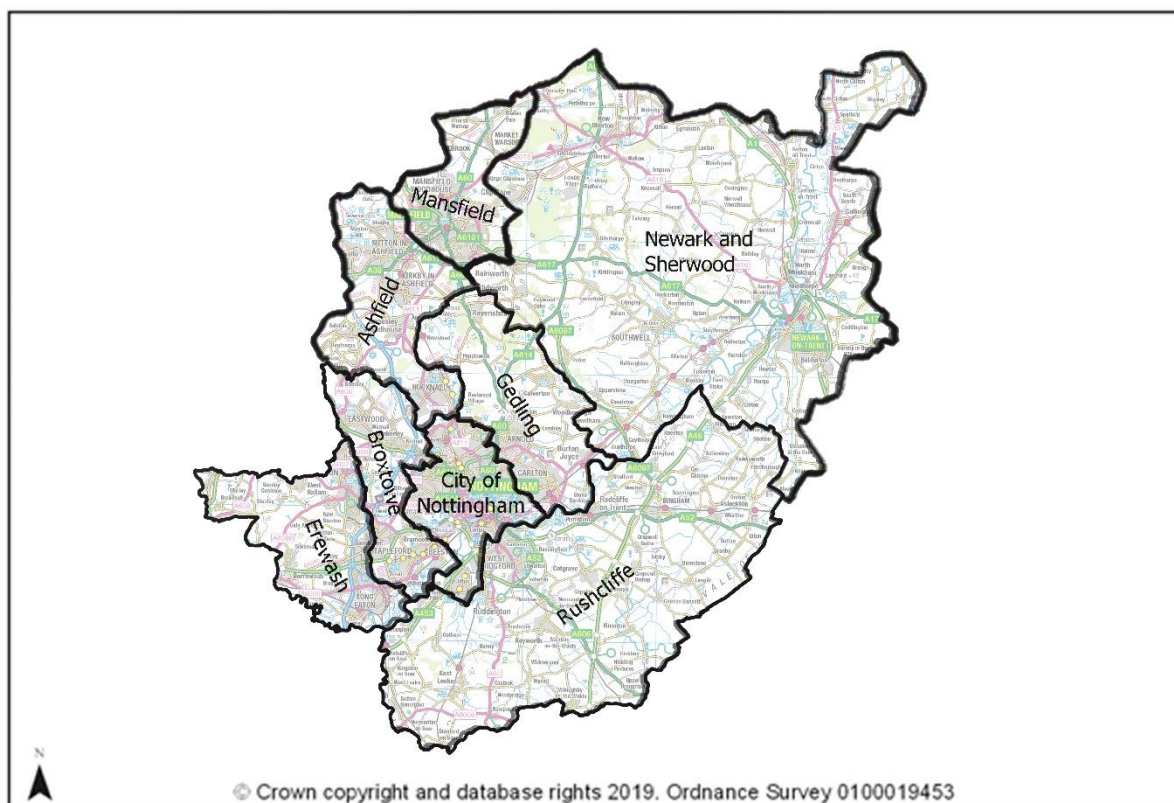
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## Section 1: Introduction

- 1.1 This report follows on from the Scoping Report published in July 2025, and summarises the work undertaken for the Sustainability Appraisal process for the consultation on the publication draft of the Gedling Local Development Plan. The Publication Draft consultation seeks views on the proposed strategy and vision and the proposed policies and development sites for Gedling Borough.
- 1.2 The map below shows the administrative areas of Gedling Borough Council along with those of the neighbouring local authorities.



Council administrative areas

### Purpose of this Report

- 1.3 The Borough Council is legally required to carry out a Sustainability Appraisal of the Local Plan to help guide the selection and development of policies and site allocations.
- 1.4 The purpose of Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development. This report and Appendices have been completed to support the consultation on the publication draft of the Gedling Local Development Plan. It covers the assessment of reasonable alternatives, including the preferred alternative,

and the appraisals of the policies and allocation of development sites for housing and employment in Gedling Local Development Plan.

- 1.5 Following the Publication draft consultation the report will be revised, if appropriate. The final Sustainability Appraisal report, which will be submitted for examination alongside the Gedling Local Development Plan, will detail the final assessment of all reasonable alternative options put forward and will confirm the updated preferred policy alternative and site allocations.

## **Sustainable development**

- 1.6 The UK Government launched the UK Government Sustainable Development Strategy, 'Securing the Future', in 2005. The strategy defines sustainable development as to "enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations". The strategy contains a set of five guiding principles for sustainable development:
- Living within Environmental Limits;
  - Ensuring a Strong, Healthy and Just Society;
  - Achieving a Sustainable Economy;
  - Using Sound Science Responsibly; and
  - Promoting Good Governance.
- 1.7 Since 2005, the framework for sustainable development has evolved to reflect new global and national priorities. The 2030 Agenda for Sustainable Development, adopted by all United Nations members in 2015, sets out 17 interconnected Sustainable Development Goals (SDGs) aiming at addressing global challenges such as climate change and environmental degradation.
- 1.8 The Levelling Up and Regeneration Act 2023 (LURA) introduced a wide range of reforms to the planning system, including simplified and streamlined new-style local plans, National Development Management Policies, Infrastructure Levy (to replace Section 106 and Community Infrastructure Levy), and changes to plan-making procedures and environmental assessment. The Act seeks to simplify and speed-up the planning process, strengthen community engagement and local decision-making, and support the Government's broader levelling-up agenda by addressing regional inequalities and enhancing the role of local plans in delivering sustainable development. One further noteworthy change was the introduction of the new Combined County Authorities (CCAs) which is being implemented by various local authorities across the UK.
- 1.9 At the national level, the Environment Act 2021 introduced legally binding targets focusing on four key priority areas: air quality, water, biodiversity, and resource efficiency and waste reduction. The Act introduced a mandatory requirement for a minimum 10% Biodiversity Net Gain (BNG) on new development with far-reaching implications for plan making and development

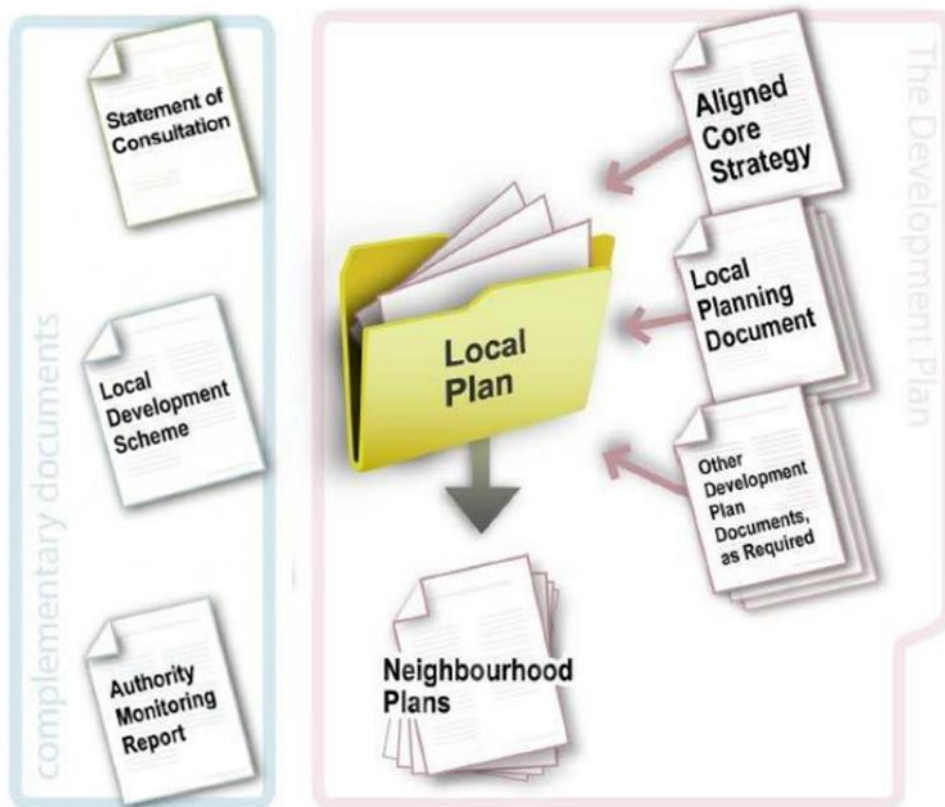
practices alongside broader targets to halt species decline by 2030 and improve the condition of protected habitats.

- 1.10 Following recent updates to the National Planning Policy Framework (NPPF), the framework maintains its strong emphasis on the presumption in favour of sustainable development, ensuring that economic, social, and environmental objectives are pursued in an integrated and mutually supportive way.
- 1.11 The Environment Act and the NPPF provide a critical legislative and policy foundation for local action. Accordingly, the preparation of local plans must reflect the principles set out in these frameworks and seek to contribute to sustainable outcomes at the local level.

### **The Local Plan**

- 1.12 The existing Local Plan for Gedling Borough Council has been prepared in two parts:-
  - Part 1 Local Plan, the Aligned Core Strategy, identifies strategic allocations and sets strategic planning policies to guide development; and
  - Part 2 Local Plan, the Local Planning Document, sets out non-strategic allocations and detailed policies for new development in each council area.
- 1.13 **Figure 1** shows how the existing Local Plan relates to other planning policy documents, including the four Neighbourhood Plans (Burton Joyce, Calverton, Linby and Papplewick).
- 1.14 The Council is now working towards preparing a single Gedling Local Development Plan which will cover both strategic and non-strategic matters. Once adopted, this will replace the Aligned Core Strategy and the Local Planning Document.

Figure 1: Local Plan



## Section 2: Sustainability Appraisal, Habitats Regulations Assessment, Equality Impact Assessment and Health Impact Assessment

- 2.1 This section explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.
- 2.2 This section updates and supersedes relevant parts of Section 2 of the Scoping Report (July 2025) and outlines other assessments carried out on the Local Plan in addition to the Sustainability Appraisal.
- 2.3 In addition to the Sustainability Appraisal process, the council is also required to carry out a Habitats Regulations Assessment and an Equality Impact Assessment. Nottinghamshire County Council has prepared a Planning and Health engagement protocol setting out arrangements for how health partners including Nottinghamshire County Council should be consulted on local plans and planning applications. These are not part of the SA process however they cover sustainability issues.

### Sustainability Appraisal

- 2.4 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal (SA) as an integral part of the preparation of new or revised Local Plan.
- 2.5 Paragraph 33 of the National Planning Policy Framework 2024 states:-  
*“Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)”.*
- 2.6 The SA is an ongoing process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of plans or strategies so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

### Strategic Environmental Assessment

- 2.7 European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) which was translated into legislation (see [The Environmental Assessment of Plans and Programmes Regulations 2004](#)) in the UK in July 2004, requires that local planning authorities undertake an ‘environmental assessment’ of any plans and programmes they prepare that are likely to have a significant effect upon the environment.
- 2.8 Regarding the planning (environmental) requirements when the UK left the European Union, the government published statutory instruments in relation to environmental assessments and the planning regime in October 2018 ([Continuity of planning \(environmental\) requirements when the UK leaves the European Union](#)). These instruments made no substantive changes of policy but intended to ensure continued smooth operation. The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 relate to Strategic Environmental Assessment (SEA).
- 2.9 The objective of SEA is stated in Article 1 of the Directive: ‘[to] provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans ... with a view to promoting sustainable development’.
- 2.10 The SEA should consider the key likely significant effects on the environment including on issues such as:- biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

### Relationship between SEA and SA

- 2.11 Both SEA and SA are similar processes that involve a comparable series of tasks. The main difference is that the SEA focuses on environmental effects whereas the SA covers environmental, social and economic matters.
- 2.12 For clarification, throughout this report the term Sustainability Appraisal and SA are used to encompass the requirement of UK planning guidance and European law.
- 2.13 **Table 1** shows how the requirements of SEA are met in the Sustainability Appraisal.

**Table 1: How the requirements of SEA Directive are met in the SA**

Requirements of the SEA Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	The main objectives of the Gedling Local Development Plan are described in the Sustainability Appraisal report.

<b>Requirements of the SEA Directive</b> (As referred to in Article 5 (1))	<b>Where requirement is met in the Sustainability Appraisal</b>
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4 of the Sustainability Appraisal Report summarises the characteristics of the council area. Appendix B contains the baseline data for the Borough.
(c) The environmental characteristics of areas likely to be significantly affected	Section 4 of the Sustainability Appraisal Report summarises the characteristics of the council area. Appendix B contains the baseline data for the Borough.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 2 of the Sustainability Appraisal Report refers to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC.  European Directive 79/409/EEC refers to Special Protection Areas.
(e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3 contains the key messages from the reviews of plans, policies and programmes. Section 5 of the Sustainability Appraisal Report describes the sustainability issues facing the council areas.
(f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Table 10 summarises the likely significant effects which have been assessed and reported in greater detail in the Appendix D of the Sustainability Appraisal report.

Requirements of the SEA Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	The measures to prevent, reduce and as fully as possible offset any significant adverse effects have been reported in the key messages from the reviews of plans, policies and programmes listed under Section 3. Section 5 of the Sustainability Appraisal Report describes the sustainability issues facing the council area.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	The reasons for selecting the alternatives and a description of how the assessment was undertaken have been reported in the conclusions following each topic area in the Appendix D, and the preferred options are identified in Table 9 of the Sustainability Appraisal report.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10	The monitoring framework has been reported in Table 8: Sustainability Appraisal Framework 2.
(j) A non-technical summary of the information provided under the above headings	The Sustainability Appraisal report has been streamlined through the use of structured summary tables, ensuring the document remains sufficiently brief and accessible, and is easily understood by non-specialists. Consequently, it is considered that the requirement for a non-technical summary is fulfilled by the main Sustainability Appraisal report.

### Stages of Sustainability Appraisal

- 2.14 The Council's approach to undertaking Sustainability Appraisal is based on the government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the SEA Directive.
- 2.15 The Government guidance identifies 5 stages of carrying out an SA. **Table 2** shows the main stages of a Sustainability Appraisal.

- 2.16 The scoping report covers Stage A of the SA process. The Sustainability Appraisal report covers Stages B and C of the SA process. Stage D represents the consultation stage where the Sustainability Appraisal report will be published alongside the consultation of the publication draft of the Gedling Local Development Plan. The remaining Stage E will be completed on adoption.

**Table 2: Stages in Sustainability Appraisal**

<b>Stage A</b>	Setting the context and objectives, establishing the baseline and deciding on the scope	A1	Identify other relevant policies, plans and programmes, and sustainability objectives
		A2	Collect baseline information
		A3	Identify sustainability issues and problems
		A4	Develop the sustainability appraisal framework
		A5	Consult the consultation bodies on the scope of the sustainability appraisal report
<b>Stage B</b>	Developing and refining alternatives and assessing effects	B1	Test the Local Plan objectives against the sustainability appraisal framework
		B2	Develop the Local Plan options including reasonable alternatives
		B3	Evaluate the likely effects of the Local Plan and alternatives
		B4	Consider ways of mitigating adverse effects and maximising beneficial effects
		B5	Propose measures to monitor the significant effects of implementing the Local Plan
<b>Stage C</b>	Preparing the sustainability appraisal report		
<b>Stage D</b>	Seek representations on the sustainability appraisal report from consultation bodies and the public		
<b>Stage E</b>	Post adoption reporting and monitoring	E1	Prepare and publish post-adoption statement
		E2	Monitor significant effects of implementing the Local Plan
		E3	Response to adverse effects

### **Habitats Regulations Assessment (Appropriate Assessment)**

- 2.17 The EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European importance for nature conservation.
- 2.18 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as

Special Protection Area (SPAs) designated under the EC Directive on the Conservation of Wild Birds 79/409/EEC (Birds Directive).

- 2.19 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the previous Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Core Strategies on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it is not known when a decision on its final status is expected). A further Appropriate Assessment has been undertaken for the Gedling Local Development Plan which has reviewed the proposed policies and site allocations independent of this Sustainability Appraisal.
- 2.20 Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to the Sustainability Appraisal.
- 2.21 The HRA screening exercise to accompany the Regulation 19 Local Plan considered the in-combination effects of sites within and adjoining the Borough, including those in Ashfield District's revised Local Plan, on the Sherwood Forest possible potential Special Protection Area (ppSPA). Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, HRA must be reported on separately to the Sustainability Appraisal. Further details are therefore provided within the separate HRA.

### **Equality Impact Assessment**

- 2.22 Under the Equality Act 2010, the Gedling Local Development Plan is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. This includes the protected characteristics as defined by the Equality Act 2010, as well as other vulnerable groups such as low-income households, those experiencing rural isolation or living in deprived areas, and the homeless. These groups are:
- Age;
  - Disability;
  - Gender;
  - Gender reassignment;
  - Other Group (any other vulnerable group such as rural isolation);
  - Marriage and civil partnership;
  - Pregnancy and maternity;
  - Race and Ethnicity;
  - Religion or belief; and

- Sexual orientation.

2.23 Undertaking Equality Impact Assessments allows the councils to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

2.24 During the Gedling Local Development Plan process, an Equality Impact Assessment of the draft policies has been undertaken using a similar methodology to that used for the Equality Impact Assessment carried out on the Aligned Core Strategies and Greater Nottingham Strategic Plan. The assessment undertaken shows that the emerging local plan is likely to result in positive outcomes including for people with protected characteristics. The Gedling Local Development Plan has been subject to consultation with a wide range of stakeholders and the participating councils. Responses have been and will be carefully considered and assist with providing evidence on particular needs and issues relating to people with protected characteristics which may be addressed in planning policy.

### **Health Impact Assessment**

2.25 Nottinghamshire County Council has prepared a Planning and Health engagement protocol setting out arrangements for how health partners including Nottinghamshire County Council should be consulted on local plans and planning applications. This initiative to improve engagement between the health partners and local planning authorities builds on the Health and Wellbeing Strategy previously produced by Nottinghamshire County Council which recommended the use of Rapid Health Impact Assessments (RHIA) to assess development proposals. The Council agreed the use of the RHIA in relation to local plan policy preparation.

2.26 During the preparation of the Gedling Local Development Plan, the draft policies have been assessed against the Health and Wellbeing checklist.

## Section 3: Reviewing other relevant plans, policies and programmes (Stage A1)

- 3.1 This section looks at reviewing the relevant international, national and local plans, policies and programmes to identify their key requirements and assess their relationship to the Gedling Local Development Plan.
- 3.2 **Appendix A** sets out the review of all plans, policies and programmes considered relevant to the Gedling Local Development Plan. It contains issues and objectives, targets, the implications for the Gedling Local Development Plan and the implications for the Sustainability Appraisal.
- 3.3 There is no definitive list of plans that must be reviewed. Reviews of the plans, policies and programmes that are deemed relevant to the Gedling Local Development Plan have been included in **Appendix A**.
- 3.4 The list of relevant documents will be kept under review during the SA process.

### Issues identified from review

- 3.5 The following list contains the key messages from the review of plans, policies and programmes included in **Appendix A**. The key messages are split into different themes as set out in the National Planning Policy Framework (2024), Planning Policy for Traveller Sites (2024) and National Planning Policy for Waste (2014):
- Delivering a sufficient supply of homes;
  - Building a strong, competitive economy;
  - Ensuring the vitality of town centres;
  - Promoting healthy and safe communities;
  - Promoting sustainable transport;
  - Supporting high quality communications;
  - Making effective use of land;
  - Achieving well-designed places;
  - Protecting Green Belt land;
  - Meeting the challenge of climate change and flooding;
  - Conserving and enhancing the natural environment;
  - Conserving and enhancing the historic environment;
  - Facilitating the sustainable use of minerals;
  - Planning and delivering traveller sites; and
  - Achieving sustainable and efficient approach to resource use and waste management.
- 3.6 **Table 3** summarises the key messages from the reviews of plans, policies and programmes.

