

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix J: Reasonable Alternative Sites in Ravenshead

May 2026

Serving people, Improving lives

Introduction

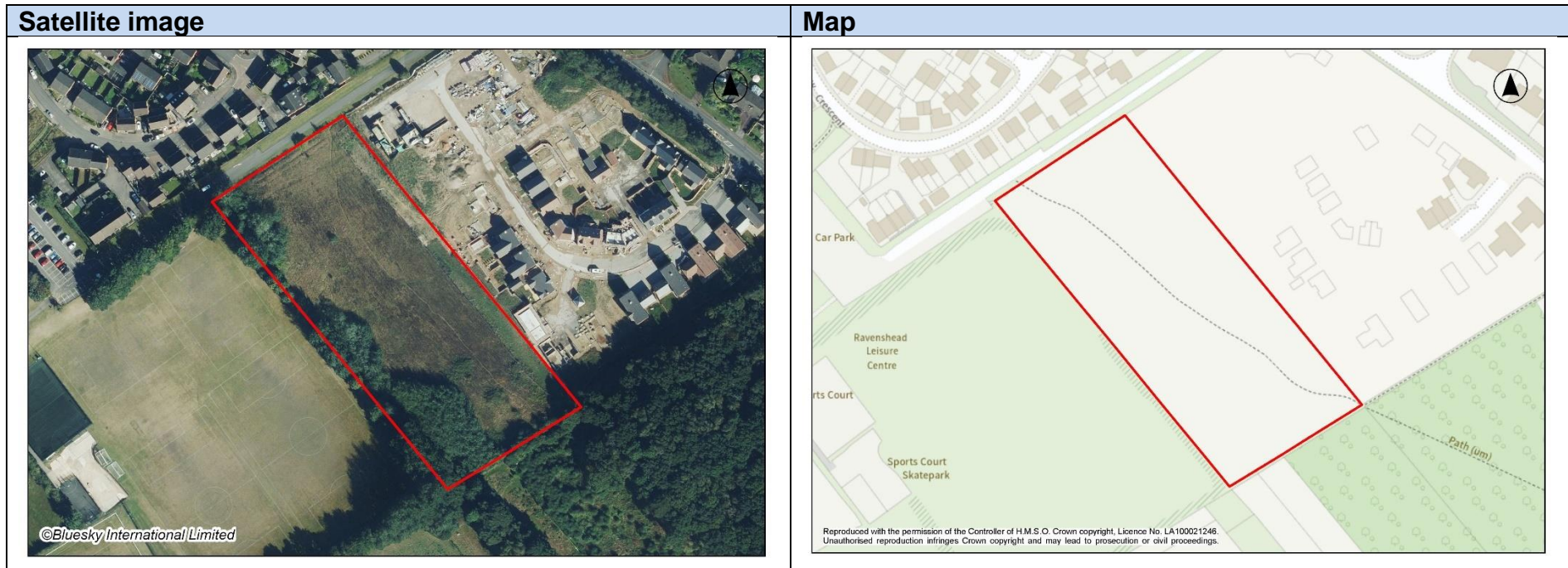
Appendix J contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Ravenshead.

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

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G41 Longdale Lane



SHLAA reference	G41
Size	1.36
No of dwellings/estimated employment floorspace	33 dwellings (pending planning permission)
Existing Use	Grassland

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The site was allocated for housing in the Local Planning Document under H17. The site is pending planning permission for 33 homes. However, in combination with H19 the site would provide over 50 homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service a 15 minute walk from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>directly above Manor Pharmacy) within Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is within a 5 minute walk of open space, which is Nottingham Road Recreation Ground.</p> <p>The current use of the site is grassland land so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>Ravenshead Leisure Centre is</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>between the most deprived areas within the plan area.</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>on the edge of the village to the south. The leisure centre is within a 5 minute walk of the site.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is grassland so development 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>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</p>	+	<p>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is between 400 and 800 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

	facilities, schools, retail centres and employment areas?		<p>primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 45 on the (Department for Transport) Connectivity Tool.</p>	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<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</p>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas

	<p>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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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</p>

	Area?			infrastructure (including private and public car changing points).
<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:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Less than 0.01 ha of the site is at low risk from surface water 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>



