

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix G: Reasonable Alternative Sites in Hucknall

May 2026

Serving people, Improving lives

Introduction

Appendix G contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Hucknall.



The SA Matrix used in the SA assessment is included in the SA Main Report.

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G1155 Top Wighay Farm Safeguarded Land

Factors	Details
SHLAA reference	G1155
Size	52.28 ha
No of dwellings/ estimated employment floorspace	880 (masterplan)
Existing Use	Agricultural Land

Satellite image	Map
	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 880 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not within 5 minute walk (400 metres) of Hucknall town centre (within Ashfield District Council); however, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The adjoining strategic site has outline consent (2020/0050) for a local centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with new local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall and Annesley. There is Priory Hospital East Midlands (in Annesley) and Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery).</p> <p>The site is within 400 metres walking distance of a recreational area or accessible blue-green infrastructure namely Local Green Space (LGS 10 Paddock), Local Green Space (LGS 11 Blackpad) and Local Green Space at Waterloo Road (LGS 12) which link to the National Cycle Route,</p> <p>The adjoining strategic site has outline consent (2020/0050) for a local centre.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	<p>?</p>	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>+</p>	<p>Hucknall Town Centre is not within a 5 minute walk; however, it is within 30 minutes travel time by public transport, walking and cycling and provides a good range of community facilities. This includes post office, community centres, schools, library, community centres and a leisure centre.</p> <p>There are primary schools including Linby cum Papplewick C.E.V.A. Primary School in Linby Village and primary schools in Hucknall (Beardall Fields Primary School, Hillside Primary and Nursery School amongst others). Secondary schools within Hucknall include the Holgate Academy and the National Church of England Academy. They are all within 30 minutes travel time by public transport, walking and cycling.</p> <p>The adjoining strategic site has outline consent (2020/0050) for a local centre. The adjoining strategic site also has outline planning permission for a primary school.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area). DFT connectivity score: 63</p>	<p>Ensure community facilities to support the development are provided.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins the main built up area of Hucknall to the north. There are bus stops on Wighay Road and Annesley Road for the following bus services no. 141 which runs from Nottingham to Sutton in Ashfield and The Threes (3A, 3B and 3C) which runs from Nottingham to Mansfield.</p> <p>The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall Town Centre and employment areas within Hucknall and Newstead.</p> <p>The adjoining Strategic Site has planning permission for mixed uses including employment.</p> <p>The site has frequent bus services to retail centres in Nottingham, Hucknall and Mansfield. The 141 and The Threes buses provide connectivity to existing businesses within the main built up areas of Nottingham, Hucknall, Sutton in Ashfield, Mansfield and Chesterfield and other villages including Bestwood Village.</p> <p>DfT connectivity score: 63</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked.</p> <p>The site will impinge on the Nottingham Urban Area agglomeration zone with increased traffic and congestion on A611, B683 or A60 road corridors towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points)</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There is a water course that runs from Joe's Wood to Linby Docks that passes through the north east of the site and ultimately flows into the River Leen. It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.37 ha), medium risk of flooding from surface water (0.76 ha) and low risk of flooding from surface water (5.55 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Incorporate a suitable standoff distance from the riparian zone.</p> <p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	<p>--</p>	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Joes Wood Local Wildlife Site in part (0.83 ha) is located within the site with the remainder adjoining. A small part of Local Wildlife Site Wighay Road Grassland (0.01 ha) is also located within the site with the remainder adjoining.</p> <p>Parts of the site are within 400 m of the ppSPA.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural land so there would not be a loss of open space.</p>	<p>Avoid developing the areas of the site covered by Local Wildlife Sites. Avoid developing in close proximity to the nearby Local Wildlife Site.</p> <p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced</p> <p>Further assessment is required in relation to possible impacts on the ppSPA.</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The Landscape and Visual Analysis of Potential Development Sites (2025) states the site is located on gently undulating land abutting the northern extent of Hucknall and separated from Linby by the railway line. Development is permitted on adjacent land to the south and west, including Nottinghamshire County Council offices to the west. The site has a generally open aspect, with some localised screening by hedgerow and tree boundaries. The value of the landscape within the study area is considered to be low, noting features of natural heritage value and intact landscape features that contribute to the local green network, and rural character and forming part of views between designated parks and gardens. There is medium landscape susceptibility to the proposed development type, due to the increased spread of urban development into the wooded landscape. There is low visual value and high visual susceptibility, associated with the nearby Linby Trail and open nature of the views experienced by residents and users of local paths and roads. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Avoid development in the north-west of the site as part of a landscape buffer to the countryside, retain the watercourse and associated planting as a feature and other vegetation features as part of the local green infrastructure network,</p>