Table 3: Key messages

Key messages	Source of message	Implications for the SA Framework
<p><b>Delivering a sufficient supply of homes</b></p> <ul style="list-style-type: none"> <li>• Reduce homelessness</li> <li>• Reduce the number of empty homes</li> <li>• Improve affordability across the housing market</li> <li>• Increase the supply of homes</li> <li>• Promote self-build or custom build homes</li> <li>• Provide a supply of high quality, well designed, energy efficient housing appropriate to needs of the community including family homes, homes to meet the needs of the ageing population and social housing</li> </ul>	<ul style="list-style-type: none"> <li>• Self-build and Custom Housebuilding Act (2015)</li> <li>• National Planning Policy Framework (2024)</li> <li>• Technical Housing Standards – Nationally Described Space Standard (2015)</li> <li>• Nationally Described Space Standard (2015)</li> <li>• Greater Nottingham Growth Options Study (2020)</li> <li>• Nottingham Core Affordable Housing Viability Study (2009)</li> <li>• Greater Nottingham and Ashfield Housing Needs Assessment (2020) &amp; Housing Needs Update (2024)</li> <li>• Nottinghamshire Older Persons' Housing with Care Strategy (2025)</li> <li>• Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>• Gedling Borough Affordable Housing Supplementary Planning Document (2009)</li> <li>• Gedling Borough Council, Local Planning Document (2018)</li> <li>• Gedling Borough Council Housing Strategies</li> <li>• Gedling Borough Council Strategic Housing Land Availability Assessment</li> <li>• Gedling Brough Council Five Year Housing Land Supply Assessment</li> </ul>	<p>Requires objectives to ensure that the housing stock is of a high quality and meets the requirements of all sectors of the community.</p>

Key messages	Source of message	Implications for the SA Framework
<p><b>Building a strong, competitive economy</b></p> <ul style="list-style-type: none"> <li>• Consider the location of new business with regard to accessibility and the local environment</li> <li>• Ensure that the location of industry and commerce brings benefit and not harm to local communities</li> <li>• Regenerate deprived areas through business development</li> <li>• Ensure location of development makes efficient use of existing infrastructure</li> <li>• Understand future demands for business land</li> <li>• Develop economic capacity and expertise</li> <li>• Increase economic diversity</li> <li>• Maximise economic benefit from tourism</li> <li>• Encourage growth in high value, high growth, high knowledge economic activities</li> <li>• Ensure that economic growth goes hand-in-hand with high quality environment</li> <li>• Develop flourishing local economies</li> <li>• Understand future demands for land including type of land and location</li> <li>• Encourage inward investment</li> <li>• Reduce worklessness</li> <li>• Improve skills to help reduce unemployment and deprivation</li> <li>• Ensure supply of employment land</li> <li>• Prevent decline in some rural communities</li> <li>• Promote rural renewal</li> <li>• Development of dynamic, competitive and sustainable economies in the countryside</li> </ul>	<ul style="list-style-type: none"> <li>• Equality Act 2010</li> <li>• National Planning Policy Framework (2024)</li> <li>• Industrial Strategy: building a Britain fit for the future (2017)</li> <li>• Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (2021) and update (2026)</li> <li>• Towards a one nation economy: A 10-point plan for boosting rural productivity (2015)</li> <li>• Greenwood Community Forest Strategic Plan (2000)</li> <li>• Gedling Local Development Plan - Strategic Transport Impact Assessment Report (2026)</li> <li>• Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>• Gedling Borough Council, Local Planning Document (2018)</li> </ul>	<p>Requires objectives to improve employment skills and levels; to ensure there is sufficient supply of land for business development; to ensure that businesses are located in the correct places and that local communities (especially deprived communities) benefit from them; to ensure that businesses do not cause harm to the communities in which they are situated; and to encourage diversity and high value, high growth, knowledge intensive economic activities, including tourism.</p> <p>Requires objectives to ensure sustainable communities in</p>

Key messages	Source of message	Implications for the SA Framework
<ul style="list-style-type: none"> <li>Connect to fast broadband services and communications</li> </ul>		the countryside.
<p><b>Ensuring the vitality of town centres</b></p> <ul style="list-style-type: none"> <li>Support efficient, competitive and innovative retail, leisure and other sectors</li> <li>Promote the vitality of town centres by promoting and enhancing existing centres</li> </ul>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (2024)</li> <li>Greater Nottingham Centres Study (2024)</li> <li>Gedling Borough Council, Leisure Strategy (2025)</li> <li>Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>Gedling Borough Council, Local Planning Document (2018)</li> </ul>	Requires objectives to support the growth and diversity of town and local centres.
<p><b>Promoting healthy and safe communities</b></p> <ul style="list-style-type: none"> <li>Promote social cohesion and inclusion in both urban and rural communities</li> <li>Support vulnerable groups</li> <li>Reduce deprivation, focusing on most deprived areas</li> <li>Tackle poverty in urban and rural areas</li> <li>Increase social interaction</li> <li>Improve social development of children</li> <li>Improve quality of life</li> <li>Create clean, attractive, quality, safe urban spaces</li> <li>Access to quality health, education, housing, transport, shopping and leisure services</li> <li>Ensure equality of opportunity in housing, employment and access to services</li> <li>Recognise that different people have different needs</li> <li>Improve the quality of educational facilities</li> <li>Improve health and access to quality health facilities</li> <li>More opportunities for walking and cycling</li> </ul>	<ul style="list-style-type: none"> <li>Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008)</li> <li>Equality Act 2010</li> <li>National Planning Policy Framework (2024)</li> <li>Gedling Local Development Plan - Strategic Transport Impact Assessment Report (2026)</li> <li>Gedling Borough Council, Aligned Core Strategies (2014)</li> <li>Gedling Borough Council's Green Space Strategy 2021-2026 (2021)</li> <li>Gedling Borough Council Playing Pitch and Outdoor Sport Strategy (2023)</li> <li>Food Growing Framework 2012-2015 (2012)</li> <li>Gedling Borough Council, Local Planning Document (2018)</li> </ul>	<p>Requires objectives to improve health by providing opportunities for walking, cycling, sport and leisure activities and local food growing opportunities.</p> <p>Requires objectives to create attractive, safe, sustainable communities.</p> <p>Requires objectives to reduce crime and the fear of crime and change behaviour that is often linked with crime.</p>

Key messages	Source of message	Implications for the SA Framework
<ul style="list-style-type: none"> <li>• Improve access to open space and leisure opportunities</li> <li>• Understand the economic benefits of better health in the community</li> <li>• Encourage and support local food growing opportunities</li> <li>• Reduce crime and the fear of crime</li> <li>• Design out crime</li> </ul>	<ul style="list-style-type: none"> <li>• Gedling Air Quality Annual Status Report (2023)</li> <li>• Gedling Sustainable Community Strategies</li> </ul>	
<p><b>Promoting sustainable transport</b></p> <ul style="list-style-type: none"> <li>• Embed accessibility in decisions affecting provision, location, design and delivery of services in both urban and rural areas</li> <li>• Improve social inclusion by making services more accessible</li> <li>• Tackle crime and fear of crime on public transport</li> <li>• Improve the quality and safety of pedestrian and cycling networks</li> <li>• Improve public transport networks</li> <li>• Encourage more people to walk and cycle</li> <li>• Reduce impact of travel on the environment</li> <li>• Maximise the use of existing roads infrastructure and avoid inappropriate development</li> <li>• Reduce traffic and in particular journeys made by car</li> <li>• Improve public transport</li> <li>• Reduce traffic noise, pollution and congestion</li> <li>• Improve the freight network to reduce amount of road freight</li> <li>• Promote sustainable transport</li> <li>• Ensure that the rights of way meet the present and future needs</li> </ul>	<ul style="list-style-type: none"> <li>• National Planning Policy Framework (2024)</li> <li>• Gedling Local Development Plan - Strategic Transport Impact Assessment Report (2026)</li> <li>• Nottinghamshire Third Local Transport Plan 2011-2026 (2011)</li> <li>• Gedling Borough Council, City Aligned Core Strategy (2014)</li> <li>• Gedling Borough Council, Local Planning Document (2018)</li> </ul>	<p>Requires objectives to enable the development of a sustainable transport infrastructure that reduces overall levels of travel and ensures accessibility to key services (e.g. health services, education, employment sites, and leisure facilities), the provision of safe walking and cycling routes, and safe accessible public transport.</p>
<p><b>Supporting high quality communications</b></p>		

Key messages	Source of message	Implications for the SA Framework
<ul style="list-style-type: none"> <li>Support expansion of electronic communications networks, including next generation mobile technology, and full fibre broadband connections to existing and new developments</li> </ul>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (2024)</li> <li>Towards a one nation economy: A 10-point plan for boosting rural productivity (2015)</li> </ul>	Requires objectives to ensure electronic communications networks.
<p><b>Making effective use of land</b></p> <ul style="list-style-type: none"> <li>Maximise the use of brownfield land for housing, business and commercial development</li> <li>Prioritise the re-use of existing buildings</li> </ul>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (2024)</li> <li>Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>Gedling Borough Council, Local Planning Document (2018)</li> </ul>	Requires objectives to ensure that best use of land is made prioritising the re-use of land and buildings.
<p><b>Achieving well-designed places</b></p> <ul style="list-style-type: none"> <li>Ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history</li> <li>Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit</li> </ul>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (2024)</li> <li>Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>Gedling Borough Council, Local Planning Document (2018)</li> <li>Gedling Borough Council Design Code Framework (2024)</li> </ul>	Requires objectives to ensure good design for new development to maintain a sense of place and to reflect local character.
<p><b>Protecting Green Belt land</b></p> <ul style="list-style-type: none"> <li>Need to maintain the openness and prevent coalescence between Nottingham, Derby and other settlements</li> <li>Protect Green Belt from inappropriate development</li> <li>Exceptional circumstances are required for the Green Belt boundaries to be altered</li> </ul>	<ul style="list-style-type: none"> <li>National Planning Policy Framework (2024)</li> <li>Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>Gedling Borough Council, Local Planning Document (2018)</li> <li>Gedling Green Belt Assessment 2026</li> </ul>	Requires objectives to ensure that the Nottingham Green Belt maintain the openness and prevent coalescence between Nottingham, Derby and other settlements.

Key messages	Source of message	Implications for the SA Framework
<p><b>Meeting the challenge of climate change and flooding</b></p> <ul style="list-style-type: none"> <li>• Encourage low or zero carbon communities</li> <li>• Minimise the effects of climate change on human health and on the environment</li> <li>• New homes to be energy efficient and able to cope with the effects of climate change</li> <li>• Ensure that new development is able to cope with climate change</li> <li>• Spatial planning should contribute to sustainable communities and the reduction of carbon dioxide emissions</li> <li>• Seek secure, clean affordable energy</li> <li>• Reduce amount of energy consumed</li> <li>• Generate energy at local levels</li> <li>• Increase energy efficiency of homes and businesses</li> <li>• Increase the amount of renewable energy produced</li> <li>• Invest in the energy infrastructure</li> <li>• Recover energy from waste</li> <li>• Reduce existing levels of flood risk</li> <li>• Safeguard land used to manage floodwater</li> <li>• Avoid inappropriate development on floodplains</li> <li>• Ensure new development does not afford flood risk elsewhere</li> </ul>	<ul style="list-style-type: none"> <li>• Water Framework Directive (2017)</li> <li>• Directive 2007/60/EC on the assessment and management of flood risks (2007)</li> <li>• Flood and Water Management Act 2010</li> <li>• Climate Change Act 2008</li> <li>• Planning Act 2008</li> <li>• Energy Act 2011</li> <li>• National Planning Policy Framework (2024)</li> <li>• Net Zero Strategy: Build Back Greener (2021)</li> <li>• Energy Security Strategy (2022)</li> <li>• Powering Up Britain (2023)</li> <li>• Clean Air Strategy 2019 (2019)</li> <li>• Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands (2011)</li> <li>• Towards a Sustainable Energy Policy for Nottinghamshire (2009)</li> <li>• Water for Life and Livelihoods – Humber River Basin District river basin management plan (2015)</li> <li>• River Leen and Daybrook Strategic Flood Risk Assessment (2008)</li> <li>• Greater Nottingham Strategic Plan Flood Risk Assessment (2024)</li> <li>• Greater Nottingham Strategic Plan Water Cycle Study (2024)</li> </ul>	<p>Requires objectives to reduce carbon dioxide emissions that contribute to climate change and to ensure that new development is able to cope with the effects of climate change.</p> <p>Requires objectives to improve energy efficiency of new development and to encourage alternative ways of generating energy.</p> <p>Requires objectives to minimise flood risk by considering where development should take place and by protecting floodplains.</p>

Key messages	Source of message	Implications for the SA Framework
	<ul style="list-style-type: none"> <li>• Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>• Gedling Borough Council, Local Planning Document (2018)</li> </ul>	
<p><b>Conserving and enhancing the natural environment</b></p> <ul style="list-style-type: none"> <li>• Protect and promote biodiversity net gains</li> <li>• Conserve threatened species</li> <li>• Ensure that land uses (including agriculture) do not threaten biodiversity</li> <li>• Protect, restore and improve habitats including woodland and aquatic ecosystems</li> <li>• Create and integrate habitats in urban spaces and in the built environment</li> <li>• Protect and extend heathland</li> <li>• Protect, enhance and extend networks of green spaces and natural elements</li> <li>• Prevent loss of Best and Most Versatile agricultural land</li> <li>• Conserve and enhance the rural landscape</li> <li>• Preserve and enhance local landscape character</li> <li>• Protect, maintain and enhance geological diversity</li> <li>• Open up access to the countryside</li> <li>• Bring improvements to the physical environment through quality design</li> <li>• Promote the creation of a Sherwood Forest Regional Park</li> <li>• Protect geological heritage</li> <li>• Mitigation against harm to the landscape</li> </ul>	<ul style="list-style-type: none"> <li>• EC Directive on the Conservation of Wild Birds 79/409/EEC (1979)</li> <li>• Directive 91/676/EEC concerning the protection of waters against pollution caused by nitrates from agricultural sources (1991)</li> <li>• EC Directive on the Conservation of Natural Habitats of Wild Flora and Fauna 92/43/EEC (1992)</li> <li>• Directive 98/83/EC on the quality of water intended for human consumption (1999)</li> <li>• Water Framework Directive (2027)</li> <li>• Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008)</li> <li>• Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control) (2010)</li> <li>• EU Biodiversity Strategy for 2030 (2020)</li> <li>• European Landscape Convention (2000)</li> <li>• Wildlife and Countryside Act (as amended) (1981)</li> <li>• Natural Environment and Rural Communities Act (2006)</li> </ul>	<p>Requires objectives to protect, enhance and improve biodiversity, habitats and green infrastructure.</p> <p>Requires objectives to protect and enhance the natural environment; and to encourage people to enjoy the countryside.</p> <p>Requires objectives to prevent pollution and protect air quality.</p> <p>Requires objectives to improve water efficiency, protect water systems and to lessen the</p>

Key messages	Source of message	Implications for the SA Framework
<ul style="list-style-type: none"> <li>• Prevent and reduce the detrimental impact on human health, quality of life and the environment</li> <li>• Reduce pollution</li> <li>• Ensure that new development does not reduce air quality</li> <li>• Improve water efficiency</li> <li>• Reduce amount of water used by domestic properties</li> <li>• Lessen effects of flood and drought</li> <li>• Reduce water pollution</li> <li>• Enhance and protect aquatic water systems</li> <li>• Promote the use of SUDS where appropriate</li> </ul>	<ul style="list-style-type: none"> <li>• Water for Life and Livelihoods – Humber River Basin District river basin management plan (2015)</li> <li>• Flood and Water Management Act 2010</li> <li>• Biodiversity 2020 – A strategy for England’s wildlife and ecosystem services (2011)</li> <li>• The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations (2019)</li> <li>• National Planning Policy Framework (2024)</li> <li>• Net Zero Strategy: Build Back Greener (2021)</li> <li>• Energy Security Strategy (2022)</li> <li>• Powering Up Britain (2023)</li> <li>• A Green Future: Our 25 Year Plan to Improve the Environment (2019)</li> <li>• Clean Air Strategy 2019 (2019)</li> <li>• Schedule 7A of T&amp;CPA (provision of BNG)</li> <li>• Planning for a healthy environment – good practice for green infrastructure and biodiversity (2012)</li> <li>• Benefits of Green Infrastructure (2010)</li> <li>• The Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)</li> <li>• A Breath of Fresh Air for Nottinghamshire (2008)</li> <li>• Nottinghamshire Air Quality Strategy 2019-2028 (2019)</li> </ul>	<p>effects of flood and drought.</p>

Key messages	Source of message	Implications for the SA Framework
	<ul style="list-style-type: none"> <li>• Nottinghamshire Local Biodiversity Action Plan (1998)</li> <li>• Greater Nottingham Landscape Character Assessment (2009)</li> <li>• Greenwood Community Forest Strategic Plan (2000)</li> <li>• 6Cs Green Infrastructure Study (2010)</li> <li>• National Character Area profiles (2014)</li> <li>• Natural England's Strategic Direction (2025-2030)</li> <li>• Natural England's Green Infrastructure Framework</li> <li>• Nottinghamshire Historic Landscape Characterisation Project 1998-2000</li> <li>• Greater Nottingham Strategic Plan Water Cycle Study (2024)</li> <li>• Greater Nottingham Strategic Plan Flood Risk Assessment (2024)</li> <li>• River Leen and Daybrook Strategic Flood Risk Assessment (2008)</li> <li>• Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>• Gedling Borough Council, Local Planning Document (2018)</li> <li>• Gedling Air Quality Annual Status Report (2023)</li> </ul>	
<p><b>Conserving and enhancing the historic environment</b></p> <ul style="list-style-type: none"> <li>• Conserve and enhance the townscape</li> <li>• Provide opportunities to value local heritage</li> </ul>	<ul style="list-style-type: none"> <li>• European Convention on the Protection of the Archaeological Heritage (Revised) (1992)</li> </ul>	Requires objectives to protect and enhance the

Key messages	Source of message	Implications for the SA Framework
<ul style="list-style-type: none"> <li>• Bring improvements to the physical environment through quality design</li> <li>• Conserve designated and non-designated heritage assets and their setting, including Listed Buildings, Registered Parks and Gardens, Conservation Areas and Scheduled Monuments</li> </ul>	<ul style="list-style-type: none"> <li>• Ancient Monuments and Archaeological Areas Act (1979)</li> <li>• Planning (Listed Buildings &amp; Conservation Areas) Act 1990</li> <li>• National Planning Policy Framework (2024)</li> <li>• Gedling Borough Council, Aligned Core Strategy (2014)</li> <li>• Gedling Borough Council, Local Planning Document (2018)</li> <li>• Gedling Borough Council Conservation Area Character Appraisals and Management Plans</li> <li>• Gedling Borough Heritage Strategy (2018)</li> </ul>	<p>built environment and to encourage people to enjoy their local heritage.</p>
<p><b>Facilitating the sustainable use of minerals</b></p> <ul style="list-style-type: none"> <li>• Promote development that minimises the use of resources</li> <li>• Prevent soil loss</li> <li>• Prevent contaminated land</li> <li>• Safeguarding mineral resources</li> </ul>	<ul style="list-style-type: none"> <li>• Waste Framework Directive 2008/98/EC (2008)</li> <li>• National Planning Policy Framework (2024)</li> <li>• Contaminated Land Strategy for Gedling Borough Council (2024)</li> <li>• Nottinghamshire Minerals Local Plan (2021)</li> </ul>	<p>Requires objectives to promote development that minimises the use of resources and safeguarding minerals resources to meet future needs.</p>
<p><b>Planning and delivering traveller sites</b></p> <ul style="list-style-type: none"> <li>• Provide adequate amount of land for gypsies and travellers</li> </ul>	<ul style="list-style-type: none"> <li>• Planning Policy for Traveller Sites (2024)</li> <li>• Gedling Borough Council Gypsy and Traveller Accommodation Assessment 2025</li> <li>• Gedling Borough Council, Aligned Core Strategy (2014)</li> </ul>	<p>Requires objectives to ensure adequate amount of land for gypsies, travellers and travelling showpeople.</p>

Key messages	Source of message	Implications for the SA Framework
	<ul style="list-style-type: none"> <li>Gedling Borough Council, Local Planning Document (2018)</li> </ul>	
<p><b>Achieving sustainable and efficient approach to resource use and waste management</b></p> <ul style="list-style-type: none"> <li>Reduce amount of municipal and commercial waste produced</li> <li>Recycle, compost or re-use waste</li> <li>Minimise harm to the environment and human health from waste treatment and handling</li> <li>Disposal of waste to be considered the last option</li> </ul>	<ul style="list-style-type: none"> <li>Directive 1999/31/EC on the landfill of waste (1999)</li> <li>Waste Framework Directive 2008/98/EC (2008)</li> <li>Waste Management Plan for England (2021)</li> <li>National Planning Policy for Waste (2014)</li> <li>Nottinghamshire and Nottingham Waste Core Strategy (2013)</li> <li>A Municipal Resources and Waste Strategy for Nottingham 2023-2050 (2023)</li> </ul>	<p>Requires objectives to reduce or re-use waste, and to prevent harm to human health and the environment from waste.</p>

## Section 4: Baseline Data and Characteristics (Stage A2)

- 4.1 This section looks at the baseline data and characteristics for the council area.
- 4.2 The collection of baseline information on the social, economic and environmental characteristics of the area provides the basis for predicting and monitoring effects of the policies in the Gedling Local Development Plan. The baseline information will also help to identify sustainability issues and potential ways of dealing with them.
- 4.3 The baseline data collected is set out in **Appendix B**.

### Characteristics of the council administrative area

- 4.4 The Greater Nottingham Housing Market Area (referred to as the “HMA” throughout this section) includes the administrative areas of five councils. This consists of the city of Nottingham in the centre, surrounded by Broxtowe, Erewash (in Derbyshire), Gedling and Rushcliffe councils.
- 4.5 Nottingham City is one of the designated Core Cities recognised as of national importance and consists of a very compact and a high-density urban area. The other councils consist of a mix of urban and rural areas.
- 4.6 Gedling Borough is a mix of urban and rural areas with the majority of residents living within the suburbs of Arnold and Carlton. Part of the northwest of the Borough adjoins Hucknall which is located in Ashfield District but has close links to Nottingham City. The remainder of the Borough is predominantly rural with key settlements at Bestwood Village, Calverton and Ravenshead and a number of smaller villages including Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

### Population and demographics

- 4.7 The total population of the HMA has grown from 750,543 in 2011 to 820,200 in 2021 equating to an increase of 9.3% population growth (69,657 people) during that period.
- 4.8 Gedling has a population of 117,300 people in 2021 with a relatively small increase of 3.2% (3,600 people) since 2011. Nottingham City has the largest population of all neighbouring local authorities with its population of 323,600 people in 2021 with an increase of 6.5% (19,700 people) since 2011.
- 4.9 In 2021, Nottingham City was relatively ethnically diverse with 43% of the total population coming from Black and Minority ethnic groups (i.e. all categories except White British). This has increased from 34.6% in 2011. The

total population coming from Black and Minority ethnic groups in 2021 in Gedling is 14.4%.

- 4.10 The population in Gedling is ageing and the proportion of the total population being 65 or over has increased by approximately 3% in 2021 since 2011. This trend is not replicated in Nottingham City, where the proportion of the population aged 65 or over remained stable at 11.7% in both 2011 and 2021. The population in Nottingham City has a larger proportion of residents in the 18-24 age range (20.2% of the City's population in 2021) compared to Gedling (6.2% in 2021) primarily due to the number of students attending the two universities<sup>1</sup>.
- 4.11 Gedling is relatively stable in the middle of the English Index of Multiple Deprivation table ranking 209 out of 317 in 2019 Nottingham City is the most deprived of the neighbouring local authorities, ranking 11<sup>th</sup> most disadvantaged out of 317 areas in England in 2019.
- 4.12 Gedling has pockets of deprivation that sit alongside areas that are less deprived. In terms of the 2019 Index of Multiple Deprivation, Gedling has one significant pocket of deprivation within Killisick. Other areas of deprivation include Netherfield, Colwick, Bestwood and Newstead Village within Gedling. For Nottingham City, 54 of the 182 super output areas (SOAs) in the area are in the 10% most deprived nationally.

## Homes

- 4.13 A total of 4,815 (net) new homes were delivered in Gedling Borough between 1 April 2011 and 31 March 2025.
- 4.14 The 2021 Census shows that Nottingham City has a large proportion of terraced dwellings and flats, maisonettes and apartments (51.1%) and a small proportion of detached dwellings (15.6%) compared to Gedling (26.2% and 39.2%).
- 4.15 Average house prices have shown a tendency to increase nationally over the past 15 years. Reflecting the deprivation trends, Nevertheless, Gedling ranks moderately compared to neighbouring local authorities (excluding the City) with average prices around £268,548 in January 2025.
- 4.16 Between 1 April 2011 and 31 March 2025 there were 740 new affordable dwellings delivered in Gedling. The proportion of affordable dwellings (compared to the total delivered) is 15%. Gedling has seen an increase in the number of homelessness acceptance from 63 in 2011 to 322 in 2024.
- 4.17 The total number of vacant dwellings fell by 253 dwellings between 2011 and 2024. The number of private registered provider vacant dwellings also fell by 20% from 35 dwellings in 2011 to 28 dwellings in 2024.