<p>13. Natural Environment 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>The site does not fall within a designated site of nature conservation interest. However, the site is adjacent to a Trumper's Wood which is a designated Local Wildlife site.</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 grassland 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>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Incorporate and enhance site boundary vegetation and built form in keeping with adjacent settlement and rural features.</p>
<p>15. Built and Historic Environment To protect and enhance the townscape character and</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p>	0	<p>Archaeology - considered High potential for undated archaeological remains. Moderate to low potential for pre-historic, Roman and medieval archaeological remains.</p>	<p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will</p>

<p>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? 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>inform further assessment work at the application stage.</p>
<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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste</p>	<p>-</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. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

	per head? Will it sterilise mineral reserves which can be viably extracted?			
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G659 Larch Farm (Site 1)

Satellite image	Map
	

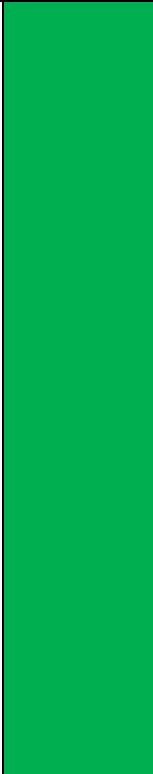
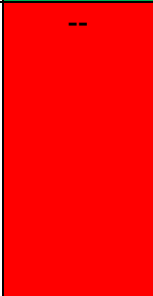
SHLAA reference	G659
Size	1.92
No of dwellings/estimated employment floorspace	35 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity on site is 35 homes based on 18 dph in accordance with the SHLAA methodology. However, would provide over 50 homes in conjunction with adjacent sites, G1282 and G919. The site is not intended for gypsy, traveller or travelling show people provision.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

<p>conditions for a modern economic structure including infrastructure to support the use of new technologies.</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>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>	
<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 style="text-align: center;">+</p>	<p>The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead.</p> <p>The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

<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 doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk to protected open space within Ravenshead, however it is within 30 minutes travel time by public transport, walking and cycling.</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>
<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>

<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 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site, however, is within 30 minutes travel time by walking and cycling to the leisure centre. Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</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>
<p>8. Transport To make efficient use of the existing transport infrastructure, help</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or</p>	++	<p>The site adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>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>Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village however the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 52 on the (Department for Transport) Connectivity Tool.</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>	
<p>10. Energy and Climate Change</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p>	<p>?</p>	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy</p>	<p>Ensure development provides onsite</p>

<p>To minimise energy usage and to develop low carbon energy resources 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>efficiency measures or nature-based solutions.</p>	<p>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>
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<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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>
<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</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.03 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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>

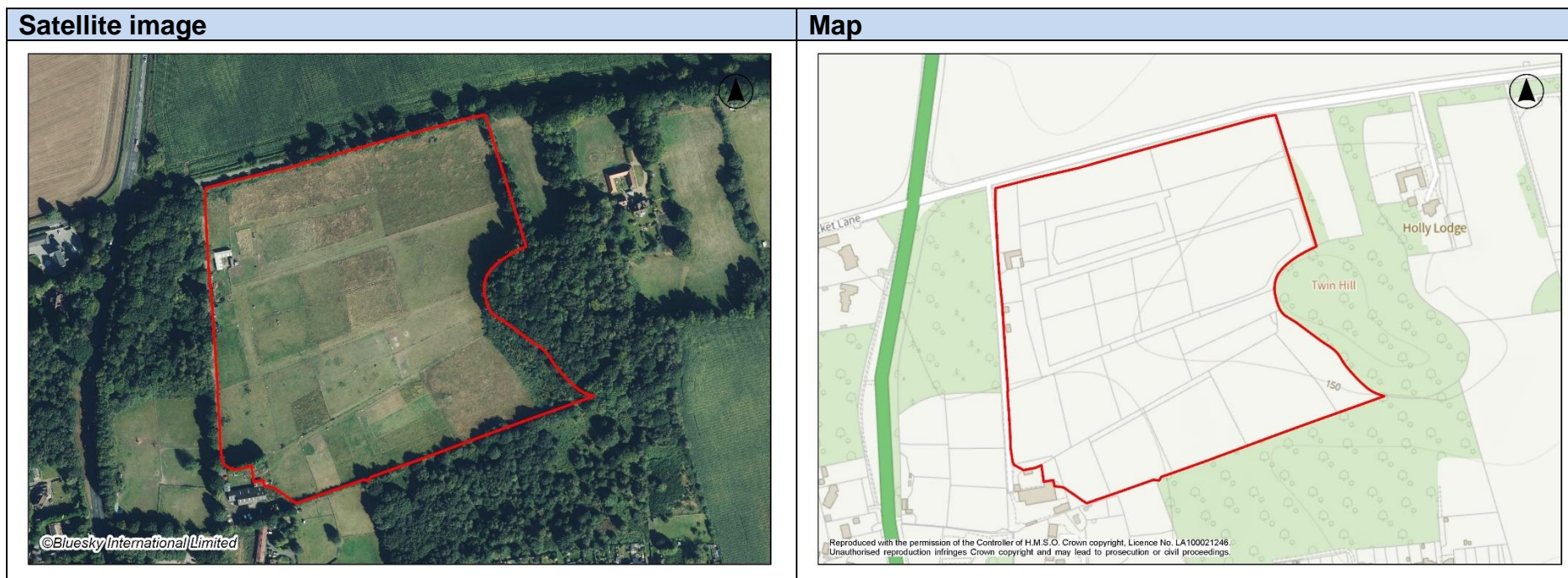
	<p>Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>			
<p>13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will 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>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>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>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>			
<p>14. Landscape Character 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? Will it create a new landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Retain boundary vegetation and trees within the site as part of the green network, and lower height of</p>