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				incorporate local vernacular and settlement form and incorporate new woodland planting to break up development and enhance woodland character.
15. Built and Historic Environment To protect and enhance the townscape	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	-	Annesley Hall, Park and Gardens - the introduction of modern built form on the northern and western parts of the site close to the south-east boundary of the Park would result in a moderate impact on its wider setting.	Annesley Hall, Park and Garden – consider the inclusion of a suitably landscaped wooded buffer around the north and western boundary

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<p>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 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>St Michael's Church, Linby – the site is not visible from ground level in the vicinity of the church or the churchyard due to intervening built form and vegetation.</p> <p>Linby Conservation Area – The south-eastern boundary of the site is located close to the western edge of the Linby Conservation Area. However, views to and from the eastern part of the site are largely screened by the railway line, existing agricultural buildings and vegetation. However, the surrounding farmlands form part of the immediate historic setting to Linby. The site would result in minor harm to the setting of Linby Conservation Area which derives significance from its agricultural history and surroundings.</p> <p>There is a significant historical connection between Linby Docks and the streams that run from the north west through the site.</p> <p>Archaeology - considered very high potential for currently undated archaeological remains. Moderate to high potential for Roman, medieval and post-medieval archaeological remains.</p>	<p>of the site (including along the A611 in this vicinity)</p> <p>Preserve the existing planting along the watercourse that runs from the north west through the site with a suitable stand off maintained on either side of the water course to prevent development encroaching close to the top of the banks. That a tree lined/wooded buffer at approx. 250m in distance between the railway line and the allocated land be required along the eastern edge of the site to protect the green space in between the village and the site. There are significant concerns that the rural landscape setting of Linby and its conservation area</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
				<p>would be harmed. The buffer should also ensure that there is no physical built connection between the northern edge of Hucknall and Linby village.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.</p>

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<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>Agricultural land grade 2 (40.72 ha), grade 3 (11.51 ha), grade 3a (7.76 ha), grade 3b. The majority of the site is on best and most versatile land (agricultural soil grade 1, 2 or 3a) and development would lead to the loss of this resource.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land</p>