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<sup>1</sup> University of Nottingham and Nottingham Trent University

## Economy

- 4.18 As a regional economic hub, Nottingham City is the main work destination for the majority of residents living within the city and surrounding areas. The latest data shows a 1.2% increase in employment in Nottingham City from 54.2% in 2011 to 55.4% in 2021. In Gedling, there was a 1.5% increase from 74.1% in 2011 to 75.6% in 2021.
- 4.19 The top 20 employers (ranked by turnover) in Nottinghamshire by the list of Nottinghamshire's Top 200 Companies for 2022 is shown in Appendix B. This shows a strong local focus for pharmaceuticals and optical goods, retailing of motor vehicles and sports equipment, manufacturing, ICT technology and finance and banking. Boots UK Limited (which spans the Broxtowe and Nottingham City boundary) is the largest employer in the HMA employing in excess of 43,000 people.
- 4.20 The number of economically active residents (the working age population) has increased from 70,100 (63%) in 2011 to 71,170 (60.7%) in 2021 although this represents a decrease as a proportion of the total population.
- 4.21 The unemployment rate fell by 2.8% for the same period.
- 4.22 The weekly pay of full time employees working in Gedling has increased by an average of £89 between 2018 and 2024. For full time employees living in Gedling, weekly pay earnings have increased by an average of £147.40 between 2018 and 2024.
- 4.23 More than half (54.1%) of all persons in employment in Gedling are employed in management, professional, technical and skilled trades.
- 4.24 The majority (59.8%) of the working age population in Gedling are qualified to NVQ2 or above<sup>2</sup>. Rushcliffe has a high proportion of the working age population qualified to NVQ2 or above (88.4%) compared to other councils. As of 2021, 14.5% of the working age population in Gedling does not have any qualifications as of 2021.
- 4.25 Since 2011, 8.9 hectares of employment land in Gedling was lost to housing or other uses. Nottingham City has the highest proportion of employment land lost to housing or other uses among the neighbouring local authorities.

## Town centres

- 4.26 Nottingham City is the primary centre in the Housing Market Area. It is a leading City in the East Midlands with its shopping facilities ranked as amongst the best in England.

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<sup>2</sup> NVQ2 equivalent e.g. 5 or more GCSEs at grades A-C, intermediate GNVQ, NVQ 2, intermediate 2 national qualification (Scotland) or equivalent.

- 4.27 Within Gedling Borough, there is currently one town centre, Arnold, and ten local centres (Burton Joyce, Calverton, Carlton Hill, Carlton Square, Chase Farm, Gedling Village, Mapperley Plains, Netherfield, Ravenshead and Rivendale). Arnold town centre is the largest centre in the Borough. The local centres include village centres, i.e. Burton Joyce, Calverton and Ravenshead.
- 4.28 Gedling's shopping centre surveys revealed that in March 2025 there were 26 (12%) vacant units out of 215 units in Arnold.

### Healthy and safe communities

- 4.29 Life expectancy at birth has increased for both males (by an average of 0.1 years) and females (by an average of 0.6 years) in Gedling since 2008. Life expectancy for females remains higher than for males.
- 4.30 Crime statistics for Gedling are provided in Appendix B. The highest proportion of crimes reported to Nottinghamshire Police for Gedling was violence against the person<sup>3</sup>.
- 4.31 The Sport England Active Lives Survey shows that the respondents in Gedling are being active, with 62.7% playing sport for 150+ minutes at moderate intensity at least once a week. The survey also reveals that at least 64.6% of the respondents in Gedling had taken part in sport and physical activity in the last 28 days prior to the survey being undertaken in 2023.

### Transport

- 4.32 The Greater Nottingham Core HMA area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The major upgrade of the M1 between junctions 23a to 25 has been completed and is now operating as a smart motorway. Recently, new emergency areas have been constructed on the M1 between junctions 24 and 25 as part of a broader effort to improve safety on smart motorways. The A453 linking Nottingham with junction 24 of the M1 has been upgraded to a dual carriageway. The A52 provides a trunk road connection from Derby to Nottingham including to the A46 which runs between the M1 north of Leicester to the A1 at Newark. Orbital movements in Nottingham are less well accommodated with there being only a partial ring road (A52 and A6514). Colliery Way (formerly known as the Gedling Access Road), completed in 2022, provides a link between the B684 Mapperley Plains and the A612 Trent Valley Road / Nottingham Road to improve journey times and reduce congestion. This new route extends, though does not complete, the ring road around Gedling.
- 4.33 There are a number of other major transport routes that run through the Housing Market Area, such as the A60 which runs from Loughborough to

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<sup>3</sup> Includes a range of offences from minor offences such as harassment and common assault to serious offences such as murder, actual bodily harm and grievous bodily harm.

Mansfield via Nottingham, the A612 from Nottingham towards Southwell, the A614 which is the main northern route from Nottingham towards the A1 and the A38 which runs from Derby to Sutton-in-Ashfield and junction 28 of the M1.

- 4.34 There are 4 railway stations in Gedling. The primary station in Nottingham City, which hosted in excess of 6,700,000 journeys in 2022/23, is on the national London St Pancras to Sheffield/Leeds rail line. The national rail line also stops at East Midlands Parkway in Rushcliffe. The Nottingham-Leeds rail line runs through Nottingham City and Erewash stopping at Ilkeston. The Matlock-Newark rail line runs through Erewash, Broxtowe, Nottingham City and Gedling stopping at Long Eaton, Attenborough, Beeston, Nottingham and Carlton. The Nottingham-Lincoln rail line runs through Gedling stopping at Carlton and Burton Joyce. The Nottingham-Skegness rail line runs through Nottingham City, Gedling and Rushcliffe stopping at Netherfield, Radcliffe, Bingham, Aslockton, Elton and Orston. The Nottingham-Mansfield Woodhouse rail line runs through Nottingham City and Gedling stopping at Bulwell and Newstead. The new train station in Ilkeston, situated on the south eastern border of Derbyshire, in Erewash was opened in 2017 and has provided additional rail network access to neighbouring cities and further afield. All stations in Gedling (Burton Joyce, Carlton, Netherfield and Newstead) and Nottingham City (Nottingham and Bulwell) have seen an increase of station usage since 2011 until COVID-19 measures to limit the impact and transmission of the pandemic in March 2020. As a result of the measures, all stations saw marginal decreases in usage, and in 2024 they remain well below their pre-Covid capacity.
- 4.35 In January 2013, the Secretary of State for Transport announced the preferred route for the second stage of High Speed Two (HS2) rail network (extending north of the first stage of the High Speed (HS1) railway line between Birmingham and London) with a hub station at Toton, a former huge freight yard between Nottingham and Derby, to serve the East Midlands significantly reducing journey times from the HMA to other regions and improving connections to European destinations via HS1. However, the plans have been substantially revised. The proposed eastern leg to the East Midlands and Leeds, including the Toton station, was cancelled in 2021. In October 2023, the government also cancelled the extension from Birmingham to Manchester. HS2 is now expected to operate only between London and the West Midlands, with revised plans focusing on regional rail improvements instead.
- 4.36 Derby and Nottingham have been allocated £161 million from the Transforming Cities Fund to deliver a range of schemes focusing on city centre connectivity, better connecting Derby, Nottingham and East Midlands Airport and Nottingham/Derby growth corridors.
- 4.37 Transport modelling undertaken to support the Local Plan includes the following schemes for Gedling Borough which may be implemented in the Plan period:

- **NET Extension Gedling:** The Nottingham Express Transit (NET) has previously identified Gedling as a potential area for tram network expansion;
- **NET Extension Hucknall to Top Wighay Farm:** An extension of the NET from Hucknall to serve the Top Wighay Farm development has been suggested;
- **Bus Priority A60 Leapool to Sherwood Expressway (including new Park and Ride at Leapool):** Plans to enhance bus priority along the A60 corridor from Leapool to the Sherwood Expressway, including the development of a new Park and Ride facility at Leapool, are part of Nottinghamshire's broader transport strategy aiming to improve public transport efficiency and reduce congestion; and
- **Bus Priority NCT Service 50 to Teal Close:** Enhancements to Nottingham City Transport's (NCT) Service 50, particularly extending service to Teal Close with improved bus priority measures, have been proposed to better serve emerging residential areas.

Additional transport modelling was undertaken to reflect the fact that Gedling Borough withdrew from the Greater Nottingham Strategic Plan and is now preparing a Local Development Plan which incorporates both strategic and non strategic matters.

- 4.38 There are seven Park and Ride sites within the HMA where people park and take public transport into Nottingham and Derby. These are Moor Bridge, Phoenix, Wilkinson Street, Tram, Queens Drive, Clifton South Tram and Racecourse Park and Ride. There are no Park and Ride facilities currently located in Gedling.
- 4.39 In 2024/25 the number of bus boardings in Gedling Borough was 5,339,544 Before the Covid-19 pandemic, this figure was 6,232,863 in 2018/19.
- 4.40 Traffic growth in 2024 has increased by an average of 3.0% in Gedling since the 2010 base.
- 4.41 The number of cycling trips in Gedling in 2024 had decreased by 1.8% since the 2010 base.

### High quality communications

- 4.42 There is no baseline data relating to high quality communications.

### Effective use of land

- 4.43 In total, 1,461 homes delivered between 2011 and 2024 were built on previously developed land, which equated to 32% of the total dwellings built.
- 4.44 In order to increase the number of houses built the Government requires local authorities to prepare and maintain a register of brownfield land that is suitable for residential development. Brownfield land registers provide up-to-

date and consistent information on sites that the councils consider to be appropriate for residential development. In total there are currently 25 sites on the Council's brownfield register which consists of 24.38 hectares of brownfield land (excluding sites with an end date) in Gedling. It should be noted that most sites on the brownfield register have planning permission for residential development.

### **Well-designed places**

4.45 There is no baseline data relating to well-designed places.

### **Green Belt**

4.46 Green Belt designation covers approximately 8,794 hectares (73%) of the Council's administrative area.

### **Climate change and flooding**

4.47 Air Quality Management Areas are designated when levels of pollutants in local area are above the UK limits. The whole of Nottingham City is covered by an Air Quality Management Area. Gedling previously had one Air Quality Management Area (AQMA) located on the A60 in Daybrook (on Mansfield Road from its junction with Oxclose Lane and Cross Street south to its junction with Egerton Road) which was revoked in November 2024 following sustained improvements in air quality.

4.48 The latest estimates of end-user carbon dioxide (CO<sub>2</sub>) emissions for the Council area shows that between 2011 and 2022 the CO<sub>2</sub> emissions decreased as shown in a table in Appendix B (see Climate Change and Flooding). Nottingham City has a larger decrease compared to Gedling from 22.1 in 2011 to 15.0 in 2024.

4.49 The River Derwent, River Erewash, River Leen and River Trent run through the HMA. The River Trent borders the southern parts of the Borough and forms the boundary between Gedling and Rushcliffe. There are 6,451 properties in Gedling that are affected by flooding, 2,646 in Flood Zone 2 and 3,805 in Flood Zone 3.

### **Natural environment**

4.50 The national Green Flag Award recognises and rewards well managed parks and green space, not only for reaching high environmental standards, but also for ensuring access to quality green space and involving local communities in their upkeep, development and use. In 2024 there were four open spaces managed to Green Flag Award standard in Gedling.

4.51 There is one designated Site of Special Scientific Interest (Linby Quarries) covering 38.69 hectares within the Borough. The site was designated as it is the best remaining area of mixed calcareous scrub in Nottinghamshire and is of regional importance. Many of the SSSI's in the Housing Market Area are

as a result of the restoration of former minerals extraction sites (including gravel, clay, plaster and brick pits and quarries) and disused railway cuttings.

- 4.52 There are no National Nature Reserves within the Borough. There are five Local Nature Reserves in Gedling Borough covering 178.29 hectares.
- 4.53 The Housing Market Area has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. Within Gedling Borough there are 78 Local Wildlife Sites covering 1,386.8 hectares and there are five Local Geological Sites covering 21.5 hectares.
- 4.54 There are 1,795.8 hectares of woodland area within the Borough, which includes large amounts of Broadleaved and Conifer woodland to the north of the borough. In addition, there are 55.1 hectares of ancient woodland within the borough.
- 4.55 The named rives in Gedling Borough include Lambley Dumble, Cocker Beck, River Trent, Ouse Dyke, Crock Dumble, Woodbrough Brook, Grimesmoor Dyke, Dover Beck and River Leen.
- 4.56 Important principal aquifers include the Sherwood Sandstone, which has an important role in contributing to the provision of drinking water for the population of Gedling borough. Four large Source Protection Zones should similarly be protected due to their role in providing an important groundwater source of drinking water.

### **Historic environment**

- 4.57 The Housing Market Area has a strong literary heritage including Newstead Abbey Park (once home to Lord Byron) which is a major feature in the north of the Gedling. The Borough's heritage, notably the caves concentrated notably around Arnold and to the north of the City Centre, represent a feature of significant historical value.
- 4.58 In 2025 there were 2,230 heritage assets within the borough, including six Grade I Listed Buildings, 15 Grade II\* Listed Buildings and 174 Grade II Listed Buildings. In addition, there are also 9 Scheduled Monuments, four Registered Parks and Gardens (covering 15.35 hectares), seven Conservation Areas (covering 195.16 hectares, including the Gedling Village Conservation Area adopted in June 2025) and 147 non-designated heritage assets.
- 4.59 There are two accredited museums in Gedling: Papplewick Pumping Station and Newstead Abbey. It should be noted that this does not include non-accredited museums such as Calverton Folk Museum, Burton Joyce Centre for Local History and Bestwood Winding Engine House.

### **Sustainable use of materials**

- 4.60 Nottinghamshire County Council is responsible for the production of their own Minerals Local Plans.
- 4.61 The type and area of mineral resources in the Borough is summarised in Appendix B. Brick clay constitutes the majority of mineral resources within Gedling. There are three hectares of single hard rock limestone quarry at Linby.

### **Traveller sites**

- 4.62 There is one gypsy and traveller pitch in Gedling: Land to the West of 175 Mansfield Road, Papplewick

### **Waste**

- 4.63 Nottinghamshire County Council is responsible for the production of their own Waste Local Plan.

## Section 5: Identifying Key Sustainability Issues (Stage A3)

- 5.1 This section looks at the key sustainability issues which have been identified from the review of other relevant plans, policies and programmes (stage A1) and the baseline data (stage A2).
- 5.2 **Table 4** sets out the role of the Gedling Local Development Plan in tackling identified key sustainability issues. For clarification, the issues are listed in no particular order of importance.

**Table 4: Key sustainability issues identified**

Key sustainability issue	Possible role of the Gedling Local Development Plan
<b>Social Issues</b>	
<p>Further population growth is projected.</p> <p>Different areas would require specific types of housing.</p>	<p>The impacts of the projected population increase is likely to be significant.</p> <p>The Gedling Local Development Plan can ensure that an appropriate number of new dwellings are developed in appropriate locations.</p> <p>The Gedling Local Development Plan can have a role in ensuring the right types of housing are delivered.</p> <p>The Gedling Local Development Plan can also make provision for appropriate employment opportunities and deliver adequate infrastructure for existing and future residents.</p>
<p>There is a need to ensure that adequate amount of land is provided for gypsies, travellers and travelling showpeople.</p>	<p>The Gedling Local Development Plan can have a role in ensuring that the right pitches and plots are delivered for gypsies, travellers and travelling showpeople.</p>
<p>Some of the rural settlements are very isolated and suffer from poor transport links. The access to facilities is vital.</p>	<p>The Gedling Local Development Plan can help reduce the need to travel by allocating strategic sites in areas well served by public transport and ensure that they benefit from a range of services and employment.</p>
<p>There is a need to reduce the reliance on the private car and increase the use of alternative transport modes, including public transport.</p>	<p>The Gedling Local Development Plan can help reduce the need to travel by allocating sites in areas well served by public transport.</p>

<b>Key sustainability issue</b>	<b>Possible role of the Gedling Local Development Plan</b>
There are different areas that have relatively high deprivation.	The provision of new allocations for housing and employment with improved linkages to existing communities alongside improvements to facilities and the local environment can help to address deprivation.
The house prices are high and there is a significant need for affordable housing provision.	The Gedling Local Development Plan can ensure that new affordable dwellings are provided in appropriate locations.
The population is ageing.	The Gedling Local Development Plan can have a role in ensuring the right type of new homes, services and facilities are delivered to suit the needs of the ageing population.
<b>Economic Issues</b>	
There is a need to maintain the employment base.	The Gedling Local Development Plan can ensure that an appropriate supply of good quality employment land is provided in appropriate locations to serve projected demands and ensure a range and choice of employment locations.
The proportion of the workforce employed in the service sector is very large.	The Gedling Local Development Plan can provide for different types of employment to ensure that the economic base does not continue to narrow as this could have a detrimental effect on the economy as a whole.
There is a need to support the growth and diversity of town and local centres.	The Gedling Local Development Plan can have a role in ensuring that the vitality and viability of centres are protected.
<b>Environment Issues</b>	
<p>A high proportion of land within Gedling Borough is Green Belt.</p> <p>There is therefore potential for conflict between the need to protect Green Belt from inappropriate development and the need to provide sufficient land for new homes in line with the housing requirement.</p>	<p>The Gedling Local Development Plan is required to balance the need to provide sufficient land for housing growth with the need to protect the Green Belt where possible.</p> <p>The Gedling Local Development Plan can address a revision of the Nottingham-Derby Green Belt.</p> <p>For clarification, the Green Belt is a policy tool and not an environmental protection designation. As such it will not be included as part of the Sustainability Appraisal Framework to be used to test the sustainability of the Gedling Local Development Plan. However, careful consideration will be given to the impact of the Gedling Local Development Plan on the Nottingham Green Belt based on the Green Belt assessment and through the site selection process.</p>

<b>Key sustainability issue</b>	<b>Possible role of the Gedling Local Development Plan</b>
There is a need to maintain high rates of brownfield development.	There will be limited scope for the Gedling Local Development Plan to locate new development, due to the lack of availability of brownfield land within the Borough. Consequently, the provision of new allocations to meet projected population increases is likely to involve grey belt and significant releases of Green Belt land.
There are a large number of sites, including isolated sites, which are important in landscape and biodiversity terms and should be conserved and enhanced where possible. There is also a need to conserve and enhance connectivity corridors.	The Gedling Local Development Plan can look to conserve and enhance blue and green infrastructure, landscape and biodiversity and seek to ensure that biodiversity is incorporated as part of all future development
There are a large number of heritage assets which have historic or architectural significance and should be conserved and enhanced where possible.	The Gedling Local Development Plan can look to conserve designated and non-designated heritage assets and their setting and identify opportunities to enhance or better reveal these assets. Consideration of different levels of harm and mitigation would be taken into account.
There is a need to conserve and enhance the distinctive character and contribute towards creating a sense of place within new developments.	The Gedling Local Development Plan can examine the function of existing settlements and set out an approach on the design of new developments.
There is a need to enhance and protect water systems.	The Gedling Local Development Plan can look to protect and enhance blue infrastructure.
There are significant areas which are at risk from flooding.	The Gedling Local Development Plan can ensure that sites at risk from flooding are protected from development. Where development is deemed necessary within flood risk areas, the Gedling Local Development Plan will help by including policies to ensure that development will be safe from flood risk over the lifetime of the development without increasing flood risk to third parties and without resulting in an increase in the future maintenance of assets.
There is a need to improve energy efficiency and reduce contributions to climate change.	The Gedling Local Development Plan can set out an approach to reduce carbon emissions.
There is an Air Quality Management Area which covers Nottingham City.	The Gedling Local Development Plan can help to reduce pollutants arising from traffic through reducing the need to travel by locating strategic sites in areas well served by public transport and close to local services and facilities. It will also help by locating potentially polluting strategic level development away from sensitive locations.

<b>Key sustainability issue</b>	<b>Possible role of the Gedling Local Development Plan</b>
There is a need to safeguard minerals resources to meet future requirements.	The Gedling Local Development Plan can ensure that there are sufficient minerals resources available to meet future development requirements.

## Section 6: The Sustainability Appraisal Framework (Stage A4)

- 6.1 This section looks at developing the Sustainability Appraisal Framework which contains a list of objectives based on the review of other relevant plans, policies and programmes (stage A1), the analysis of the baseline data (stage A2) and the identification of key sustainability issues (stage A3).
- 6.2 The SA Framework will be used to test the sustainability of the Gedling Local Development Plan. The SA Framework will be used to assess the reasonable alternative options for the policies and the strategic site allocations.
- 6.3 As explained in the previous section, consideration of the Green Belt will not be included as part of the Sustainability Appraisal Framework because it is a policy tool and not an environmental protection designation. However, careful consideration will be given to the impact of the Gedling Local Development Plan on the Nottingham Green Belt based on the Green Belt assessment and through the site selection process.

### SA assessments

- 6.4 The appraisals were undertaken by the Planning Policy team and where appropriate input was sought from specialist officers in various teams including housing strategy, regeneration, parks and street care, leisure, heritage and ecology and the three statutory consultation bodies Environment Agency, Historic England and Natural England.

### SA Framework

- 6.5 **Table 5** provides a list of SA objectives for the SA Framework. No changes were made to the SA objectives based on the consultation comments received on the Scoping Report and no recommendations were made by the SA group. There have been minor changes to the wording to two of the SA objectives in the SA Framework to refer to “previously developed land or ‘brownfield’ land” for SA objective 9 and “blue-green infrastructure” for SA objective 13.
- 6.6 The table also shows the relationship between SA objectives and SEA Directive topics (as mentioned in paragraph 2.9 in this report).

**Table 5: SA Framework**

SA objectives	SEA Directive topic
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling show people.	Population Material assets
<b>2. Employment and Jobs</b> To create employment opportunities.	Population Material assets
<b>3. Economic Structure and Innovation</b>	Population

SA objectives	SEA Directive topic
To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.	Material assets
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Population Human health
<b>5. Health and Well Being</b> To improve health and well being and reduce health inequalities.	Population Human health
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Population Human health
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Population Human health
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Air Climatic factors
<b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.	Soil Material assets
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resource and encourage nature-based solutions to climate change.	Climatic factors
<b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Air Climatic factors Human health
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.	Water Climatic factors
<b>13. Natural Environment, Biodiversity, Green and Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Green and Blue Infrastructure and the natural environment.	Biodiversity Fauna Flora
<b>14. Landscape</b> To protect and enhance the landscape character.	Landscape
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Cultural heritage
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Soil Material assets

- 6.7 When assessing the options for the policies and the site allocations a score was given to each SA objective to indicate whether the effect was likely to be positive, negative, uncertain or had no impact. The score includes a colour coding system which provides a visual summary of the overall results against the SA objectives. **Table 6** provides the SA scoring.