				development in the north of the site to limit visibility.
<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>Due to distance, extensive tree cover and intervening developments there would be no effect on these heritage assets.</p> <p>Archaeology - considered Moderate potential for Roman and medieval archaeological remains. Low potential for prehistoric archaeological remains.</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>
<p>16. Natural Resources and Waste Management</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - - Grade 2 (very good) -</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</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure</p>

<p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?</p>		<p>land i.e. grade 3a. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p>	<p>development avoids areas that are classified as good (grade 3a) agricultural land.</p>
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G919 Silverland Farm, Ricket Lane Site A



SHLAA reference	G919
Size	9.55
No of dwellings/estimated employment floorspace	190 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 190 homes based on 20 dph in accordance with the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

	<p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>			
<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 proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead.</p> <p>The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>
<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</p>	+	<p>There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.</p>

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space within Ravenshead, however it is within 30 minutes travel time by public transport, walking and cycling.</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>
<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</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>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>between the most deprived areas within the plan area.</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 site, however, it is within 30 minutes travel time by walking and cycling to the leisure centre. Ravenshead Village Hall, which is just outside Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E, which is approximately a 20 minute walk from the site.</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>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</p>	<p>++</p>	<p>The site adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

	facilities, schools, retail centres and employment areas?		<p>public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 50 on the (Department for Transport) Connectivity Tool.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate</p>	Is the site a brownfield site?	--	The site is greenfield land.	
<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>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon,

	<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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV</p>