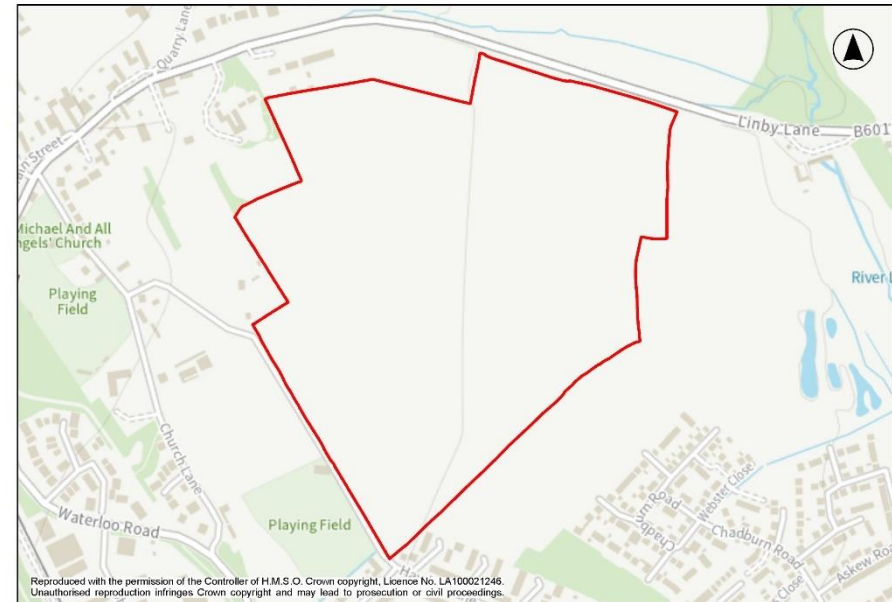
G1220: Land at Hayden Lane

Factors	Details
SHLAA reference	G1220
Size	29.62 ha
No of dwellings/ estimated employment floorspace	450 homes (promoted by agent)
Existing Use	Agricultural land

Satellite image



Map



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 450 homes. The site would provide housing which contribute to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	0	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not within 400 metres of Hucknall town centre (within Ashfield District Council); however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall. There is Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery).</p> <p>The site is within 400 metres walking distance of a recreational area or accessible blue-green infrastructure.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>There is a public house and Place of Worship within 400 m or 5 minutes walk. Hayden Lane Post office is approximately 800 m distant or 10 minutes walk. Linby Cum Papplewick C.E.V.A. Primary School is within a 10 minute walk.</p> <p>There are primary schools including Linby cum Papplewick C.E.V.A. Primary School in Linby Village and primary schools in Hucknall (Beardall Fields Primary School, Hillside Primary and Nursery School amongst others). Secondary schools within Hucknall include the Holgate Academy and the National Church of England Academy. They are all within 30 minutes travel time by public transport, walking and cycling.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is approximately 400 metres walking distance to the Horse and Groom bus stop on Main Street Linby served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time.</p> <p>The site is within 30 minutes walking and cycling time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall.</p> <p>There is a key employment area off Waterloo Way which is within 10 minutes walk.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on the Nottingham Urban Area agglomeration zone with increased traffic and congestion on A611, B683 or A60 road corridors towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points)</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	<p>++</p>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Site does not fall within an area of high, medium or low risk of flooding from surface water.</p> <p>Part of site falls within area susceptible to groundwater flooding</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural so there would not be a loss of open space.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p>14. Landscape</p> <p>To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	--	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Linby Wooded Farmland</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>(ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'. The Greater Nottingham Growth Options Study (2020) did not cover this site.</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2025) states the value of the landscape within the study area is considered to be medium, noting features of natural and cultural heritage associated with the village settlements and parkland, relatively intact green network of boundary and woodland vegetation, recreational amenity and rural character. There is high landscape susceptibility to the proposed development type, due to the extension of the urban area into the rural landscape that separates the rural settlements and potential for coalescence of settlements. There is medium visual value and high visual susceptibility, associated with designated sites and indicators of value, and number of residential and recreational receptors associated with nearby settlement edges. Overall, the landscape and visual sensitivity is medium. The site is not recommended for development due to the proximity to Linby conservation area, visual connectivity</p>	<p>appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>The Landscape and Visual Analysis (2025) includes no mitigation as it recommends against allocation of this site.</p>