**Table 6: SA scoring**

Major positive	Minor positive	Uncertain or no impact	Minor negative	Major negative
++	+	? or 0	-	--

- 6.8 When assessing the options for the policies and the site allocations, the SA Framework was split into two tables as both policies and site allocations require different criteria questions.

### SA Framework 1 – Policy Criteria

- 6.9 For the policies, the SA Framework was matched with policy criteria questions and includes a generic scoring system as shown in **Table 7**. These criteria comprise the key questions that ascertain whether or not a reasonable alternative option or a proposed policy accords with the SA objective. The Sustainability Appraisal Framework 1 has been refined in response to consultation comments received on the Scoping Report, including initial feedback received from the three statutory consultation bodies for England (the Environmental Agency, Historic England and Natural England) and representations made at the Issues and Options consultation stage, as well as recommendations from the Planning Policy Team and specialist officers. In particular, amendments were made to SA objectives and document in relation to:

- **Objective 5 (Health and Wellbeing):** amended to incorporate explicit reference to the provision of blue and green infrastructure.
- **Objective 13 (Natural Environment, Biodiversity and Blue-Green Infrastructure):** amended to provide clearer guidance on the assessment of sites in proximity to watercourses, including the identification of major positive effects where development would enable de-culverting and improvement of aquatic habitats, minor negative effects where proposals have the potential to deteriorate in-stream river habitats and adjacent riparian and floodplain habitats, and major negative effects where proposals would result in deterioration of in-stream river habitats and adjacent riparian and floodplain habitats.
- The document has been updated to include and align with current local and national guidance. Key amendments include the 2025 Gedling Carbon Management Strategy, the Gedling Borough Heritage Strategy, an extensive suite of Historic England advice notes and heritage strategies and updated Natural England handbooks. Technical amendments were also made to the Water Framework

Directive section to reflect 2017 Regulations and updated ecological status targets for 2027.

These criteria have been used to assess the policy options for the policies in the Gedling Local Development Plan.

**Table 7: SA Framework 1 – Policy Criteria**

Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
The policy would have a significant positive impact on one or more of the policy criteria questions or a minor positive impact on a significant number of the questions	The policy would have a minor positive impact on at least one of the policy criteria questions	Unknown effect or the policy has no implications for the objective	The policy would have a minor negative impact on at least one of the policy criteria questions	The policy would have a significant negative impact on one or more of the policy criteria questions or a minor negative impact on a significant number of the questions

SA objectives	Policy criteria questions
<p><b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<ul style="list-style-type: none"> <li>• Will it increase the range and affordability of housing for all social groups?</li> <li>• Will it provide sufficient pitches and plots for gypsies and travellers and travelling showpeople?</li> <li>• Will it reduce homelessness?</li> <li>• Will it reduce the number of unfit/vacant homes?</li> <li>• Will it provide the required infrastructure?</li> </ul>
<p><b>2. Employment and Jobs</b> To create employment opportunities.</p>	<ul style="list-style-type: none"> <li>• Will it improve the diversity and quality of jobs?</li> <li>• Will it reduce unemployment?</li> <li>• Will it improve rural productivity in terms of employment opportunities?</li> </ul>
<p><b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<ul style="list-style-type: none"> <li>• Will it provide land and buildings of a type required by businesses?</li> <li>• Will it provide business/university clusters?</li> <li>• Will it create jobs in high knowledge sectors?</li> <li>• Will it encourage graduates to live and work within the plan area?</li> <li>• Will it provide the required infrastructure?</li> </ul>
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<ul style="list-style-type: none"> <li>• Will it encourage the vitality of the city centre, town centre, district centre or local centre?</li> </ul>
<p><b>5. Health and Well Being</b> To improve health and well being and reduce health inequalities.</p>	<ul style="list-style-type: none"> <li>• Will it reduce health inequalities?</li> <li>• Will it improve access to health services?</li> <li>• Will it increase the opportunities for recreational physical activity?</li> <li>• Will it provide new open space or improve the quality of existing open space?</li> <li>• Will it improve access to local food growing opportunities?</li> </ul>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> <li>• Will it reduce crime and the fear of crime?</li> <li>• Will it contribute to a safe secure built environment?</li> </ul>
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<ul style="list-style-type: none"> <li>• Will it protect and enhance existing cultural assets?</li> <li>• Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</li> <li>• Will it increase the number of facilities e.g. shops, community centres?</li> <li>• Will it provide for the educational needs?</li> </ul>

SA objectives	Policy criteria questions
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<ul style="list-style-type: none"> <li>• Will it use and enhance existing transport infrastructure?</li> <li>• Will it help to develop a transport network that minimise the impact on the environment?</li> <li>• Will it reduce journeys undertaken by private car by encouraging alternative modes of transport?</li> <li>• Will it increase accessibility to services and facilities?</li> </ul>
<p><b>9. Brownfield Land</b> To make efficient use of brownfield land and recognise biodiversity value where appropriate.</p>	<ul style="list-style-type: none"> <li>• Will it make efficient use of brownfield land?</li> <li>• Will the development minimise the impact on the biodiversity interests of the site?</li> </ul>
<p><b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resource and encourage nature-based solutions to climate change.</p>	<ul style="list-style-type: none"> <li>• Will it result in additional energy use?</li> <li>• Will it improve energy efficiency of new buildings?</li> <li>• Will it support the generation and use of renewable energy?</li> <li>• Will it support the development of community energy systems?</li> <li>• Will it ensure that buildings are able to deal with future changes in climate?</li> <li>• Will it reduce greenhouse gas emissions or promote sequestration of carbon?</li> <li>• Will it increase the resilience of biodiversity to climate change?</li> <li>• Will it help people adapt to climate change?</li> <li>• Will it maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</li> <li>• Will it lead to the displacement of emissions to another location?</li> </ul>
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<ul style="list-style-type: none"> <li>• Will it increase levels of air, noise and other types of pollution?</li> </ul>
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<ul style="list-style-type: none"> <li>• Will it minimise or mitigate flood risk?</li> <li>• Will it reduce existing levels of flood risk?</li> <li>• Will it improve water quality?</li> <li>• Will it conserve water?</li> <li>• Will it improve or help to promote water efficiency?</li> <li>• Will it cause a deterioration of Water Framework Directive (WFD) status or potential of onsite watercourses?</li> </ul>

SA objectives	Policy criteria questions
<p><b>13. Natural Environment, Biodiversity, Green and Blue Infrastructure</b> To increase biodiversity levels and protect and enhance Blue and Green Infrastructure and the natural environment.</p>	<ul style="list-style-type: none"> <li>• Will it help protect and improve biodiversity and avoid harm to protected species?</li> <li>• Will it allow for biodiversity net gains?</li> <li>• Will it conserve and enhance the geological environment?</li> <li>• Will it maintain and enhance woodland cover and management?</li> <li>• Will it provide new open space or green space?</li> <li>• Will it improve the quality of existing open space?</li> <li>• Will it encourage and protect or improve Blue and/or Green Infrastructure networks?</li> <li>• Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</li> </ul>
<p><b>14. Landscape</b> To protect and enhance the landscape character.</p>	<ul style="list-style-type: none"> <li>• Does it respect or preserve identified landscape character?</li> <li>• Does it have a positive impact on visual amenity?</li> </ul>
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets<sup>4</sup> and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<ul style="list-style-type: none"> <li>• Will it respect, maintain and strengthen the local character and distinctiveness of the townscape or settlement character?</li> <li>• Will it conserve and enhance designated and non-designated heritage assets and their setting<sup>5</sup>?</li> <li>• Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</li> <li>• Will it protect or improve access and enjoyment of the historic environment?</li> </ul>
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<ul style="list-style-type: none"> <li>• Will it lead to reduced consumption of raw materials?</li> <li>• Will it promote the use of sustainable design, materials and construction techniques?</li> <li>• Will it result in additional waste?</li> <li>• Will it reduce hazardous waste?</li> <li>• Will it protect the best and most versatile (BMV) agricultural land?</li> <li>• Will it prevent the loss of greenfield land to development?</li> </ul>

## SA Framework 2 – Site Allocation Criteria

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<sup>5</sup> Designated assets include Conservation Areas, Listed Buildings, Scheduled Monuments, Historic Parks and Gardens. Non-designated assets include locally listed buildings and unknown archaeology.

- 6.10 For the site allocations, the SA Framework has been matched with site allocation criteria questions and includes a matrix scoring system as shown in **Table 8**. These criteria comprise the key questions to ascertain whether or not a reasonable alternative option or a proposed site allocation accords with the SA objective.
- 6.11 These criteria have been used to assess the site options for the site allocations in the Gedling Local Development Plan. The criteria have also been used for the assessment of the proposed sites allocated in the publication draft version of Gedling Local Development Plan.

Table 8: SA Framework 2 – Site Allocation Criteria

SA objectives	Site allocation criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	Single site provides 50+ houses in and adjoining the main built up area or key settlement  Provides for 10+ houses adjoining other villages  Provides for gypsy, traveller and travelling showpeople	Site provides of 50 houses in conjunction with one or more smaller sites in and adjoining the built up area or key settlement	Uncertain  or  No impact as the site is not currently used for housing and is proposed solely for employment development	Results in loss of up to 50 homes in the main built up area or key settlement  Results in loss of up to 10 homes in the rural area	Results in loss of 50+ homes in the main built up area or key settlement  Results in loss of 10+ homes in the rural area  Results in loss of site for gypsy, traveller and travelling showpeople

SA objectives	Site allocation criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	Creates 50 or more new jobs  Local labour agreements on projects (over 50 jobs)  Provides new job opportunities in areas of deprivation	Creates up to 50 new jobs  Local labour agreements on projects (up to 50 jobs)	Uncertain  or  No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development	Results in small number of (up to 50) jobs lost	Results in large number of (over 50) jobs lost

SA objectives	Site allocation criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use?  Is the site allocated for specific employment uses e.g. office-based?  Will the site involve the loss of employment, retail or mixed use land?  Is the site for new educational buildings?  Is the site allocated for mixed live-work units?	Provides new employment or retail land	Provides mixed use land (i.e. residential and employment)  Provides opportunity for training and / or high knowledge sectors (i.e. office based)  Provides live-work units	Uncertain  or  No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development  Assumes all housing sites make appropriate education provision	Results in the loss of part of land for employment, retail or mixed use	Results in the loss of a strategic level of employment  Results in the majority loss of land for employment, retail or mixed use  Results in the loss of live-work units

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

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

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

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

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

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

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

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

<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p> <p>Will it deteriorate river habitat in-stream and the</p>	<p>Site will enable de-culverting a watercourse to improve aquatic habitats</p>	<p>Improves underused or undervalued open space</p> <p>Provide 10% open space on existing brownfield land</p>	<p>Uncertain or No impact</p> <p>It is expected that a site would create at least 10% biodiversity net gain</p>	<p>Site adjacent open space, biodiversity or designated site of nature conservation interest</p> <p>Results in the loss of hedgerows and trees</p> <p>Site is in proximity to a watercourse and therefore has potential to deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats</p>	<p>Results in partial or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest</p> <p>Site is in proximity to a watercourse and therefore results in deterioration of river habitat in-stream and the riparian zone adjacent floodplain habitats</p>
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SA objectives	Site allocation criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
	riparian zone adjacent floodplain habitats?					
<b>14. Landscape</b> To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character?  Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?  Will it create a new landscape character?		Would conserve, enhance or restore the features and characteristics of the landscape in the present form	Uncertain  or  No impact	Would not conserve, enhance or restore the features and characteristics of the landscape in the present form	Would have an adverse impact on local landscape character

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

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

## Section 7: Consultation on the Scoping Report (Stage A5)

- 7.1 This section looks at the consultation questions on the Scoping Report.
- 7.2 In accordance with the SEA Directive, the Scoping Report was sent to the three statutory consultation bodies for England (the Environmental Agency, Historic England and Natural England). A draft version of the Scoping Report was previously sent to the three statutory consultation bodies for informal comments and amendments have been made to reflect the comments received.
- 7.3 To inform the next stage of the appraisal, the Council then sought comments on the Scoping Report. The consultation questions, details of the feedback received and the Council's corresponding responses are available in Appendix C.
- 7.4 Overall, responses from the statutory consultation bodies were broadly supportive and confirmed that it meets the requirements. The Environment Agency and Natural England considered the baseline information and SA Framework to be largely relevant and robust, while Historic England welcomed the inclusion of heritage and sense of place issues but recommended that the evidence base be strengthened through the addition of further national and local historic environment guidance and more explicit consideration of archaeology, registered parks and gardens, and the efficiency of existing built stock. A number of consultees also highlighted the need to update and expand baseline data, particularly in relation to water quality targets, green infrastructure, air quality, and climate change adaptation and mitigation.
- 7.5 Other organisations and stakeholders focused on climate change, health and wellbeing, and infrastructure capacity. The Gedling Climate Change Group emphasised the need for stronger objectives on carbon reduction, energy efficiency and nature-based solutions. Several responses also highlighted the importance of access to green space in supporting health and wellbeing, and the need for improved assessment of flood risk, overheating, and wider environmental impacts.
- 7.6 Comments on the SA Framework and site allocation criteria suggested refinements rather than fundamental change. These included clearer guidance on the treatment of watercourses and aquatic habitats, stronger consideration of the historic environment, and more detailed questions relating to housing mix, rural vitality, employment in green industries, and sustainable design. Consultees also encouraged closer alignment between the SA, the emerging Local Plan, and parallel strategies such as the Design Code Framework, to ensure that sustainability objectives are embedded consistently across policy and site selection processes.

## Section 8: Appraisals of Plan policies (Stages B2 to B4)

- 8.1 This section covers the scoping of reasonable policy alternatives for the Gedling Local Development Plan and summarises the findings of the appraisals on the reasonable alternatives and the policies contained within the Regulation 19 version of the Gedling Local Development Plan.
- 8.2 **Table 1** in section 2 of this report shows Article 5 (1) of the SEA Directive requirements which this section addresses, i.e. (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; (f) the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; and (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
- 8.3 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) by highlighting the sustainability implications of each. The appraisal on the reasonable alternative options should be a continual process, starting from the options put forward at the beginning all the way through to the options being worked into the Publication Version of the Gedling Local Development Plan. Certain options may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- 8.4 The appraisal of policy options has been undertaken in stages, mirroring and appraising the Local Plan as it progresses. **The first stage** involved the identification of policy topics, the identification of broad policy options, and their initial appraisal. These options were subject to early consultation with key stakeholders. A draft Scoping Report was issued to the statutory consultation bodies (the Environment Agency, Historic England and Natural England) for informal comments. Amendments were made where appropriate to reflect the feedback received. A summary of this stage is included in this main report with the appraisals themselves included in Appendix D. Stage one was completed prior to consultation on the Issues and Options consultation.
- 8.5 The potential options considered for appraisals include:
- a. Options for housing requirement;
  - b. Options for growth strategy;
  - c. Options for housing distribution;

- d. Options for office development;
- e. Options for Nottingham-Derby Green Belt;
- f. Options for affordable housing;
- g. Options for housing size, types and tenure;
- h. Options for needs of different groups;
- i. Options for space standards;
- j. Options for gypsies, travellers and travelling showpeople;
- k. Options for regeneration and regeneration priorities;
- l. Options for historic environment;
- m. Options for local services and healthy lifestyles;
- n. Options for culture, leisure and sport;
- o. Options for strategic blue and green infrastructure assets;
- p. Options for green space and tree planting;
- q. Options for biodiversity net gains; and
- r. Options for priorities for development-funded infrastructure.

- 8.6 **Stage 2** supported the Issues and Options Consultation (July 2025) and the Council sought comments on the Scoping Report. This stage focused on the vision and spatial objectives, spatial strategy, housing distribution and employment provision and economic development. These appraisals can be found within the Issues and Options: Sustainability Appraisal Report. Overall, responses from the statutory consultation bodies were broadly supportive and confirmed that the approach met the relevant requirements.
- 8.7 **Stage 3** built upon the earlier work. A further set of appraisals refined the previous assessments by appraising alternative policy approaches. A draft Reasonable Alternatives for Policy Options report was issued to the statutory consultation bodies, including the Environment Agency, Historic England, Natural England and Nottinghamshire County Council. Key internal consultees were also consulted including Development Management, Borough Ecologist and Heritage Officer, Parks and Street Care, Food, Health and Housing, Community, Leisure and Wellbeing, Housing and Resettlement, and Economic Growth and Regeneration.
- 8.8 **Stage 4** built upon the informal consultation undertaken with key stakeholders identified in Stage 3. At this stage, all available policy options were assessed against the Sustainability Appraisal objectives. The performance of each alternative against the plan objectives was compared, and conclusions were drawn in relation to the potential outcomes of each policy alternative. An updated draft reasonable alternatives for policy options report (Appraisal of Objectives and Policies) was issued to the statutory consultation bodies liaised in Stage 3.
- 8.9 **Stage 5** appraises the policies contained within the Local Plan, ensuring that the preferred policy framework has been assessed against reasonable alternatives and the sustainability objectives. The full set of policy alternatives, including the preferred alternative, and a summary of each option's performance and potential impacts can be found in the Gedling Local Development Plan Sustainability Appraisal Report Publication Draft. The detailed assessments are presented in this report.

- 8.10 **Stage 6** will support the examination stage of the local plan. This stage will incorporate and appraise any comments arising from the Regulation 19 Publication Draft consultation, and will update the Sustainability Appraisal where necessary to reflect any changes to the proposed policies and site allocations.
- 8.11 The complete set of appraisals are in **Appendix D**.
- 8.12 During the first four stages, the appraisals used SA Framework 1: policy criteria questions and matrix.

### **Appraisal of Policy Options**

- 8.13 The Planning Policy team had undertaken an exercise to scope the potential options and alternative approaches for the Gedling Local Development Plan based on a review of the existing Core Strategies and the issues raised as part of the Gedling Local Development Plan Issues and Options consultation undertaken in 2025.
- 8.14 The **Policy Options** document includes the scoping exercise of the potential options for each policy topic. The appendix sets out which options were considered for appraisal, and which were not.

### **Undertaking the appraisals on the reasonable alternatives**

- 8.15 The Planning Policy Team undertook draft appraisals on the options. Each option was assessed against each SA objective which include policy criteria questions set out in the SA Framework 1. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, uncertain or no impact.
- 8.16 The SA group sought input on the draft appraisals from specialist officers in various teams within the participating councils, Nottinghamshire County Council and the three statutory consultation bodies.
- 8.17 Amendments were made to the appraisals accordingly based on informal comments received. The **Policy Options** document provides the final appraisals.

### **Appraisal of the Gedling Local Development Plan: Preferred Approach**

- 8.18 The SA group considered a list of potential options for each of the following policy topics:
- vision and spatial objectives;
  - spatial strategy;
  - housing distribution; and
  - employment provision and economic development.

8.19 **Publication Draft: Sustainability Appraisal Report** includes the scoping exercise of the potential options for each preferred approach topic. It sets out which options were considered for appraisal, and which were not.

8.20 The potential options considered for appraisals include:

- Options for housing requirement;
- Options for growth strategy;
- Options for housing distribution; and
- Options for office development.

8.21 **Appendix D of Preferred Approach: Sustainability Appraisal Report** contains the complete appraisals.

### **Appraisal of the Gedling Local Development Plan Publication Draft Policies and Reasonable Alternatives**

8.22 Considering the responses from key stakeholders on the policy options and preferred approach (see pages 64-66) and developing these further, the following stage structured the appraisals according to the final policies within the Publication Draft Plan. This ensured that the policy topic areas and their reasonable alternatives were appraised.

8.23 Firstly all policy alternatives were appraised to determine whether they were a reasonable alternative. All the alternatives appraised and the methodology for determining whether they are reasonable are within **Appendix D** of this report.

8.24 Those that were deemed to be reasonable were appraised against the sustainability objectives.

8.25 **Appendix D** includes the complete set of reasonable policy alternatives together with their appraisal.

8.26 **Table 9** summarises the relevant policy topic areas together with the Council's preferred reasonable alternatives, signposting the corresponding policy numbers, as well as the locations in Appendix D where the detailed appraisal can be found. Taking account of the appraisal findings as shown in Appendix D, the preferred reasonable alternative for each policy topic area is expected to perform most favourably overall and is therefore identified as the most suitable Reasonable Alternative. This reflects the appraisal outcome and will continue to be monitored in accordance with the Sustainability Appraisal guidelines.

8.27 **Table 10** includes the preferred reasonable alternative for each policy area and summarises the likely significant effects, which have been assessed against the sustainability criteria, using symbols to denote positive and negative aspects. This is reported in greater detail in Appendix D.