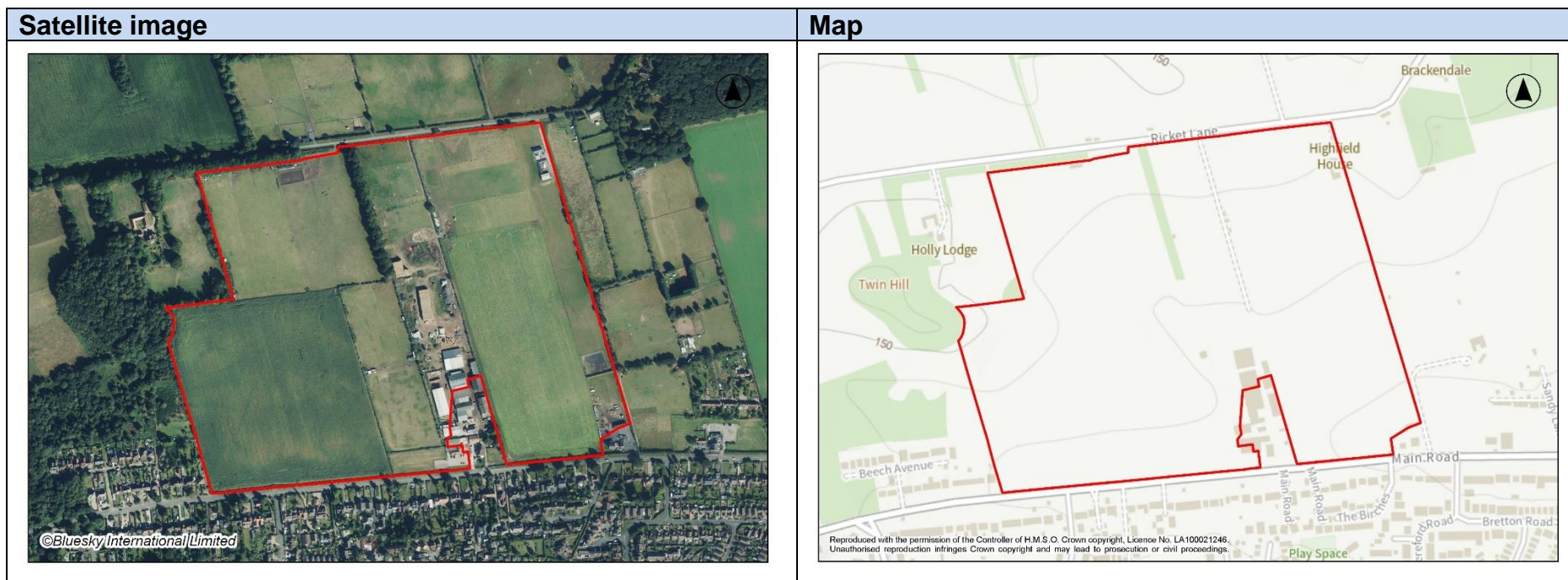
	Air Quality Management Area?			infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of high risk of flooding from surface water (0.54 ha), medium risk of flooding from surface water (0.77 ha) and low risk of flooding from surface water (0.11 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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>
13. Natural Environment	Will it meet the biodiversity net gain	-	It is expected that the site would meet the biodiversity net gain requirements. The site	Requirement for at least 10% biodiversity

<p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?</p>	<p>-</p>	<p>does not fall within and is not adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.</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>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 Character To protect and enhance the landscape character.</p>	<p>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</p>	<p>-</p>	<p>Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium, and visual sensitivity is low. Considering the separation of the site from</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains</p>

	new landscape character?		the settlement edge and open views to the north, the site is not recommended for the type of proposed development.	and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Avoid prominent landform, retain landscape features and in keeping with the existing settlement form, some development could be considered in the south of the site. Should be developed in parallel with G659, not stand alone.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting?	0	Due to distance, intervening topography and vegetation there is no intervisibility between the site and the setting of Fountain Dale Moat. Due to distance and intervening development, there would be no impact on the listed buildings. Archaeology - considered moderate to high for medieval archaeological remains and	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.

<p>designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage</p>	<p>Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?</p>		<p>moderate potential for Roman archaeological remains. Low potential for prehistoric archaeological remains.</p>	
<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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?</p>	<p>-</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. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

G920 Silverland Farm, Ricket Lane Site B



SHLAA reference	G920
Size	34.44ha
No of dwellings/estimated employment floorspace	688 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity of site is 688 homes based on the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre. However it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is within a 5 minute (400 metres) walk to open space, which is on Haddon Road.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	+	<p>Ravenshead Post Office and Ravenshead Library are located within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre.</p> <p>However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site, however, is within 30</p>	<p>Ensure community facilities to support the development are provided.</p>

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>minutes travel time by walking and cycling of the leisure centre. Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling of the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</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>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</p>	++	<p>The site adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	areas?		<p>Ravenshead shopping centre.</p> <p>There is no employment area in the village. However the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 46 on the (Department for Transport) Connectivity Tool.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	--	The site is greenfield land.	
<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</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</p>

	<p>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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including</p>

	Area?			private and public car changing points).
<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:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of high risk of flooding from surface water (0.32 ha), medium risk of flooding from surface water (0.72 ha) and low risk of flooding from surface water (1.46 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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 To increase biodiversity levels</p>	<p>Will it meet the biodiversity net gain requirements?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it</p>