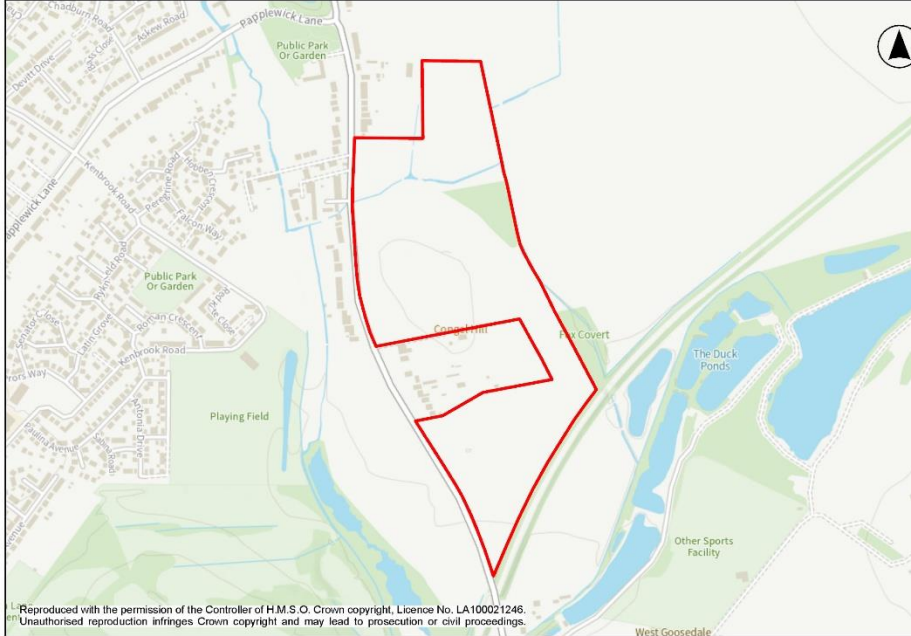
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			of recreational and cultural features and urban sprawl leading to coalescence of historic rural villages with the urban edge.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>Linby Conservation Area – the site is close to the edge of the Conservation Area and located within one of the key views southwards towards Hucknall. Its development would result in a significant urbanisation of the area which would be alien to the rural setting of the Linby Conservation Area and difficult to mitigate. Development here will severely impact the rural character, appearance and setting of Linby village and conservation area leading to con-joining of Hucknall to Linby. Potential major impact.</p> <p>Papplewick Conservation Area - direct views to the Papplewick Conservation Area are screened by vegetation along the B6011, River Leen and existing residential development along Linby Lane on the edge of the Conservation Area. However, development to the north of the site would have an impact on the rural approach to Papplewick Conservation Area and its setting from Linby Lane when approaching from the west. Minor impact</p> <p>Archaeology - considered high potential for geoarchaeological material. Moderate to low potential for medieval archaeological remains.</p>	<p>Heritage assets - development would have a severe impact which could not be mitigated.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and geoarchaeological assessment to meet Para. 207 of NPPF.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>Agricultural land grade 2. The majority of the site is on best and most versatile land (agricultural soil grade 1, 2 or 3a) and development would lead to the loss of this resource.</p> <p>Development on site would increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	

G1376 Land West of Moor Road, Hucknall

Factors	Details
SHLAA reference	G1376
Size	20.7 Ha
No of dwellings/ estimated employment floorspace	662 at 32 dph
Existing Use	Agricultural