**Table 9: Mapping of Policy Topic Areas to Preferred Alternatives and Final Policies**

<b>Topic Area 1: Climate Change, Sustainable Development and Flood Risk</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
1.1: Climate Change and Energy	Option B	GLDP 1	Topic Area 1
1.2 Renewable Energy Schemes	Option B	GLDP 2	
1.3 Managing Flood Risk and Watercourses	Option A	GLDP 3	
1.4 Surface Water Management	Option A	GLDP 4	
1.5 Managing Water Quality	Option A	GLDP 5	
1.6 Aquifer Protection	Option A	GLDP 6	
<b>Topic Area 2: Environmental Protection</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
2.1 Contaminated Land	Option A	GLDP 7	Topic Area 2
2.2 Unstable Land	Option A	GLDP 8	
2.3 Hazardous Substances	Option A	GLDP 9	
2.4 Pollution	Option A	GLDP 10	
2.5 Air Quality	Option A	GLDP 11	
<b>Topic Area 3 Spatial Strategy and Housing Target</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
3.1 Spatial Strategy	Option C	GLDP 12	Topic Area 3
3.2 Housing Target and Distribution	Option B	GLDP 13 & 70	
3.3 Housing Need and Target	Option A	GLDP 13	
<b>Topic Area 4: Green Belt</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>		<b>Location in Appendix D</b>
4.1 The Green Belt	Option B	GLDP 14	Topic Area 4
4.2 Reuse of Buildings within the Green Belt	Option B	GLDP 15	
4.3 Extensions to Buildings within the Green Belt	Option B	GLDP 16	
4.4 Replacement of Buildings within the Green Belt	Option B	GLDP 17	
4.5 Infill Development within the Green Belt	Option A	GLDP 18	
4.6 Homes for Rural Workers	Option A	GLDP 19	
<b>Topic Area 5: Natural Environment</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
5.1 Blue-Green Infrastructure and Landscape Character: BGI	Option A	GLDP 20	Topic Area 5

5.1 Blue-Green Infrastructure and Landscape Character: Landscape Character	Option F	GLDP 22	
5.2 Biodiversity	Option B	GLDP 21	
<b>Topic Area 6: Open Space and Recreational Facilities</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
6.1 Culture, Tourism and Sport	Option A	GLDP 23	Topic Area 6
6.2 Protection of Open Space	Option A	GLDP 24	
6.3 Provision of New Open Space	Option A	GLDP 25	
6.4 Local Green Space	Option A	GLDP 26	
6.5 Greenwood Community Forest	Option A	GLDP 27	
6.6 Tourist Accommodation	Option A	GLDP 28	
6.7 Equestrian Development	Option A	GLDP 29	
<b>Topic Area 7: Heritage</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
7.1 The Historic Environment	Option B	GLDP 30	Topic Area 7
7.2 Designated Heritage Assets	Option A	GLDP 31	
7.3 Listed Buildings	Option A	GLDP 32	
7.4 Conservation Areas	Option A	GLDP 33	
7.5 Historic Landscapes, Parks and Gardens	Option A	GLDP 34	
7.6 Archaeology	Option A	GLDP 35	
7.7 Non-Designated Heritage Assets	Option A	GLDP 36	
<b>Topic Area 8: Design</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
8.1 Design and Enhancing Local Identity	Option B	GLDP 37	Topic Area 8
8.2 Amenity	Option A	GLDP 38	
8.3 Residential Density	Option B	GLDP 39	
8.4 Residential Gardens	Option A	GLDP 40	
<b>Topic Area 9: Housing Mix</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
9.1 Housing Size, Mix and Choice, and Affordable Housing - Mix of Size and Types	Option A	GLDP 41	Topic Area 9
9.1 Housing Size, Mix and Choice, and Affordable Housing - Affordable Housing	Option D	GLDP 42	
9.1 Housing Size, Mix and Choice, and Affordable Housing - Standards	Option H	GLDP 41 & 42	
9.2 Gypsies, Travellers and Travelling Showpeople	Option A	GLDP 43	
9.3 Specialist Accommodation	Option A	GLDP 44	

9.4 Housing Development on Unallocated Sites	Option A	GLDP 45	
9.5 Live Work Units	Option A	GLDP 46	
9.6 Self Build and Custom Homes	Option A	GLDP 47	
9.7 Extensions to Dwellings Not in the Green Belt	Option A	GLDP 48	
<b>Topic Area 10: Employment</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>	<b>GLDP Policy Number</b>	<b>Location in Appendix D</b>
10.1 Employment Provision and Economic Development	Option A	GLDP 49 & 72	Topic Area 10
10.1 Employment Provision and Economic Development - Office Development	Option C	GLDP 49 & 72	
10.1 Employment Provision and Economic Development - Sites	Option H	GLDP 49 & 72	
10.1 Employment Provision and Economic Development - Distribution and Logistics	Option M	GLDP 49 & 72	
10.2 Retention of Employment and Employment Uses	Option A	GLDP 50	
10.3 Employment Development on Unallocated Sites	Option A	GLDP 51	
10.4 Expansion of Existing Employment Uses Not in the Green Belt	Option B	GLDP 52	
10.5 Agricultural and Rural Diversification	Option A	GLDP 53	
10.6 Local Labour Agreements	Option A	GLDP 54	
<b>Topic Area 11: Retail and Community Facilities</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>		<b>Location in Appendix D</b>
11.1 Retail Hierarchy and Town Centre Boundaries	Option A	GLDP 55	Topic Area 11
11.2 Development within Town and Local Centres	Option A	GLDP 56	
11.3 Local Services and Healthy Lifestyles	Option B	GLDP 57	
11.4 Upper Floors	Option A	GLDP 58	
11.5 Impact Assessment Threshold	Option A	GLDP 59	
11.6 Development within Small Parades	Option A	GLDP 60	
11.7 Shopfront Development	Option A	GLDP 61	
<b>Topic Area 12: Transport</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>		<b>Location in Appendix D</b>
12.1 Managing Travel Demand	Option A	GLDP 62	Topic Area 12
12.2 Transport Infrastructure Priorities	Option A	GLDP 63	
12.3 Parking Standards - Residential	Option A	GLDP 64	
12.3 Parking Standards - Non-residential	Option B	GLDP 64	
12.4 Cycle Routes, Recreational Routes and Public Rights of Way - Protect sites and routes	Option A	GLDP 65	

12.5 Park and Ride	Option A	GLDP 66	
12.6 Highway Safety	Option A	GLDP 67	
<b>Topic Area 13: Infrastructure and Developer Contributions</b>			
<b>Policy Subject</b>	<b>Preferred Reasonable Alternative</b>		<b>Location in Appendix D</b>
13.1 Developer Contributions for Infrastructure	Option A	GLDP 69	Topic Area 13

Table 10: Summary of policies within the Gedling Local Development Plan

Site Specific Policies have been assessed separately under the site specific SA Framework.

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management	
<b>Topic Area 1: Climate Change, Sustainable Development and Flood Risk</b>																	
1.1 Climate Change and Energy	+	0	?	?	++	0	?	+	+	++	++	+	+	+	+	++	
1.2 Renewable Energy Schemes	0	?	+	0	0	0	0	?	0	++	+	0	-	-	-	0	
1.3 Managing Flood Risk and Watercourses	0	0	0	0	0	0	0	0	0	0	++	0	++	0	0	++	
1.4 Surface Water Management	0	0	0	0	0	0	0	0	0	0	++	0	++	0	0	0	
1.5 Managing Water Quality	0	0	0	0	+	0	+	0	0	0	++	+	++	0	0	++	
1.6 Aquifer Protection	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	++	
<b>Topic Area 2: Environmental Protection</b>																	
2.1 Contaminated Land	-	-	-	0	0	0	0	0	0	0	0	+	+	+	0	0	++

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
2.2 Unstable Land	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0
2.3 Hazardous Substances	0	0	0	0	++	0	+	0	0	0	+	0	+	0	0	+
2.4 Pollution	0	0	0	0	+	0	+	0	0	+	++	+	+	0	0	+
2.5 Air Quality	-	-	-	0	0	0	0	+	0	+	++	0	+	0	0	0
<b>Topic Area 3 Spatial Strategy and Housing Target</b>																
3.1 Spatial Strategy	++	+	++	?	++	0	+	+	?	++	++	++	++	?	+	?
3.2 Housing Target and Distribution	++	++	+	++	+	?	+	?	?	?	?	?	?	0	?	?
3.3 Housing Need and Target	+	?	?	?	?	0	?	?	-	-	-	-	?	-	-	-
<b>Topic Area 4: Green Belt</b>																
4.1 The Green Belt	++	?	++	?	++	0	?	?	?	?	?	?	?	+	?	?

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
4.2 Reuse of Buildings within the Green Belt	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4.3 Extensions to Buildings within the Green Belt	+	0	0	0	0	0	0	0	0	0	0	+	?	?	?	0
4.4 Replacement of Buildings within the Green Belt	+	?	-	0	0	0	0	0	0	0	0	0	0	0	0	0
4.5 Infill Development within the Green Belt	++	0	++	0	0	0	0	+	0	0	-	-	+	+	-	-
4.6 Homes for Rural Workers	+	+	++	0	0	+	0	-	0	0	-	-	0	0	0	-
<b>Topic Area 5: Natural Environment</b>																
5.1 Blue-Green Infrastructure and Landscape Character	0	0	0	0	+	0	0	0	+	++	++	++	++	0	0	0
5.2 Biodiversity	?	?	?	0	+	0	++	+	+	++	+	++	++	++	++	++
<b>Topic Area 6: Open Space and Recreational Facilities</b>																
6.1 Culture, Tourism and Sport	0	+	0	+	+	?	++	+	?	?	?	?	+	?	+	?

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
6.2 Protection of Open Space	0	0	0	0	++	+	+	0	0	+	+	+	+	+	0	0
6.3 Provision of New Open Space	0	0	0	0	++	+	++	?	0	+	+	+	++	+	0	0
6.4 Local Green Space	0	?	?	0	+	?	+	+	0	+	+	+	++	++	+	+
6.5 Greenwood Community Forest and Sherwood Forest National Nature Reserve	0	+	+	0	++	+	++	0	0	+	0	+	++	++	+	+
6.6 Tourist Accommodation	0	+	+	0	+	0	+	?	0	0	0	0	0	+	+	0
6.7 Equestrian Development	0	+	+	0	+	0	+	?	0	0	+	0	+	+	0	0
<b>Topic Area 7: Heritage</b>																
7.1 The Historic Environment	0	+	0	0	+	0	+	0	+	0	0	0	+	+	++	0
7.2 Designated Heritage Assets	0	0	0	0	0	0	+	0	0	-	+	0	+	+	++	0
7.3 Listed Buildings	0	0	0	0	0	0	+	0	0	-	+	0	+	+	++	0

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
7.4 Conservation Areas	0	0	0	0	0	0	+	0	0	0	+	0	+	+	++	0
7.5 Historic Landscapes, Parks and Gardens	0	+	0	0	+	0	+	0	0	+	+	0	+	+	++	0
7.6 Archaeology	0	+	0	0	0	0	+	0	0	0	0	0	0	+	++	0
7.7 Non-Designated Heritage Assets	0	0	0	0	0	0	+	0	0	-	+	0	+	+	++	0
<b>Topic Area 8: Design</b>																
8.1 Design and Enhancing Local Identity	0	0	+	?	0	+	0	0	0	++	0	0	0	+	+	0
8.2 Amenity	0	-	-	0	+	?	?	-	0	?	0	0	0	0	0	0
8.3 Residential Density	?	0	0	0	?	?	?	++	0	?	0	?	?	?	++	?
8.4 Residential Gardens	-	0	?	0	0	?	?	-	-	?	++	++	++	?	+	?
<b>Topic Area 9: Housing Mix</b>																

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
9.1 Housing Size, Mix and Choice, and Affordable Housing - Mix of Size and Types	++	0	+	+	+	0	+	0	0	0	0	0	0	0	0	0
9.1 Housing Size, Mix and Choice, and Affordable Housing - Affordable Housing	++	0	0	0	?	0	++	0	0	0	0	0	0	0	0	0
9.1 Housing Size, Mix and Choice, and Affordable Housing - Standards	+	0	0	0	++	0	++	0	0	0	0	0	0	0	0	0
9.2 Gypsies, Travellers and Travelling Showpeople	++	0	0	0	+	0	+	?	?	0	0	0	?	?	?	?
9.3 Specialist Accommodation	+	+	+	0	+	+	+	0	0	+	0	0	0	0	0	0
9.4 Housing Development on Unallocated Sites	+	?	?	0	?	0	0	?	?	?	?	?	?	?	?	0
9.5 Live Work Units	+	+	+	0	0	0	0	++	0	0	0	0	0	0	+	0
9.6 Self Build and Custom Homes	0	0	0	0	0	0	0	-	0	+	0	0	0	0	0	+
9.7 Extensions to Dwellings Not in the Green Belt	0	0	0	0	0	0	0	0	0	0	+	+	?	?	++	0
<b>Topic Area 10: Employment</b>																

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
10.1 Employment Provision and Economic Development	0	++	++	0	?	0	0	?	?	?	?	?	?	?	?	?
10.1 Employment Provision and Economic Development - Office Development	0	++	++	++	?	0	0	++	++	?	?	?	?	?	?	+
10.1 Employment Provision and Economic Development - Sites	0	+	+	0	0	+	0	0	++	0	+	?	?	0	?	++
10.1 Employment Provision and Economic Development - Distribution and Logistics	0	++	++	0	?	0	0	++	?	?	0	?	?	?	?	?
10.2 Retention of Employment and Employment Uses	0	++	++	0	0	0	+	+	+	0	0	0	0	0	0	0
10.3 Employment Development on Unallocated Sites	0	++	+	0	0	0	+	0	0	0	0	0	0	0	0	0
10.4 Expansion of Existing Employment Uses Not in the Green Belt	0	++	++	0	++	0	++	?	0	?	0	?	0	0	?	0
10.5 Agricultural and Rural Diversification	0	++	++	0	0	0	0	?	?	0	?	?	?	?	?	0
10.6 Local Labour Agreements	0	++	++	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Topic Area 11: Retail and Community Facilities</b>																

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
11.1 Retail Hierarchy and Town Centre Boundaries	+	+	+	++	+	0	+	+	+	+	+	0	0	0	+	0
11.2 Development within Town and Local Centres	0	+	+	++	+	+	+	+	0	+	0	0	0	0	+	0
11.3 Local Services and Healthy Lifestyles	0	+	+	++	++	?	++	++	?	?	+	?	?	?	+	?
11.4 Upper Floors	+	+	+	+	0	0	++	++	0	0	0	0	0	0	0	0
11.5 Impact Assessment Threshold	0	+	+	++	+	+	+	+	0	+	0	0	0	0	0	0
11.6 Development within Small Parades	0	+	+	-	+	0	+	+	0	+	0	0	0	0	0	0
11.7 Shopfront Development	0	+	+	+	0	+	+	+	0	+	0	0	0	+	+	0
<b>Topic Area 12: Transport</b>																
12.1 Managing Travel Demand	0	+	0	+	+	0	+	++	0	+	+	0	0	0	0	+
12.2 Transport Infrastructure Priorities	+	+	0	+	+	0	+	++	0	-	-	0	0	0	0	0

	1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
12.3 Parking Standards	0	0	0	0	0	+	0	-	0	+	0	0	0	0	+	0
12.4 Cycle Routes, Recreational Routes and Public Rights of Way - Protect sites and routes	0	+	+	+	++	0	+	++	0	0	++	0	0	0	0	0
12.5 Park and Ride	0	0	0	0	0	0	0	+	0	+	+	0	--	--	?	+
12.6 Highway Safety	0	0	0	0	+	+	+	++	0	+	0	0	0	0	0	0
<b>Topic Area 13: Infrastructure and Developer Contributions</b>																
13.1 Developer Contributions for Infrastructure	+	+	+	?	++	?	++	++	?	?	+	+	++	?	+	?

## Section 9: Appraisals on site options (Stages B2 to B4)

- 9.1 This section and the following sections cover the scoping of reasonable alternatives (site options) for allocations of strategic and non-strategic sites for housing/mixed use and employment in the Gedling Local Development Plan and summarise the findings of the appraisals on the reasonable alternatives.
- 9.2 **Table 1** in section 2 of this report shows Article 5 (1) of the SEA Directive requirements which this section and the following sections address i.e. (h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information; (f) the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; and (g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.
- 9.3 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) by highlighting the sustainability implications of each. The appraisal on the reasonable alternative options should be a continual process, starting from the options put forward at the beginning all the way through to the options being worked into the draft version of Gedling Local Development Plan. Certain options may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.

### Selecting the reasonable alternative housing and mixed use site options

- 9.4 The Council undertook an exercise to scope the potential housing/mixed use site options and employment site options for allocating strategic sites in the Gedling Local Development Plan, and the following approach was agreed:
- Sites identified as green are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal. They include existing Part 1 Local Plan strategic sites to be rolled forward.
  - Sites identified as red are not considered reasonable alternatives for housing/mixed use or employment. They are not realistic options.
- 9.5 Regarding the threshold for sites to be considered for growth, the following approach was agreed:-

- Location of the sites – whether they are within or adjacent to the main built up area of Nottingham, adjacent to the sub-regional centre of Hucknall or a key settlement which is identified as sustainable and accessible;
- Size of site – if site is standalone, then 50 dwellings threshold in and adjoining the main built up area or key settlement, and 10 dwellings threshold in or adjoining other villages is used for a housing allocation. However, smaller sites may be included if they form part of a group or cluster of smaller sites that altogether meet the threshold; and
- Grouping of sites – if there are a group or cluster of smaller sites around a settlement which may be considered strategic, they may be appraised as ‘single’ site.

9.6 The sources of sites for consideration as reasonable alternatives included:-

- Sites in the Greater Nottingham Growth Options Study (July 2020) which are also included in the Gedling Local Development Plan Growth Options consultation document (May 2020);
- Sites in the Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study (May 2021) and update (2026);
- Sites put forward in response to the Gedling Local Development Plan Issues and Options consultations in July 2025; and
- Additional sites promoted via call for sites or the Strategic Housing Land Availability Assessment process.

### **Selecting the reasonable alternative strategic distribution and logistics site options**

9.7 Reasonable alternatives were identified from a pool of sites that were either: submitted to the Councils during a call for sites exercise; promoted by landowners for employment and may be suitable for strategic B8 use; or within Strategic Employment Land Assessments. Some sites are also appraised for mixed use and employment uses within this Sustainability appraisal (and the previous Preferred Approach Sustainability Appraisal (December 2022)).

9.8 The identification of sites as reasonable alternatives considered each site’s:

- capacity (sites should provide 50+ houses in and adjoining the main built up area or key settlement, or 10+ houses in or adjoining other villages);
- access to the strategic highway network; and
- location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study).

9.9 This determined whether they were either reasonable alternatives (green) or not reasonable alternatives (red). Only sites that meet all three criteria are determined to be reasonable alternatives.

- 9.10 As with housing and mixed use sites, those identified as reasonable alternatives have been assessed against the SA's sustainability objectives within this appraisal.
- 9.11 The following sections list the scoping of reasonable alternatives (site options) for both housing and mixed use site allocations.

### **Undertaking the appraisals on the reasonable alternative site options**

- 9.12 The Council undertook the appraisals on site options. Each site option was assessed against the SA objectives which include site criteria questions set out in the matrix scoring system (See **Table 7**). The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, uncertain or no impact.

### **Difficulties encountered in undertaking the appraisals**

- 9.13 Further studies were carried out where information was lacking and they have informed and will inform the development of the Gedling Local Development Plan. For example, Gedling Landscape and Visual Analysis and Heritage Assets Assessment were completed end of 2025 and have informed the appraisal of a site's effects on the natural and historic environment.
- 9.14 The difficulties encountered in undertaking the appraisals for site options were: identifying the potential scale of development; assessing the impact of development where details of the form and exact scale of the development are not known; and the identification of effective and deliverable mitigation measures where the scale of effects are uncertain. This made it difficult to assess against the SA Framework 2 where some of the criteria questions could not be answered for example:
- Details on job losses or new job opportunities for unemployed people and in areas of deprivation for SA objective 2: employment and jobs;
  - Details on employment uses, educational buildings and mixed live-work units for SA objective 3: economic structure and innovation;
  - Community safety, reducing crime and the fear of crime for SA objective 6: the impact of development upon crime is dependent upon a series of secondary factors not related to site allocation;
  - Details regarding renewable energy provision or energy efficiency measures or nature-based solutions for SA objective 10: energy and climate change;
  - Details regarding river habitat in-stream and the riparian zone and flood prevention measures for SA objective 12: flooding and water quality;
  - Details regarding loss of existing habitats or tree/hedgerows/woodland or loss of connectivity and provision of on-site and off-site open space for SA objective 13: natural environment, biodiversity and blue-green

infrastructure. Natural capital and ecological condition of sites are unknown without detailed site surveys;

- Details on whether the development will conserve, enhance or restore the features and characteristics of the landscape or create a new landscape character for SA objective 14: landscape as the effect of new development would be heavily influenced by the density, design and layout of development; and
- Details on agricultural land for SA objective 16 natural resources and waste management.

9.15 A range of assumptions have been identified in the appraisals:

- SA objective 1: housing. It is assumed that new development on all sites provides a mix of housing (in terms of size, type and tenure) to meet housing need;
- SA objective 2: employment and jobs. Job generation assumptions are based on permanent jobs relates to the operational phase of the development and does not include temporary construction jobs. Where available, permanent jobs are taken from the economic assessment supporting the relevant planning application;
- SA objective 6: community safety. It is assumed that design issues would be addressed at the planning application stage;
- SA objective 8: transport. It is assumed that, where appropriate, development proposals would be accompanied by a transport assessment at the planning application stage;
- SA objective 10: energy and climate change. It is assumed that climate change issues would be addressed at the planning application stage;
- SA objective 11: pollution and air quality. It is assumed where development is likely to increase traffic in these areas;
- SA objective 12: flooding and water quality. It is assumed that, where appropriate, development proposals would be accompanied by a site-specific Flood Risk Assessment at the planning application stage and that suitable flood alleviations measures would be incorporated into the design of new development where necessary to minimise flood risk;
- SA objective 13: natural environment, biodiversity and blue-green infrastructure. It is assumed that development proposals would create at least 10% biodiversity net gain;
- SA objective 15: build and historic environment. It is assumed that, where appropriate, development proposals would be accompanied by a heritage assessment at the planning application stage; and
- SA objective 16: natural resources and waste management. It is assumed that the Nottingham and Nottinghamshire Joint Waste Local Plan will make sufficient waste infrastructure provision available.

### Selecting reasonable alternative sites

- 9.16 This report does not explain how the reasonable alternative sites were selected. The Publication Draft Site Selection Report (2026) summarises how the sites were identified for allocation in the Publication Draft Plan. Critically this includes their assessment within this sustainability appraisal and their reasonable alternatives. In order to assess which of these sites will be allocated for development consideration must be given to a wide range of factors, some of which may, by themselves or cumulatively, prevent a site's allocation. These include amongst others:
- Landscape and visual impact;
  - Historic environment;
  - Green Belt;
  - Flooding;
  - Biodiversity; and
  - Infrastructure.
- 9.17 In order to ensure that decisions about which of the reasonable alternative sites will be allocated are made in a transparent and objective way, a process of assembling relevant information and then considering this information in a consistent manner has been undertaken. A two stage process has been used to determine firstly whether the site could be allocated and secondly recommendations made as to whether the site is allocated in preference to other reasonable alternative sites so that the housing need requirement is met.
- 9.18 The Publication Draft Site Selection Report provides the detail of the site selection process and sets out the reasoning behind the final list of allocated sites for the Council.
- [Site Selection Report](#)
- 9.19 The Publication Draft Local Plan includes development requirement policies for each new site allocation.

## Section 10: Appraisals on site options in Gedling (Stages B2 to B4)

10.1 This section explains the approach taken to scope and appraise potential site options in Gedling Borough.

10.2 **Appendix D** provides the scoping exercise of the potential site options for the Council and the detailed appraisals on those identified as reasonable alternative sites.

10.3 For housing, mixed use and employment sites the council has considered the potential site options for each of the following areas with full details contained within **Appendices E** through **P**:

- Arnold (Appendix E)
- Carlton (Appendix F)
- Hucknall (Appendix G)
- Bestwood Village (Appendix H)
- Calverton (Appendix I)
- Ravenshead (Appendix J)
- Burton Joyce (Appendix K)
- Lambley (Appendix L)
- Linby (Appendix M)
- Newstead (Appendix N)
- Papplewick (Appendix O)
- Woodborough (Appendix P)

10.4 The site options that were considered for the appraisal and the outcome of the scoping are shown in **Tables 11 to Table 24** with the identification of reasonable alternatives as green (reasonable) or red (not reasonable) sites. It must be noted that mixed use sites are identified by an asterisk (\*) in Tables 11 through 22. The colour-coded system using red and green confirmed:

- Sites identified as green were considered reasonable alternatives for housing/mixed use or employment and therefore carried forward for appraisal.
- Sites identified as red were not considered reasonable alternatives for housing/mixed use or employment.

10.5 The assessment of strategic distribution sites was undertaken separately from other housing and employment sites due to their scale, specific locational and infrastructure requirements and their environmental impacts. Two sites were assessed for potential strategic distribution use. These were Stockings Farm and West of Kighill Farm, as set out in Table 24. However, neither site was considered to

be a reasonable alternative, as they did not meet the relevant assessment criteria. Further detail is provided in the Greater Nottingham Strategic Distribution and Logistics Background Paper (September 2023). Some sites are also appraised for mixed use and employment uses within this Sustainability Appraisal.

**Table 11: Site options for housing/mixed use development in Arnold**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G48	Lodge Farm Lane	148	Yes. Site is currently allocated for housing in the LPD, adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G462	Land off Lodge Farm Lane*	991	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G977	Extension to Stockings Farm	120	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1034	Derwent Crescent	9	No. Site is within the main built up area of Nottingham but does not meet the threshold for allocation at this location.
G1130	Land at New Farm, Redhill	2,500	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1137	Land at Mapperley Plains	195	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1153	Woodchurch Road	150	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1158	Red Hill Farm	722	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1360	Land adjoining Leapool Island	190	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.

G1361	New Manor	28	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with LPD allocation X3.
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Table 12: Site options for housing/mixed use development in Carlton

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G7	Meadow Road Industrial Site	40	Yes. Site is within the main built up area of Nottingham and density could be reviewed to meet the threshold for allocation at this location.
G14	Ashdale Nursery	9	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.
G459	Lambley Lane (Willow Farm)	181	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G519	Mapperley Plains (358)	60	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G658	Mapperley Golf Course*	750 - 1000	Yes. Site is within the main built up area of Nottingham and meets the threshold for allocation at this location.
G1194	Land East of Mapperley Plains	500	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1210	Land East of Mapperley Plains (360-368)	54	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.
G1221	Land at Gedling Wood Farm	27	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with G459.
G1262	Land to east of Teal Close*	1,000	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location.

G1356	Land east of Glebe View Farm	32	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with G459.
G1357	Spring Lane (314)	36	No. Site adjoins the main built up area of Nottingham but does not meet the threshold for allocation at this location.
G1358	Gedling Wood Farm	21	Yes. Site adjoins the main built up area of Nottingham and meets the threshold for allocation at this location in conjunction with G459.
G1365	Sherwood E-ACT	123	Yes. Site is within the main built up area of Nottingham and meets the threshold for allocation at this location.

**Table 13: Site options for housing/mixed use development in Hucknall**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G1155	Top Wighay Farm (safeguarded land)	710	Yes. Site adjoins the sub-regional centre of Hucknall and meets the threshold for allocation at this location.
G1220	Land at Hayden Lane	475	Yes. Site adjoins the sub-regional centre of Hucknall and meets the threshold for allocation at this location.
G1376	Land West of Moor Road	662	Yes. Site adjoins the sub-regional centre of Hucknall and meets the threshold for allocation at this location.

**Table 14: Site options for housing/mixed use development in Bestwood Village**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G20	Bestwood Business Park	220	Yes. Site is currently allocated for housing in the LPD, adjoins a Key Settlement and meets the

			threshold for allocation at this location.
G27	Westhouse Farm/Moor Road* (safeguarded land)	340	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1359	Land south of Bestwood Village	252	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.

**Table 15: Site options for housing/mixed use development in Calverton**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G33	Hollinwood Lane/Long West Croft	125	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G45	Georges Lane/Gorse Close	185	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G587	Whitehaven Farm	80	Yes. Site adjoins a Key Settlement and is an appropriate scale for growth at this location.
G588	Mansfield Lane (250)	37	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G587.
G780	Ramsdale Park Golf Course (Site A)	220	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G834	Woodview Farm	45	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G587.
G981	Bonner Hill	26	No. Site is in proximity to a Key Settlement but does not meet the threshold for allocation at this location.
G1123	Land to the east of Flatts Lane* (South of Oxtan Road)	200	Yes. Site adjoins a Key Settlement and meets the

			threshold for allocation at this location.
G1159	Land off Oxton Road	650	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1224	Warren Place (part of site H16)	50	Yes. Site is currently allocated for housing in the LPD, adjoins a Key Settlement and meets the threshold for allocation at this location.
G1325	St Clements Lodge (Former) Riding School	16	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with H14.
G1327	Broom Farm (land north of)	320	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1328	Carrington Lane (land north of) Site 1	155	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1329	Carrington Farm	450	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1330	Carrington Lane (land north of) Site 2	140	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1331	Carrington Lane (land north of) Site 3	63	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1374	Springwater Golf Club	1000	Yes. Site is in proximity to a Key Settlement and meets the threshold for allocation at this location.

**Table 16: Site options for housing/mixed use development in Ravenshead**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G41	Longdale Lane (site H17)	30	Yes. Site is currently allocated for housing in the LPD, adjoins a Key

			Settlement and meets the threshold for allocation at this location in conjunction with H19.
G659	Larch Farm (site 1)	35	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1282 and G919.
G843	26 Kighill Lane Site 2 (land rear of)	18	No. Site is currently allocated for housing in the LPD and adjoins a Key Settlement but does not meet the threshold for allocation at this location.
G843	28 Kighill Lane Site 1	4	No. Site is currently allocated for housing in the LPD and adjoins a Key Settlement but does not meet the threshold for allocation at this location.
G919	Silverland Farm (Ricket Lane, Site A)	190	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G920	Silverland Farm (Main Road/Ricket Lane, Site B)*	700	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1046	Kighill Lane (30)	8	No. Site is currently allocated for housing in the LPD and adjoins a Key Settlement but does not meet the threshold for allocation at this location.
G1191	West of Nottingham Road	50	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1202	Kighill Equestrian Centre (site B)	140	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1219	West of Kighill Farm	120	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1282	Larch Farm (site 2)	8	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G659 and G919.
G1326	Little John Paddocks	72	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1354	Land east of Chapel Lane	750	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.

G1362	Ravenshead Plant Centre	155	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location.
G1363	Land south of Ravenshead Plant Centre (A)	41	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1362 and G1366.
G1364	Land south of Ravenshead Plant Centre (B)	43	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1202.
G1366	Land south of Ravenshead Plant Centre (C)	39	Yes. Site adjoins a Key Settlement and meets the threshold for allocation at this location in conjunction with G1202 and G1363.

**Table 17: Site options for housing/mixed use development in Burton Joyce**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G31	Hillside Farm	80	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G539	Glebe Farm (Land At), Burton Joyce	45	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1222	Colwick Loop Road	167	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1355	Land east of Bridle Road	23	Yes. Site adjoins a village and meets the threshold for allocation at this location.

**Table 18: Site options for housing/mixed use development in Lambley**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G538	Land off Spring Lane	90	Yes. Site adjoins a village and meets the threshold for allocation at this location.

G672	Land adj Steeles Way/Orchard Rise	16	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G831	Catfoot Lane	62	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G839	Spring Lane (Land Off) - Site B	50	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G975	Hill Close Farm / Catfoot Lane (26)	19	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1035	Land adjacent Steeles Way/Orchard Rise	44	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1083	Land at Catfoot Lane	110	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1256	Land at Sunrise Farm	105	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.
G1257	Land to the west of Sunrise Farm	13	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.

**Table 19: Site options for housing/mixed use development in Linby**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G535	Greenacres	4	No. Site is in close proximity to a village but does not meet the threshold for allocation at this location.
G1375	Land rear Main Street (23)	10	Yes. Site adjoins a village and meets the threshold for allocation at this location.

**Table 20: Site options for housing/mixed use development in Newstead**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
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G132	Station Road	40	Yes. Site is within an existing settlement and meets the threshold for allocation.
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**Table 21: Site options for housing/mixed use development in Papplewick**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G764	Land adj. to 115 Mansfield Road	11	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.
G976	Altham Lodge Main St (land north of)	14	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1131	Land adj to Griffins Head Public House	22	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G1178	Forest Farm	2,585	No. Site does not adjoin an existing settlement and is isolated within the Green Belt.

**Table 22: Site options for housing/mixed use development in Woodborough**

SHLAA ref.	Site Name	Indicative no. dwellings	Is this a realistic option?
G42	Lowdham Lane	24	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G44	Land North of Bank Hill	150	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G776	Land at Broad Close/Private Road	11	Yes. Site is currently allocated for housing in the LPD, adjoins a village and meets the threshold for allocation at this location.
G777	Land on Shelt Hill adj 67	13	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G826	Main Street/Taylor's Croft (land)	22	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G827	Lingwood Lane (land adj Rose Marie cottage)	54	Yes. Site adjoins a village and meets the threshold for allocation at this location.

G835	40 Shelt Hill	105	Yes. Site adjoins a village and meets the threshold for allocation at this location.
G836	Main Street (119)	5	No. Site adjoins a village but does not meet the threshold for allocation at this location.
G840	Plemont	2	Yes. Site is currently allocated for housing in the LPD, adjoins a village and meets the threshold for allocation at this location in conjunction with G776

10.6 **Maps 5, 6 and 7** show all site options as listed in the above table.

**Table 23: Site options for employment development in Gedling**

Site ref	Site name	Site size (ha) / land remaining ha	Is this a realistic option
SELAA E001	Hillcrest Park (existing site and allocation)	1	Yes. Site is allocated in the Gedling Borough Local Planning Document
SELAA E002	Top Wighay Farm	5	Yes. Site is allocated as a strategic mixed use site in the Aligned Core Strategy. ELS 2021 recommends retaining the current strategic allocation.  The site has outline planning permission for mixed use development (2020/0050). Planning permission for an office building within part of the employment allocation granted in July 2022. This office building has been completed.
SELAA E003	Gedling Colliery / Chase Farm	4.5	Yes. Site is allocated in the Gedling Borough Local Planning Document ELS 2021 recommends retaining the site as an employment designation.  Outline planning permission 2017/1571 for the erection of employment units (Class B1c/B2/B8 Use),

			<p>Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use) granted on 21<sup>st</sup>. July 2020. Expired 21/07/2025 as reserved matters must be submitted within 5 years of decision date on outline. The Design and Access Statement accompanying the planning application indicates that the net site area is 4.12 ha, for employment development.</p> <p>Reserved matters application submitted indicates site area is 3.76 ha and this is rounded down to 3.5 ha in this assessment. Decision pending</p>
SELAA E007	Former TOTAL site	2.5	<p>Former TOTAL Petroleum Storage Site ELS 2021 recommends retain current Local Plan employment designation. The site was promoted via the Greater Nottingham Strategic Growth Options Consultation as an existing site for a more flexible range of employment uses within Class E.</p> <p>The site now has full planning permission granted 2024/0094 for the erection of industrial and warehouse units (use classes E(g) (iii), B2 and B8) granted on 25/07/2024. Comprises 12,492 sq m of business space on 2.52 ha.</p> <p>This is not an additional site as the site is already included in the Employment Land Study 2021 and part of the existing supply.</p> <p>No need to appraise.</p>
SELAA E008	Former Butler Fuels Site	2	<p>ELS 2021 recommends retain current Local Plan employment designation.</p> <p>The former Butler Fuels site (2ha) is not an additional site as site is already included in the Employment Land Study 2021 and part of the existing supply.</p> <p>No need to appraise.</p>

SELAA E011	Land Northeast of Longdale Lane Roundabout	3.69	Promoted through SHLAA. Not suitable for development. Isolated site.  No need to appraise.
SELAA E010	Land North of Longdale Lane	6.66	Promoted through SHLAA. Not suitable for development. Isolated site.  No need to appraise.
LPD 44 Retention of Employment	Victoria Business Park	1	ELS 2021 recommends retain current Local Plan employment designation. ELS identified a former railway siding and undeveloped land within the site with potential for redevelopment amounting to approximately 1 ha. Further investigation indicates this land is in employment related use and not being actively promoted for redevelopment.  No need to appraise.
LPD 44 Retention of Employment	Salop Street	0	ELS 2021 recommends retain current Local Plan employment designation. No potential development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Brookfield Road	0	ELS 2021 recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Bewcastle Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Calverton Colliery (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.

LPD 44 Retention of Employment	Catton Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Dorset Head Brickworks (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Hazleford Way (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Portland Street (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Rolleston Drive South (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.
LPD 44 Retention of Employment	Sherbrook Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise.

LPD 44 Retention of Employment	Station Road (existing site)	0	GBC has assessed this site as appropriate for retention and recommends retain current Local Plan employment designation. No potential re-development sites have been identified.  No need to appraise
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10.7 **Map 8, 9 and 10** show green sites Top Wighay Farm (SELAA site E002), Hillcrest Park (SELAA site E001), Gedling Colliery / Chase Farm (SELAA site E003) and red sites Land North of Longdale Lane (SELAA site E010) and Land Northeast of Longdale Lane Roundabout (SELAA site E011) listed in the above table.

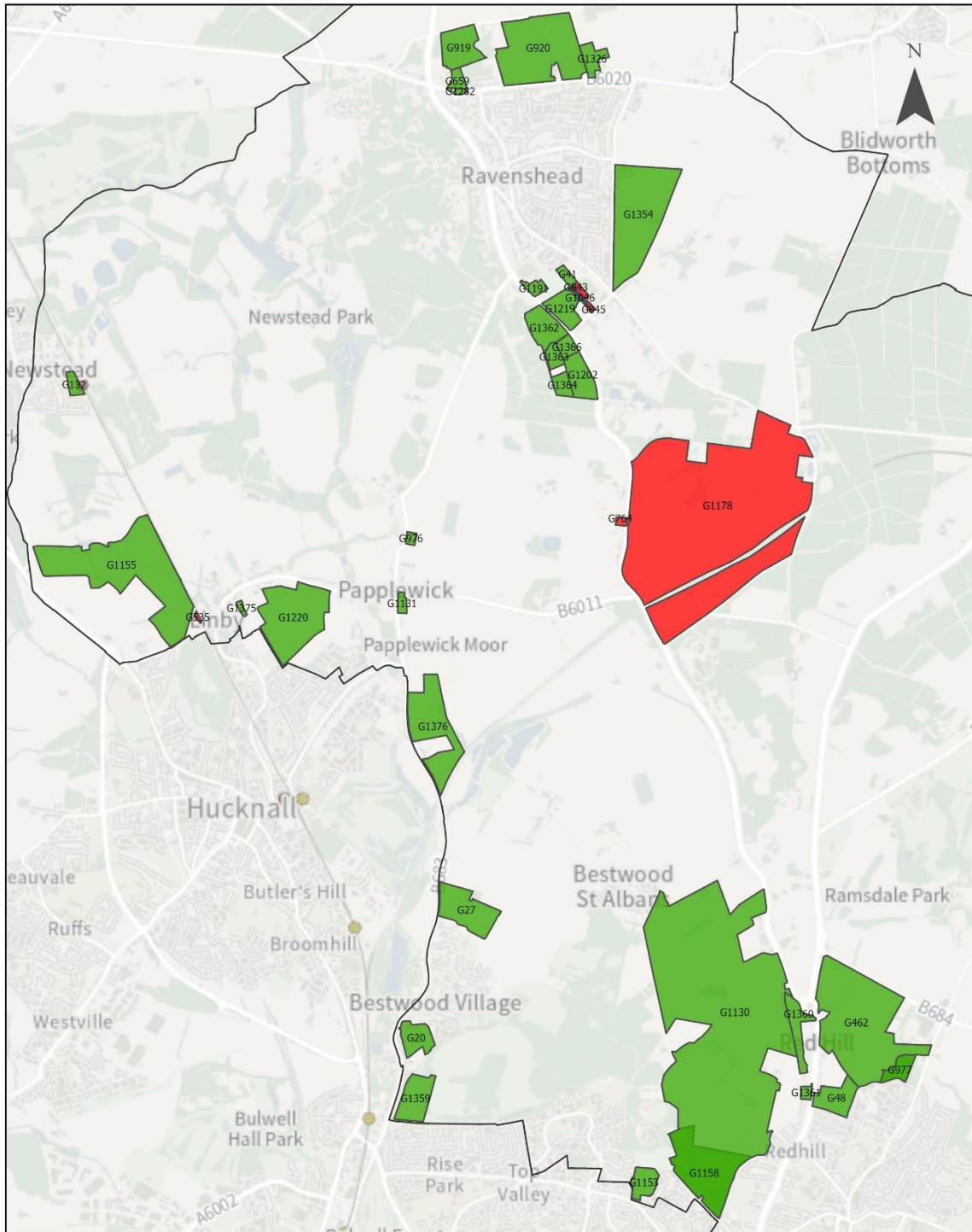
**Table 24: Site options for strategic distribution in Gedling**

Site ref	Site name	Site size (ha) / land remaining ha	Is this a realistic option
GBC-L01	West of Kighill Farm	5.45 ha	Site promoted as part of Greater Nottingham Logistics Call for Sites  It was considered as part of the site selection process for strategic distribution sites as set out in the Greater Nottingham Strategic Distribution and Logistics Background paper (September 2023) which concluded: The site is not identified as a reasonable alternative for further consideration because it is too small and does not meet the criteria for road access.
GBC-L02	Land at Stockings Farm, Redhill	10 ha	10 ha promoted for employment uses by landowner as part of a mixed use site (SHLAA site G462).  It was considered as part of the site selection process for strategic distribution sites as set out in the Greater Nottingham Strategic Distribution and Logistics Background paper (September 2023) which concluded: The land is not considered a reasonable alternative for strategic distribution on the basis that the site is insufficiently large enough and not within an Area of Opportunity for distribution uses. The location does not meet the criteria for

			having good road access with congestion on the A60.
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10.8 **Map 11 shows red sites West of Kighill Farm and Land at Stockings Farm, Redhill** listed in the above table

**Map 5: Site options for housing/mixed use development in Gedling**  
Gedling Northwest



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

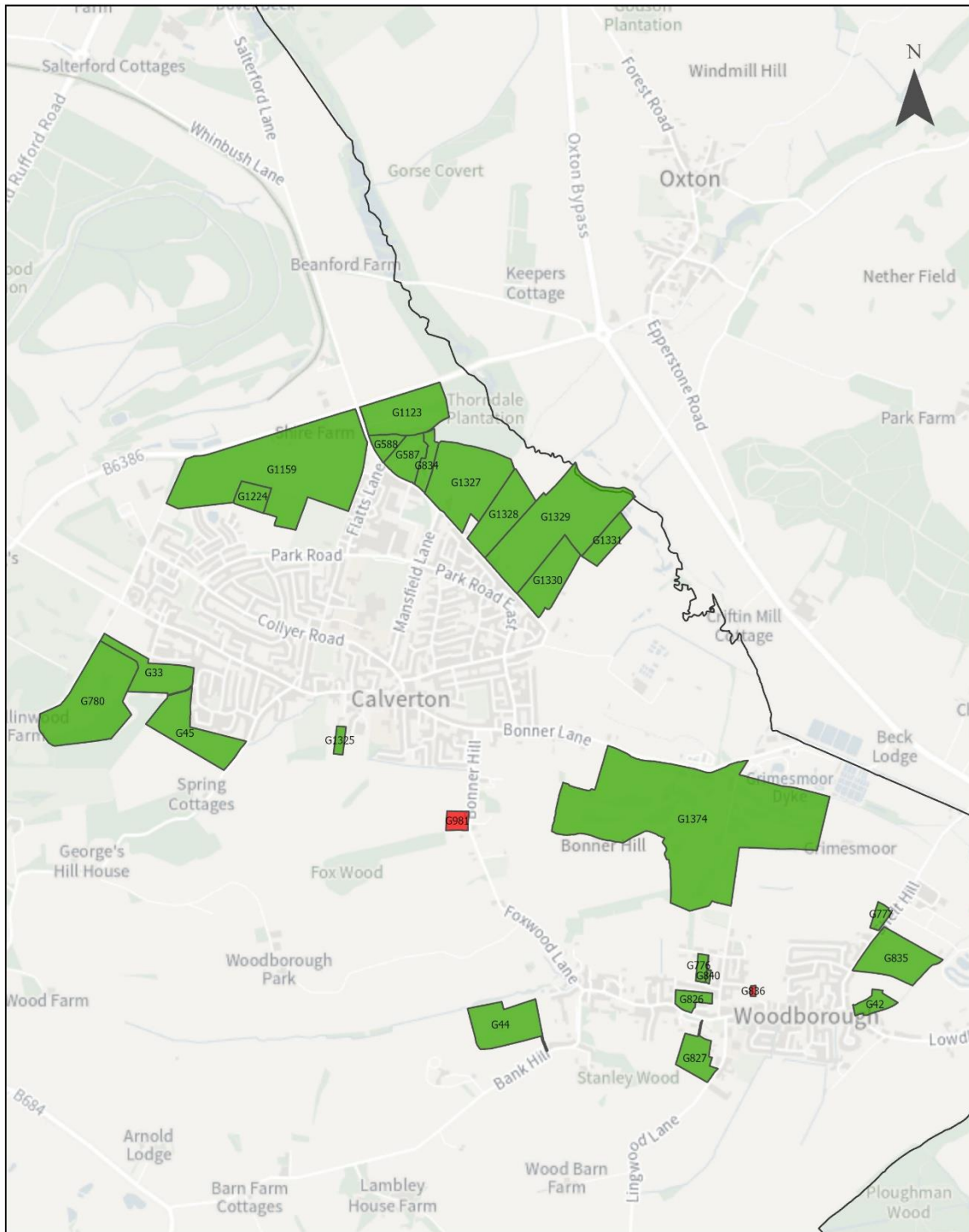
**Housing/Mixed Use Development Site  
options for consideration**