Satellite image	Map
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 662 homes based on 32 dph in accordance with the SHLAA methodology. The site would provide housing which contributes to meeting housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	<p>0</p>	<p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not within 400 metres of Hucknall town centre (within Ashfield District Council); however, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall. There is Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery).</p> <p>The site is within 5 minutes walk (400 metres) walking distance of a recreational area or accessible blue-green infrastructure (the former Calverton Colliery Mineral rail line) and on to Bestwood Country Park – Mill Lakes.</p> <p>The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>The Griffins head is within 400 metres of the northern parts of the site but there are no other community facilities within 400 m.</p> <p>There are primary schools including Linby cum Papplewick C.E.V.A. Primary School, Bestwood Village School, and primary schools in Hucknall (Beardall Fields Primary School, Hillside Primary and Nursery School amongst others). Secondary schools within Hucknall include the Holgate Academy and the National Church of England Academy. They are all within 30 minutes travel time by public transport, walking and cycling.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is approximately 400 metres walking distance to bus stops on Moor Road served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time.</p> <p>The site is within 30 minutes walking and cycling time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall.</p> <p>There is a key employment area off Waterloo Way which is within 30 minutes walk.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is close to the Nottingham Urban Area agglomeration zone (UK0008) which includes part of Hucknall.</p> <p>The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Moor Road and Bestwood Road (B683) towards Nottingham.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Part of the site is in Flood Risk Zone 3 (0.73 ha) and part within Flood Zone 2 (0.36 ha).</p> <p>A water course runs through the site it is unknown at this stage whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Parts of the site are at a low risk (1.88 ha) medium (0.59 ha) and high risk (0.35) surface water flooding.</p> <p>The whole site is susceptible to ground water flooding.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Bestwood Duckponds Local Wildlife Site and open space is located in very close proximity.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural so there would not be a loss of open space.</p> <p>There is a water course present within the site and it is uncertain whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p>14. Landscape</p> <p>To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Landscape and Visual Analysis Study 2025 states - the value of the landscape within the study area is considered to be</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>medium due to natural and cultural heritage features, recreational amenity and green infrastructure network. There is high landscape susceptibility to the proposed development type due to the perception of higher density development sprawling into open countryside in contrast to the existing linear settlement form. There is medium visual value and high visual susceptibility associated with nearby designations, recreational routes and views of residential and recreational receptors. Overall, the landscape and visual sensitivity is medium. Considering the constraints within the site and study area, the site is not recommended for the type of proposed development. With an appropriate mitigation strategy, to avoid prominent landform, retain landscape features and in keeping with the existing settlement form, some development could be considered.</p>	<p>appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>The Landscape and Visual Analysis (2025) states development should be limited to the northern part of the site, to avoid prominent landform, retain landscape features and in keeping with the existing settlement form.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>Proposal would add urban form to wider setting of the listed Grange Cottages (Grade II) and the associated remains of the mill complex here. However, the cottages draw predominantly from their cottage gardens and the mill site, in terms of significance from their setting, and the wider setting beyond this is already altered with C20 residential development, as such the impact to significance, through impact to setting, would be limited, but not no harm.</p> <p>Through distance and intervening later ribbon development the allocation is not felt likely to impact on the setting of Papplewick Conservation Area.</p> <p>Archaeology - Considered high potential for medieval and post-medieval activity in the northern area of the site, associated with nearby water management. Moderate to low potential for earlier activity.</p>	<p>Consider soft green landscaping to west of site along Moor Road to soften impact to Grange Cottages and former mill site.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>Agricultural land grade 3. The site is classified as grade 3 agricultural land.</p> <p>In relation to the grade 3 agricultural land no information has been given on whether it is best and most versatile land, i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	

E002 Top Wighay Farm Employment Site

Factors	Details
SELAA reference	E002
Size	6.5 ha (5 ha remaining)
No of dwellings/ estimated employment floorspace	<p>The site was allocated as part of a mixed use strategic site set out in the adopted Aligned Core Strategy 2014.</p> <p>Outline planning permission 2020/0050 for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500m² of E(g), i), ii), iii) and B8 uses), a Local Centre comprising A1-A5, B1(a) and D1 uses (up to 2,800m²), a 1.5 FE Primary School and associated infrastructure, open space granted in March 2022.</p> <p>Full planning permission sought for a Head Quarter office building (Oak House) comprising 3,412 sq. m class E (g)(i) on 1.3 ha (7/2022/0050NCC) granted planning permission by Nottinghamshire County Council on 27th July 2022 for its own use. Although not a reserved matters application pursuant to the outline planning permission, this decision was considered consistent with the outline permission, illustrative masterplan and supplementary planning document for the site locating employment uses along the western side of the strategic allocation with frontage to the A611. The three storey office head quarter building was completed in March 2025 and in effect forms the initial phase of the employment site development and through provision of access, drainage and other infrastructure helps facilitate development of the remaining employment area and wider strategic site.</p> <p>For clarity this assessment covers the remaining employment site and excludes the completed part of the site (Oak House) in the north west corner of the employment area.</p>
Existing Use	Agricultural land