- Need to be appraised
- Not a realistic option
- Borough Boundary



**Map 6: Site options for housing/mixed use development in Gedling**

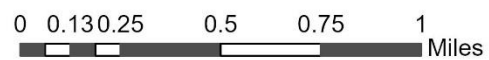
Woodborough and Calverton



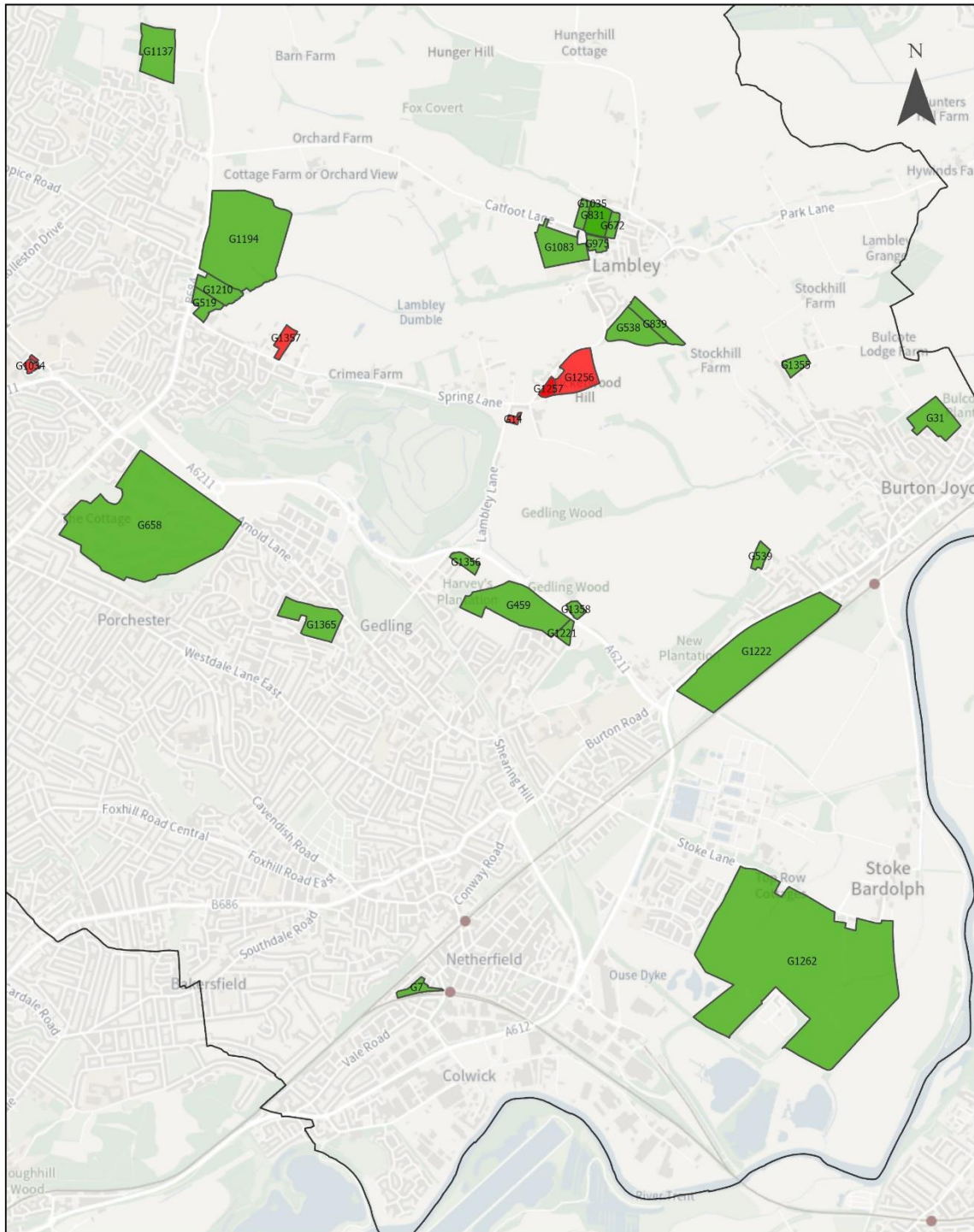
Civic Centre, Arnot Hill Park, Arnold,  
Nottinghamshire, NG5 6LU

**Housing/Mixed Use Development Site options for consideration**

- Need to be appraised
- Not a realistic option
- Borough Boundary



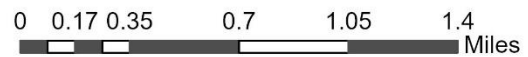
**Map 7: Site options for housing/mixed use development in Gedling**  
Gedling South



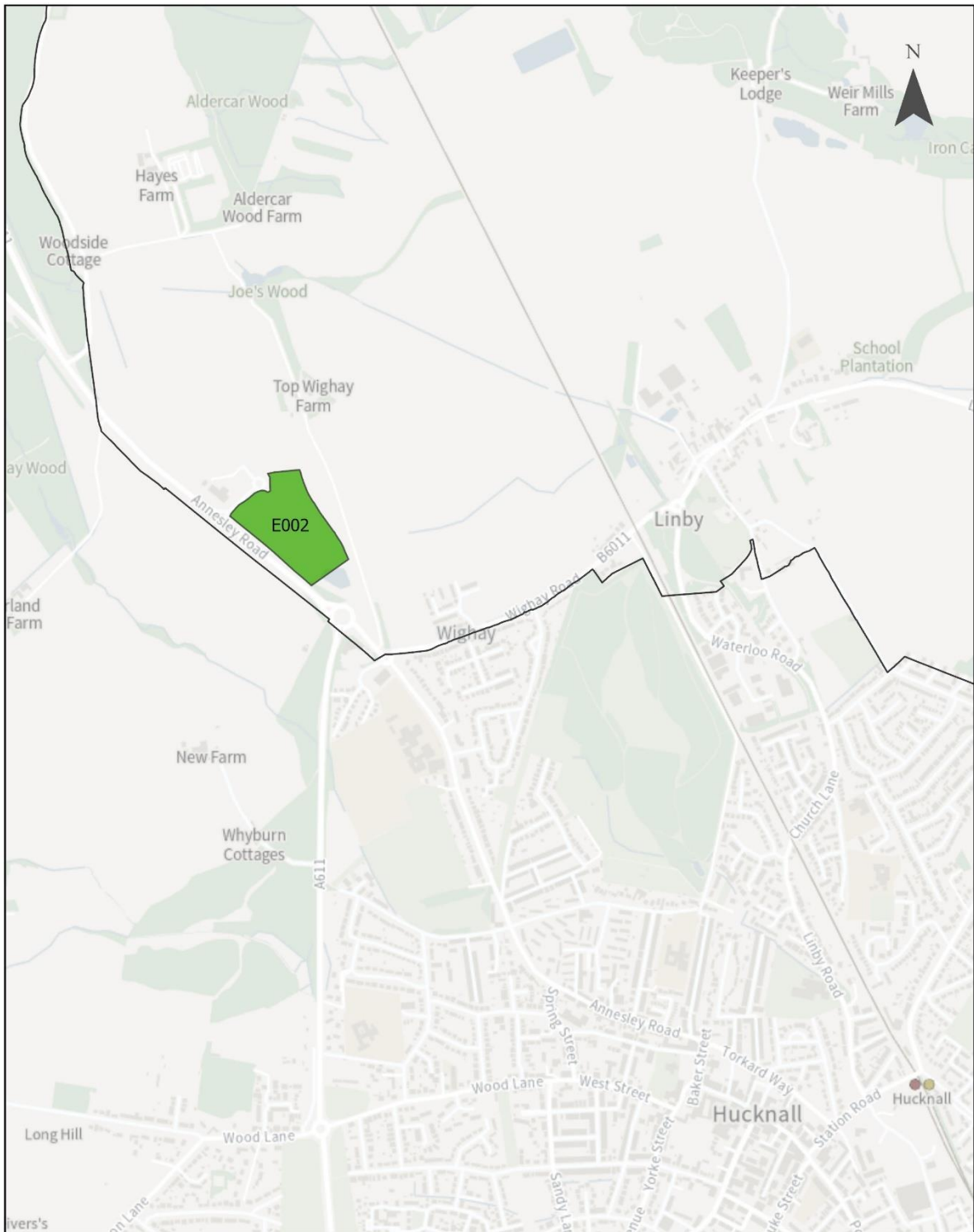
Civic Centre, Arnot Hill Park, Arnold,  
Nottinghamshire, NG5 6LU

**Housing/Mixed Use Development Site options for consideration**

- Need to be appraised
- Not a realistic option
- Borough Boundary



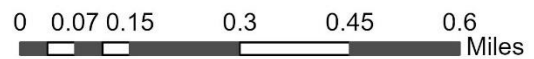
**Map 8: Site options for employment development in Gedling**  
 Top Wighay Farm



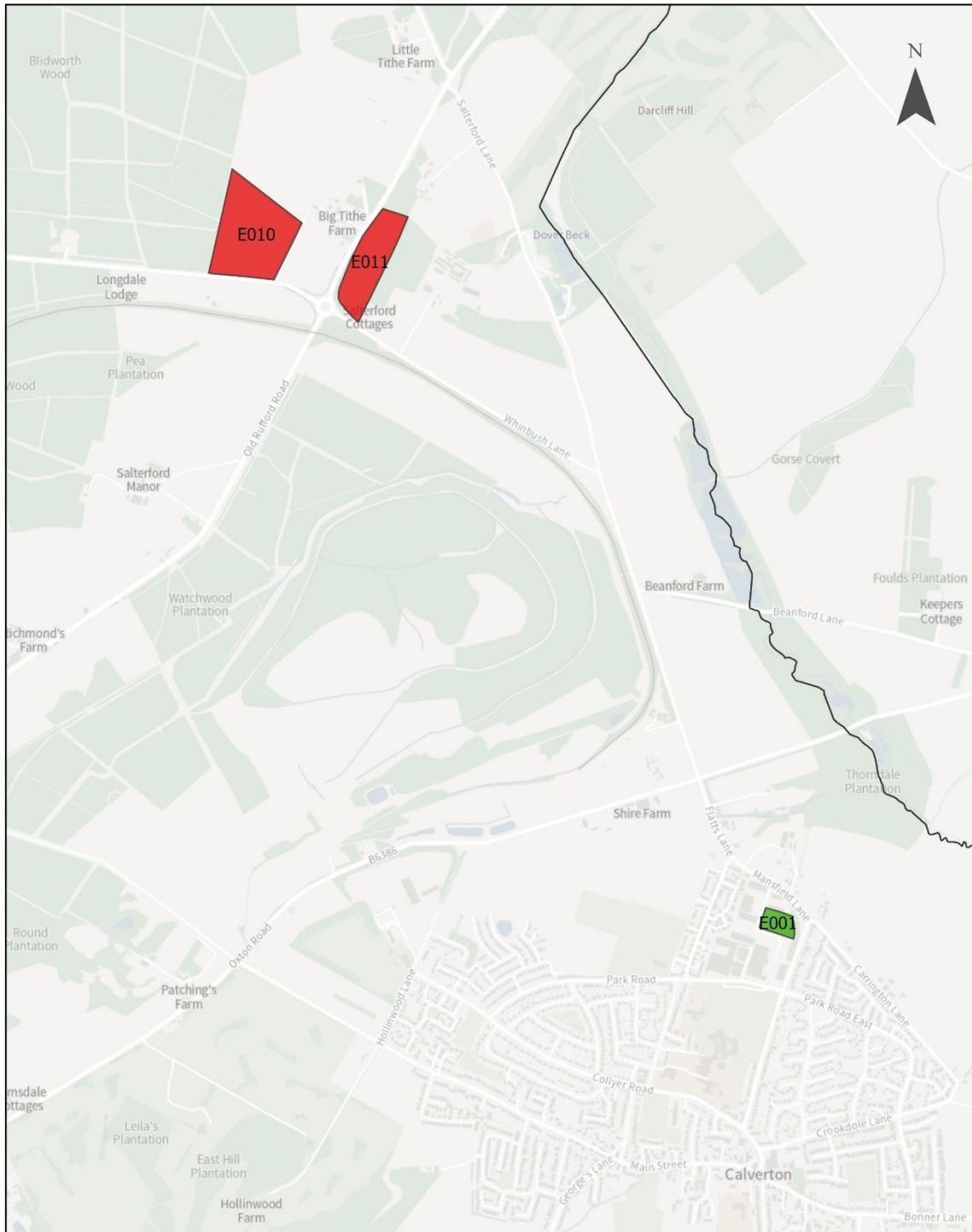
Civic Centre, Arnot Hill Park, Arnold,  
 Nottinghamshire, NG5 6LU

**Employment Development Site  
 options for consideration**

- Need to be appraised
- Not a realistic option
- Borough Boundary



**Map 9 Site options for employment development in Gedling**  
 Hillcrest Park, Land North and North-east of Longdale Lane



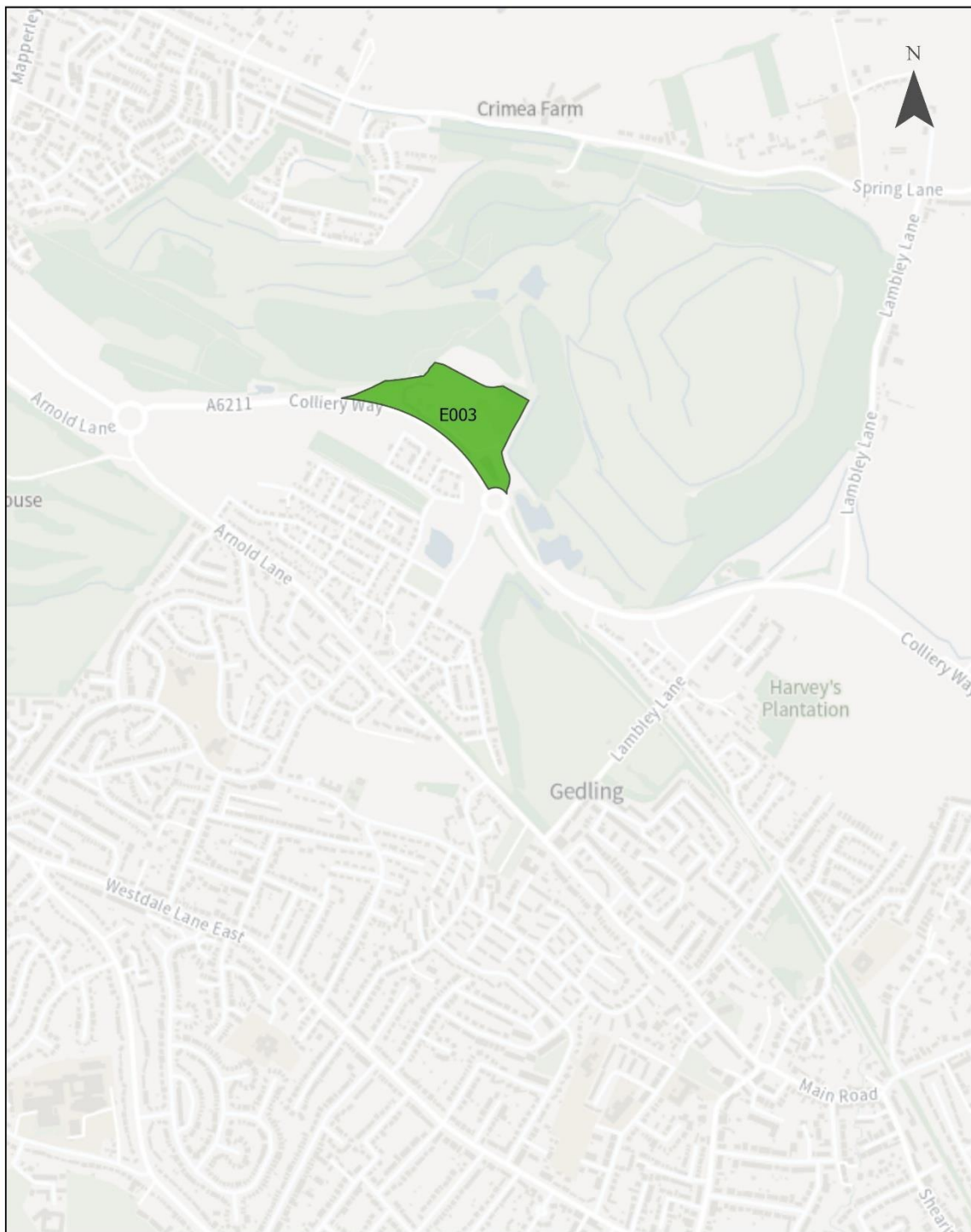
Civic Centre, Arnot Hill Park, Arnold,  
 Nottinghamshire, NG5 6LU

**Employment Development Site  
 options for consideration**

- Need to be appraised
- Not a realistic option
- Borough Boundary



### Map 10 Site options for employment development in Gedling Gedling Colliery / Chase Farm



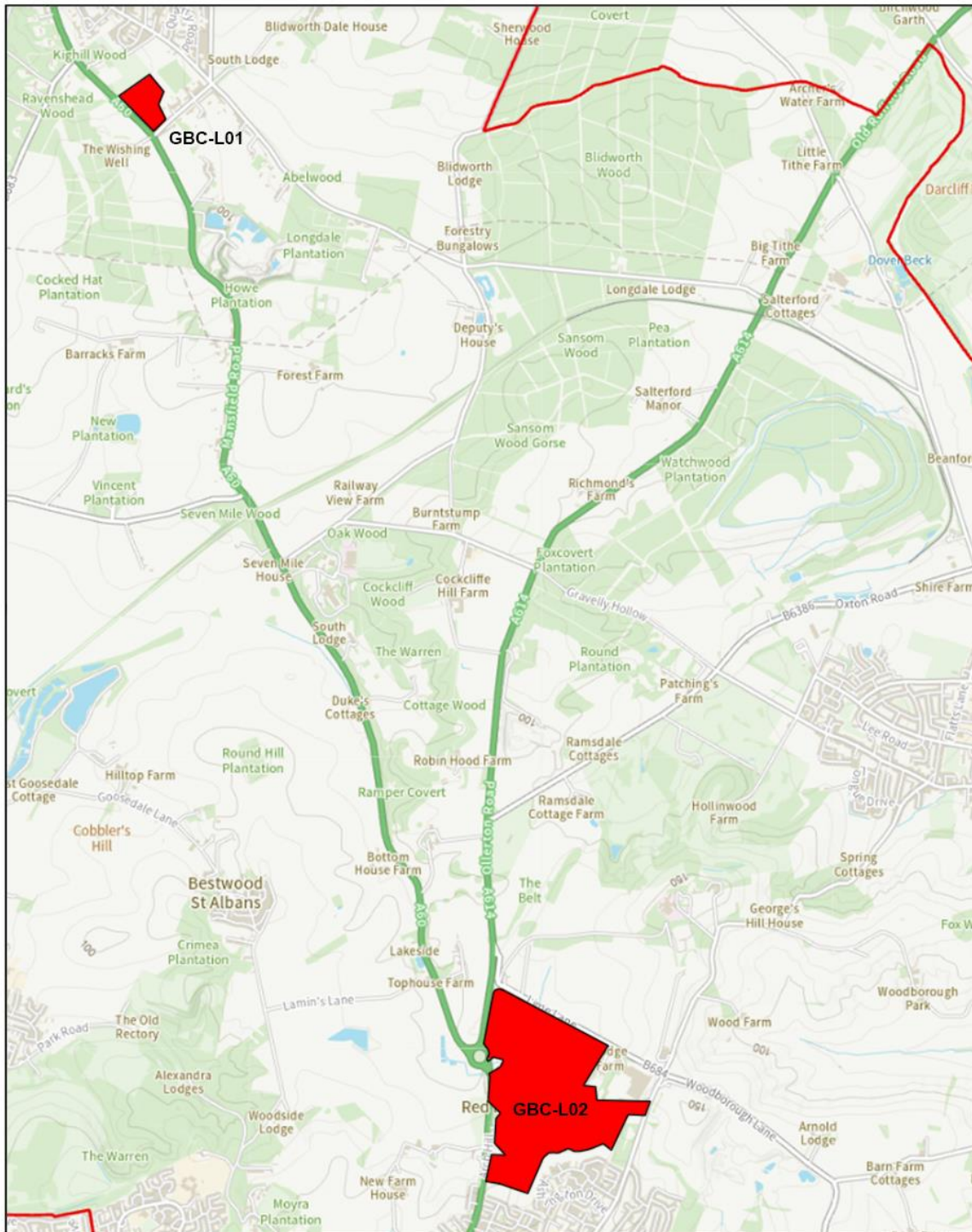
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Nottinghamshire, NG5 6LU

#### Employment Development Site options for consideration

- Need to be appraised
- Not a realistic option
- Borough Boundary



**Map 11 Site options for strategic distribution and logistics employment development in Gedling**



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Nottinghamshire, NG5 6LU

**Strategic Distribution Site options for consideration**

- Not a realistic option
- Borough Boundary

10.9 A total of 79 sites (comprising a total of 90 submitted sites) were identified as reasonable alternatives for housing/mixed use with an additional three sites solely for employment use:

**In and Adjoining Main Urban Area:**

- G48 Lodge Farm Lane
- G462 Land off Lodge Farm Lane
- G977 Extension to Stockings Farm
- G1130 Land at New Farm, Redhill
- G1137 Land at Mapperley Plains
- G1153 Woodchurch Road
- G1158 Red Hill Farm
- G1360 Land adjoining Leapool Island
- G1361 New Manor
- G7 Meadow Road Industrial Site
- G459 Lambley Lane (Willow Farm)
- G519 Mapperley Plains (358)
- G658 Mapperley Golf Course
- G1194 Land East of Mapperley Plains
- G1210 Land East of Mapperley Plains (360-368)
- G1221 Land at Gedling Wood Farm
- G1262 Land to east of Teal Close
- G1356 Land east of Glebe View Farm
- G1358 Gedling Wood Farm
- G1365 Sherwood E-ACT
- E003 Gedling Colliery

**Hucknall:**

- G1155 Top Wighay Farm (safeguarded land)
- G1220 Land at Hayden Lane
- G1376 Land West of Moor Road
- E002 Top Wighay Farm

**Bestwood Village:**

- G20 Bestwood Business Park
- G27 Westhouse Farm/Moor Road (safeguarded land)
- G1359 Land south of Bestwood Village

**Calverton:**

- G33 Hollinwood Lane/Long West Croft
- G45 Georges Lane/Gorse Close
- G587 Whitehaven Farm
- G588 Mansfield Lane (250)

- G780 Ramsdale Park Golf Course (Site A)
- G834 Woodview Farm
- G1123 Land to the east of Flatts Lane (South of Oxton Road)
- G1159 Land off Oxton Road
- G1224 Warren Place (part of site H16)
- G1325 St Clements Lodge (Former) Riding School
- G1327 Broom Farm (land north of)
- G1328 Carrington Lane (land north of) Site 1
- G1329 Carrington Farm
- G1330 Carrington Lane (land north of) Site 2
- G1331 Carrington Lane (land north of) Site 3
- G1374 Springwater Golf Club
- E001 Hillcrest Park

**Ravenshead:**

- G41 Longdale Lane (site H17)
- G659 Larch Farm (site 1)
- G919 Silverland Farm (Ricket Lane, Site A)
- G920 Silverland Farm (Main Road/Ricket Lane, Site B)
- G1191 West of Nottingham Road
- G1202 Kighill Equestrian Centre (site B)
- G1219 West of Kighill Farm
- G1282 Larch Farm (site 2)
- G1326 Little John Paddocks
- G1354 Land east of Chapel Lane
- G1362 Ravenshead Plant Centre
- G1363 Land south of Ravenshead Plant Centre (A)
- G1364 Land south of Ravenshead Plant Centre (B)
- G1366 Land south of Ravenshead Plant Centre (C)

**Other Villages:**

- G31 Hillside Farm
- G539 Glebe Farm (Land At), Burton Joyce
- G1222 Colwick Loop Road
- G1355 Land east of Bridle Road
- G1375 Land rear Main Street (23)
- G538 Land off Spring Lane
- G672 Land adj Steeles Way/Orchard Rise
- G831 Catfoot Lane
- G839 Spring Lane (Land Off) - Site B
- G975 Hill Close Farm / Catfoot Lane (26)
- G1035 Land adjacent Steeles Way/Orchard Rise

- G1083 Land at Catfoot Lane
- G132 Station Road
- G976 Altham Lodge Main St (land north of)
- G1131 Land adj to Griffins Head Public House
- G42 Lowdham Lane
- G44 Land North of Bank Hill
- G776 Land at Broad Close/Private Road
- G777 Land on Shelt Hill adj 67
- G826 Main Street/Taylor's Croft (land)
- G827 Lingwood Lane (land adj Rose Marie cottage)
- G835 40 Shelt Hill
- G840 Plemont

10.10 **Table 25** shows the outcome of the site appraisals.

**Table 25: Appraisal outcomes of reasonable alternative sites for housing/mixed use, employment land development in Gedling**

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
	<b>In and Adjoining Main Urban Area</b>																
G48	Lodge Farm Lane	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	--
G462	Land off Lodge Farm Lane	++	++	+	+	+	?	+	++	--	?	-	-	-	--	0	--
G977	Extension to Stockings Farm	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	--
G1130	Land at New Farm, Redhill	++	+	+	+	+	?	+	++	--	?	-	-	-	--	--	--
G1137	Land at Mapperley Plains	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	--
G1153	Woodchurch Road	++	0	0	+	?	?	+	++	--	?	--	-	--	-	-	-
G1158	Red Hill Farm	++	0	0	+	+	?	+	++	--	?	-	-	-	-	--	--
G1360	Land adjoining Leapool Island	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	--
G1361	New Manor	+	0	0	+	+	?	+	++	++	?	-	++	+	-	0	--
G7	Meadow Lane Industrial Site	0	-	--	++	+	?	++	++	++	?	--	--	+	0	-	0
G459	Lambley Lane (Willow Farm)	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	-
G519	Mapperley Plains (358)	++	0	0	+	+	?	+	++	++	?	-	-	-	-	0	--

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
G658	Mapperley Golf Course	++	-	0	+	--	?	--	++	--	?	--	-	--	-	0	--
G1194	Land East of Mapperley Plains	++	0	0	+	--	?	+	++	--	?	-	-	--	-	0	--
G1210	Land East of Mapperley Plains (360-368)	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	--
G1221	Land at Gedling Wood Farm	++	0	0	+	+	?	+	++	--	?	-	-	-	-	-	-
G1262	Land to east of Teal Close	++	++	0	+	++	?	+	+	--	?	-	--	-	-	--	--
G1356	Land east of Glebe View Farm	+	0	0	+	+	?	+	++	--	?	-	++	-	-	0	-
G1358	Gedling Wood Farm	0	0	0	+	+	?	+	++	--	?	-	-	-	--	-	-
G1365	Sherwood E-ACT	++	0	0	+	+	?	+	++	?	?	--	-	--	-	0	-
E003	Gedling Colliery	0	++	++	+	+	?	+	++	++	?	-	-	-	?	0	-
	<b>Hucknall</b>																
G1155	Top Wighay Farm Safeguarded Land	++	0	0	+	+	?	+	++	--	?	-	-	--	-	-	--
G1220	Land at Hayden Lane	++	0	0	+	+	?	++	++	--	?	-	++	-	--	--	--
G1376	Land West of Moor Road	++	0	0	+	+	?	+	++	--	?	-	-	-	-	-	-
E002	Top Wighay Farm Employment Site	0	++	++	+	+	?	+	++	--	?	-	-	-	-	0	-

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
	<b>Bestwood Village</b>																
G20	Bestwood Business Park	++	--	--	+	+	?	+	++	++	?	--	-	?	?	0	0
G27	Westhouse Farm/Moor Road (safeguarded land)	++	0	0	+	+	?	+	++	--	?	--	-	-	-	0	--
G1359	Land south of Bestwood Village	++	0	0	+	+	?	+	++	--	?	-	-	-	--	0	-
	<b>Calverton</b>																
G33	Hollinwood Lane/Long West Croft	++	0	0	+	+	?	+	+	--	?	-	-	-	-	0	-
G45	Georges Lane/Gorse Close	++	0	0	+	+	?	+	++	--	?	-	-	-	-	-	-
G587	Mansfield Lane (Whitehaven Farm)	++	0	0	+	+	?	+	++	-	?	-	++	-	-	0	-
G588	Mansfield Lane (250)	+	-	0	+	+	?	+	++	+	?	-	++	-	-	0	-
G780	Ramsdale Park Golf Course Site A	++	-	0	+	--	?	--	+	--	?	-	-	--	-	-	-
G834	Woodview Farm	+	-	0	+	+	?	+	++	+	?	-	++	-	-	0	-
G1123	Land to the east of Flatts Lane (South of Oxtton Road)	++	-	0	+	--	?	--	++	-	?	-	-	-	--	-	-

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
G1159	Land off Oxton Road	++	0	0	+	+	?	+	++	-	?	-	-	-	-	-	-
G1224	Warren Place (part of site H16)	++	0	0	+	+	?	+	++	--	?	-	++	-	-	0	-
G1325	St Clements Lodge (Former) Riding School	+	0	0	+	--	?	+	++	++	?	-	++	-	-	--	-
G1327	Broom Farm (land north of)	++	0	0	+	+	?	+	++	-	?	-	-	-	-	0	-
G1328	Carrington Lane (land north of) Site 1	++	0	0	+	+	?	+	+	--	?	-	-	-	-	0	-
G1329	Carrington Farm	++	0	0	+	+	?	+	+	-	?	-	-	-	-	0	-
G1330	Carrington Lane (land north of) Site 2	++	0	0	+	+	?	+	--	--	?	-	-	-	-	0	-
G1331	Carrington Lane (land north of) Site 3	++	0	0	+	+	?	+	--	--	?	-	-	-	--	0	-
G1374	Springwater Golf Club	++	-	0	+	--		--	++	--	?	-	-	--	-	-	-
E001	Hill Crest Employment Site	0	+	+	+	+	?	+	++	--	?	?	++	-	0	?	-
	<b>Ravenshead</b>																
G41	Longdale Lane	+	0	0	+	+	?	+	+	--	?	-	-	-	-	0	-
G659	Larch Farm (Site 1)	+	0	0	+	+	?	+	++	--	?	-	-	-	-	0	-
G919	Silverland Farm (Ricket Lane, Site A)	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	-

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
G920	Silverland Farm (Ricket Lane, Site B)	++	0	0	+	+	?	+	++	--	?	-	-	-	-	-	-
G1191	West of Nottingham Road	++	0	0	+	+	?	+	++	++	?	-	++	-	-	0	-
G1202	Kighill Equestrian Centre (site B)	++	0	0	+	+	?	+	++	--	?	-	-	-	-	0	-
G1219	West of Kighill Farm	++	0	0	+	+	?	+	++	--	?	-	++	-	-	0	-
G1282	Larch Farm (Site 2)	+	0	0	+	+	?	+	++	--	?	-	-	-	-	0	-
G1326	Little John Paddocks	++	0	0	+	+	?	+	++	++	?	-	-	-	-	0	-
G1354	Land east of Chapel Lane	++	0	0	+	+	?	+	+	--	?	-	-	-	-	0	-
G1362	Ravenshead Plant Centre	++	0	0	+	+	?	+	++	-	?	-	-	-	-	0	-
G1363	Land south of Ravenshead Plant Centre (A)	+	0	0	+	+	?	+	++	--	?	-	-	-	-	0	-
G1364	Land south of Ravenshead Plant Centre (B)	+	0	0	+	+	?	+	+	--	?	-	++	-	-	0	-
G1366	Land south of Ravenshead Plant Centre (C)	+	0	0	+	+	?	+	++	--	?	-	++	-	-	0	-

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
	<b>Other Villages</b>																
G31	Hillside Farm	++	0	0	+	+	?	+	++	--	?	?	-	-	-	0	-
G539	Land at Glebe Farm	++	0	0	+	+	?	+	++	--	?	?	-	-	-	0	-
G1222	Colwick Loop Road	++	0	0	+	+	?	+	++	--	?	-	--	-	-	-	-
G1355	Land East of Bridle Road	++	0	0	+	+	?	+	+	--	?	?	-	-	-	0	-
G1375	Land Rear of Main Street	++	0	0	+	+	?	++	++	--	?	-	++	-	-	--	-
G538	Land off Spring lane	++	0	0	+	+	?	+	++	--	?	?	-	-	-	--	-
G672	Land adjacent Steeles Way / Orchard Rise	++	0	0	+	+	?	++	++	--	?	?	-	-	-	--	-
G831	Catfoot Lane	++	0	0	+	+	?	++	++	--	?	?	-	-	-	--	-
G839	Spring Lane Site B	++	0	0	+	+	?	+	++	--	?	?	-	-	-	--	-
G975	Hill Close Farm / Catfoot Lane	++	0	0	+	+	?	++	++	--	?	?	++	-	-	--	-
G1035	Land Adjacent Steeles Way / Orchard Rise	++	0	0	+	+	?	++	++	--	?	?	-	-	-	--	-
G1083	Catfoot Lane	++	0	0	+	+	?	++	++	--	?	?	-	-	--	--	-
G132	Station Road	++	0	0	+	+	?	++	++	-	?	-	-	-	-	--	-
G976	Altham Lodge Main Street	++	0	0	+	+	?	+	++	--	?	-	+	-	--	--	-

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
G1131	Land adjacent to the Griffins Head Public House	++	0	0	+	..	?	++	++	..	?	-	+	..	-	..	-
G42	Lowdham Lane	++	0	0	+	..	?	++	++	..	?	?	..	..	-	..	..
G44	Land North of Bank Hill	++	0	0	+	+	?	+	++	..	?	?	-	-	-	..	..
G776	Land at Broad Close / Private Road	++	0	0	+	+	?	++	++	..	?	?	-	-	-	..	-
G777	Land on Shelt Hill adjacent no 67	++	0	0	+	+	?	+	++	..	?	?	-	-	-	..	..
G826	Main Street, Taylor's Croft	++	0	0	+	..	?	++	++	..	?	?	-	..	-	..	..
G827	Lingwood Lane	++	0	0	+	+	?	++	++	..	?	?	-	..	-	..	..
G835	Shelt Hill	++	0	0	+	+	?	+	++	..	?	?	-	-	..	..	..
G840	Plemont	++	0	0	+	+	?	++	++	..	?	?	-	-	-	..	..

10.11 The Publication Draft Site Selection Report (2026) explains that the following have been allocated as sites with the confirmed number of homes and employment area:

<b>Site Name</b>	<b>Number of Homes</b>	<b>Employment (ha)</b>
<b>Urban Area</b>		
Former Sherwood Academy	125	
Gedling Colliery (employment)		4.5
Lime Lane	1075	7.5
Mapperley Golf Course	750	
Mapperley Plains	650	
New Farm	375	
Teal Close Extension	500	7.5
Willow Farm Extension	200	
<b>Total</b>	<b>3,675</b>	<b>19.5</b>
<b>Adjoining Hucknall</b>		
Top Wighay Extension	880	
Top Wighay Farm (employment)		5.0
<b>Bestwood Village</b>		
Westhouse Farm Extension	300	
<b>Calverton</b>		
Hillcrest Park (employment)		1.0
Mansfield Lane	175	
Park Road Extension	500	
<b>Total</b>	<b>675</b>	<b>1.0</b>
<b>Ravenshead</b>		
Kighill Lane	120	
Nottingham Road	50	
Silverland Farm	750	
<b>Total</b>	<b>920</b>	

## Section 11: Monitoring (Stage B5)

11.1 This section looks at the monitoring of the sustainability of the strategic policies in the Gedling Local Development Plan.

11.2 **Table 1** in section 2 of this report shows Article 5 (1) of the SEA Directive requirements which this section addresses (i) a description of measures envisaged concerning monitoring in accordance with Article 10.

11.3 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.

11.4 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.

11.5 Monitoring should assess whether:

- The SA assessment’s predictions of sustainability effects are accurate;
- The Local Plan is contributing to the achievement of the desired SA objectives and targets;
- If mitigation measures are performing as well as expected;
- If there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.

11.6 A monitoring framework has been created for monitoring the sustainability effects of the Gedling Local Development Plan when adopted. The indicators included in the monitoring framework will be monitored in the Authority Monitoring Report at least yearly.

11.7 The Gedling Local Development Plan policies will be reviewed in the light of the results of monitoring and any other significant changes.

11.8 The monitoring framework is shown in **Table 26**.

Table 26: Indicators that Monitor Policy Performance Against SA Objectives

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Policy GLDP 12 - Spatial Strategy Policy GLDP 13 - Housing Target and Distribution Policy GLDP 41 - Housing Size, Mix and Choice Policy GLDP 42 - Affordable Housing Policy GLDP 43 - Gypsies, Travellers and Travelling Showpeople Policy GLDP 44 - Specialist Accommodation Policy GLDP 47 - Self Build and Custom Homes	Population (by group)	Monitor
		Net additional homes	11,484 homes
		Affordable housing completions by tenure	Increase
		Completions by dwelling type and size	Monitor
		Average house prices	Monitor
		Number of homelessness	Reduce
		Number of long-term vacant dwellings	Reduce
		Number of traveller plots / pitches granted planning permission	Increase
		Progress on the delivery of sites allocated for housing (including mixed use sites)	Monitor
<b>2. Employment and Jobs</b> To create employment opportunities.	Policy GLDP 12 - Spatial Strategy Policy GLDP 23 - Culture, Tourism and Sport Policy GLDP 49 - Employment Provision and Economic Development Policy GLDP 50 - Retention of Employment and Employment Uses Policy GLDP 51 - Employment Development on Unallocated Sites Policy GLDP 52 - Expansion of Existing Employment Uses Not in the Green Belt Policy GLDP 53 - Agricultural and Rural Diversification Policy GLDP 54 - Local Labour Agreements Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries	Progress on the delivery of sites allocated for employment (including mixed use sites)	Monitor
		Net additional floor space (by employment type)	Increase
		Employment and unemployment rate	Improve
		Earnings (by type)	Monitor
		Employment profile (by type)	Monitor
		Qualifications (by equivalent level)	Monitor
<b>3. Economic Structure and Innovation</b> To provide the physical conditions for a high quality modern economic structure including infrastructure to support the use of new technologies.			

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
	Policy GLDP 56 - Development within Town and Local Centres Policy GLDP 57 - Local Services and Healthy Lifestyles Policy GLDP 61 - Shopfront Development Policy GLDP 62 - Managing Travel Demand Policy GLDP 63 - Transport Infrastructure Priorities Policy GLDP 69 - Developer Contributions for Infrastructure	Type and area of employment land availability	Monitor
		Area of employment land lost to housing and other uses	Monitor
<b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.	Policy GLDP 23 - Culture, Tourism and Sport Policy GLDP 30 - The Historic Environment Policy GLDP 37 - Design and Enhancing Local Identity Policy GLDP 55 - Retail Hierarchy and Town Centre Boundaries Policy GLDP 56 - Development within Town and Local Centres Policy GLDP 61 - Shopfront Development Policy GLDP 57 - Local Services and Healthy Lifestyles	Planning permissions for retail and other town centre use development	Monitor
		Centre health checks	Monitor
		Planning permissions for residential development within the Town and Local Centres	Monitor
		Amount of office space created in Town and Local Centres	Monitor
		Amount of retail floor space approved outside of defined centres	Reduce
		Proportion of vacant units	Reduce
<b>5. Health and Well-Being</b>	Policy GLDP 41 Housing Size, Mix and Choice	Number of planning permissions that will result in a loss of existing cultural, tourism or sporting facilities	Monitor

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
To improve health and well-being and reduce health inequalities.	Policy GLDP 37 Design and Enhancing Local Identity Policy GLDP 57 Local Services and Healthy Lifestyle Policy GLDP 23 Culture, Tourism and Sport Policy GLDP 62 Managing Travel Demand GLDP 20 - Blue-Green Infrastructure, Parks and Open Space GLDP 21 - Protecting and Enhancing Biodiversity	Number of sporting facilities	Increase
		Life expectancy at birth	Increase
		Resident's participation in sport (% inactive, fairly active, active)	Increase
		Levels of reported crime by type	Reduce
<b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.	Policy GLDP 37 Design and Enhancing Local Identity	Number of community centres, leisure centres and libraries	Increase
<b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Policy GLDP 57 Local Services and Healthy Lifestyle	Community facilities or contributions secured through s106 agreements	Monitor
		Number of planning permissions granted that will result in a loss of existing community facilities	Monitor
		Railway Station Usage	Increase
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and	GLDP 12 - Spatial Strategy Policy GLDP 13 - Housing Target and Distribution Policy GLDP 62 Managing Travel Demand Policy GLDP 63 Transport Infrastructure Priorities	Proportion of households within a 400m walk to a bus or tram stop with an hourly or better daytime service	Monitor
		Number of permissions granted with contributions secured through s106 agreements to improve active travel and public transport	Monitor

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
services for all and to improve travel choice and accessibility.	Policy GLDP 69 Infrastructure and Developer Contributions	Number of travel plans agreed	Monitor
		Implementation of individual schemes as listed in Infrastructure Delivery Plan	Monitor
		Number of park and ride facilities	Increase
		Number of cycling trips	Increase
		Transport schemes (GLDP 63) delivered	Monitor
		Amount of greenfield land lost to new major development	Monitor
		Number of housing completions on previously developed land	Monitor
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Policy GLDP 14 the Green Belt Policy GLDP 12 Spatial Strategy GLDP 41 - Housing Size, Mix and Choice Policy GLDP 49 Employment Provision and Economic Development	Renewable energy capacity installed by type	Increase
		Average electricity and gas use per meter in kilowatt hours	Reduce
<b>10. Energy and Climate Change</b> To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change. <b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Policy GLDP 1 Climate Change, Sustainable Design, Construction, Energy and Managing Flood Risk Policy GLDP 62 Managing Travel Demand Policy GLDP 63 Transport Infrastructure Priorities	Energy consumption by tonnes of oil equivalent	Reduce
		Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	Reduce
		Area and households within Flood Zones 2 and 3	Reduce
		Planning permissions granted contrary to the advice of the Environment Agency	Reduce
		Net change in Sites of Special Scientific Interest	Monitor
		Number, area and net change of Local Nature Reserves	Increase

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
<b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.			
<b>3. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	GLDP 20 - Blue-Green Infrastructure, Parks and Open Space GLDP 21 - Protecting and Enhancing Biodiversity	Number, area and net change in Local Wildlife Sites Number, area and net change in Local Geological Sites New areas of open space by type, over 0.4 hectares Areas of designated Local Green Spaces Green Flag awarded open spaces Percentage of net gain projected for major development schemes Adoption of local Design Codes Number and area of Conservation Areas Number of Conservation Area appraisals Number of listed buildings	Increase Increase Increase Increase Increase Monitor Increase Monitor Monitor Monitor
<b>14. Landscape</b> To protect and enhance the landscape character.	GLDP 20 - Blue-Green Infrastructure, Parks and Open Space	Heritage assets at Risk	Reduce
<b>15. Built and Historic Environment</b> To protect and enhance the townscape character and the place through good design. To conserve designated and non-designated heritage assets and their	Policy GLDP 37 Design and Enhancing Local Identity Policy GLDP 30 The Historic Environment	Number of Registered Parks and Gardens Number of Scheduled Ancient Monuments Number of non-designated Heritage Assets Number of Designated Heritage Assets at risk Number of appeals dismissed for planning applications refused by council where contrary to adopted Design Code New waste management facilities by type	Monitor Monitor Monitor Reduce Monitor Monitor

Effects to be monitored (SA objectives)	Plan Policies to monitor	Indicators	Target
setting and provide better opportunities for people to enjoy culture and heritage.			
<b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Policy GLDP 12 Spatial Strategy Policy GLDP 13 - Housing Target and Distribution GLDP 41 - Housing Size, Mix and Choice Policy GLDP 49 Employment Provision and Economic Development		

## **Section 12: Consultation and next steps**

12.1 This report summaries the work undertaken for Sustainability Appraisal for the Gedling Local Development Plan and explains what will happen regarding the next stage of the process. The Publication draft consultation seeks views on the proposed strategy and vision and the proposed policies and development sites in the Local Plan.

12.2 This report is published alongside the publication draft of the Gedling Local Development Plan in order to seek comments. This will provide the opportunity for the public and statutory consultation bodies to use the findings of the Sustainability Appraisal to help inform any comments which may be made on the Gedling Local Development Plan.

12.3 The response from the consultation will also help to shape the Gedling Local Development Plan.

12.4 Following the consultation period on the publication draft, the Gedling Local Development Plan and the accompanying Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Gedling Local Development Plan will be adopted.

12.5 The remaining stage E of the Sustainability Appraisal will be completed at the adoption stage.