Satellite image	Map
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	The site is proposed to be rolled forward as an employment allocation.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	664 jobs based on planning application supporting economic assessment (2020/0050). A Section 106 Agreement dated 25 March 2022 includes an Employment and Skills Plan (local labour agreement) The site is not located within or adjoining a deprived area (30% worst area)	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site is proposed to be rolled forward as an employment allocation. The development of the site would not result in the loss of employment, retail or mixed-use land The site is not proposed for new educational buildings.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not within 400 metres of Hucknall town centre (within Ashfield District Council); however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The adjoining site has outline consent (2020/0050) for a local centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with new local centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is no doctor surgery within 400 metres of the site. There are medical services within 30 minutes travel time by public transport, walking and cycling in Hucknall and Annesley. There is Priory Hospital East Midlands (in Annesley) and Whyburn Medical Practice (in Hucknall) in addition to a few other health centres in Hucknall (for example Hucknall Orthopaedic Clinic and The OM Surgery)</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There is Hayden Lane Post Office within 30 minutes travel time by public transport, walking and cycling. Newstead Children's Centre and Newstead Centre are within 30 minutes travel time by public transport, walking and cycling. The John Godber Community Centre, St Johns Community Hall and Papplewick & Linby Village Hall are within 30 minutes travel time by public transport, walking and cycling. Hucknall Library is within 30 minutes travel time by walking and cycling. Schools are within Linby village (Linby cum Papplewick C.E.V.A. Primary School) and Hucknall (the National School, National Church of England Academy & Hillside Primary and Nursery School).</p> <p>The adjoining site has outline consent (2020/0050) for a local centre.</p> <p>The current use of the site is agricultural land so it would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area)</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins the main built up area of Hucknall to the north. There are bus stops on Wighay Road and Annesley Road for the following bus services no. 141 which runs from Nottingham to Sutton in Ashfield and The Threes (3A, 3B and 3C) which runs from Nottingham to Mansfield. The site is within 30 minutes travel time by public transport to community facilities, schools, Hucknall town centre and employment areas within Hucknall.</p> <p>A new bus stop has been provided close to Oak House on the new access road served by buses using the A611 and this stop is within the 400 m walking distance of the entire employment site.</p> <p>The site has frequent bus services to retail centres in Nottingham, Hucknall and Mansfield. Hucknall town centre is within 30 minutes travel time by public transport and there is frequent bus service (The Threes). The 141 and The Threes buses provide connectivity to existing businesses within the main built up areas of Nottingham, Hucknall, Sutton in Ashfield, Mansfield and Chesterfield and other villages including Bestwood Village.</p> <p>DFT connectivity score: 49</p>	<p>Major public transport improvements.</p> <p>Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield land</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site will impinge on the Nottingham Urban Area agglomeration zone with increased traffic and congestion on A611, B683 or A60 road corridors towards Nottingham.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats</p> <p>Part of site falls within area of high risk of flooding from surface water (0.03 ha), medium risk of flooding from surface water (0.05 ha) and low risk of flooding from surface water (0.14 ha). Whilst surface water drainage will need considering as part of a future planning application the drainage attenuation basin provided to the south of the site as part of the development of Oak House has been designed to accommodate drainage from the remainder of the employment site.</p> <p>Site falls within an area susceptible to groundwater flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>There is no Local Wildlife Site within the site. A local wildlife site (Top Wighay Farm Drive) is located close to but not adjoining the eastern site boundary noted for its flora (limestone grassland). This LWS is to be retained as part of the development of the adjoining site which has planning permission.</p> <p>Development on the undeveloped part of the site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the undeveloped part of the site is agricultural land so there would not be a loss of open space.</p>	
<p>14. Landscape To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Linby Wooded Farmland</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>(ML017). The landscape condition is moderate and the character strength of the area is moderate. The overall landscape strategy is to 'enhance'</p> <p>The Landscape and Visual Analysis of Potential Development Sites (2022) which assessed this site and the adjoining strategic housing site states: although a large area, important landscape elements could be retained and has defensible well defined boundaries on all sides.</p>	<p>appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	0	<p>Annesley Hall, Park and Gardens is located to the north. However, the completed Oak House development occupies the north western corner of the employment area on intervening land and the impact on the Registered Park and Garden has been addressed as part of this planning decision.</p> <p>Beyond Oak House, further to the north which is closer to the Registered Park and Garden land forms part of the proposed extension to the Top Wighay Farm site and impacts on heritage assets are considered in the sustainability appraisal for this site.</p> <p>No other heritage assets are proximal to the employment site.</p> <p>Potential for archaeological remains in the site.</p>	<p>Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would likely increase household and commercial waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.</p>	