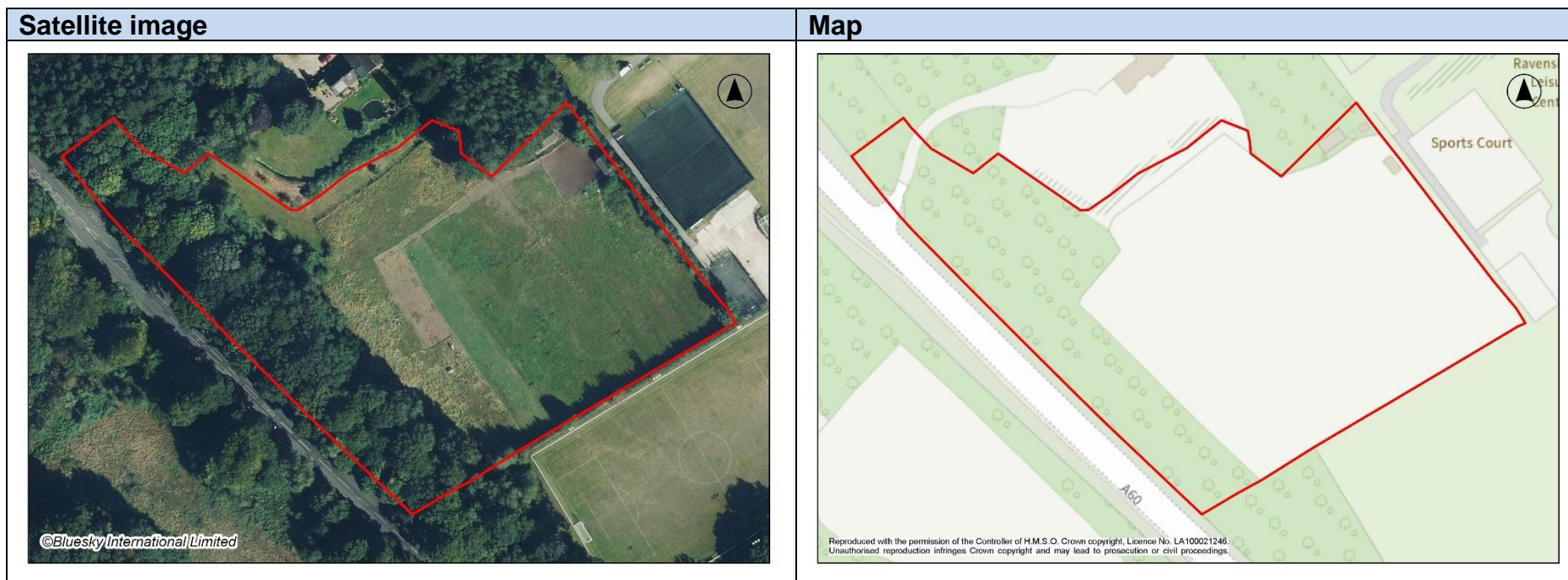
<p>and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>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>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 Character To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good</p>	<p>Ensure development proposals are supported by appropriate landscape</p>

<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?</p>		<p>and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is low, and visual sensitivity is medium. This site is able to accommodate development with an appropriate mitigation strategy to incorporate a landscape buffer to avoid development on higher landform in the north of the site, and to reduce appearance on opposite slopes of Ravenshead.</p>	<p>character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<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</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? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led</p>	-	<p>Site is potentially within the setting of a Scheduled Monument (Fountain Dale moat). Fountain Dale moat is a well-preserved example of a small residential moat with documented historical associations. It has suffered little disturbance since it was abandoned, and so the buried remains of medieval buildings and structures will survive throughout. This Scheduled Monument is a moat which includes a roughly rectangular island measuring 48m x 35m surrounded by a 12m wide ditch which is in turn enclosed by substantial outer bank measuring 1m high and 2m wide. The ditch is steep sided and is 2m deep to the island or 3m deep to the bank. The north-east corner of the moat is crossed by a 14m wide causeway. Setting is</p>	<p>To mitigate any potential harm to the setting of this Scheduled Monument, any future development on the Silverland Farm site should be restricted to the southern parts of the site to provide a suitable undeveloped buffer zone between the development site and the ridge line. It is recommended that built form housing should be no closer than a minimum of</p>

<p>culture and heritage.</p>	<p>regeneration? Will it lead to the adaptive reuse of a heritage asset?</p>		<p>the surroundings in which the asset is experienced.</p> <p>Potentially extending development towards the ridge line to the north of Ravenshead. It is considered that the extension of built development towards and onto this ridge line would be a particularly prominent skyline feature when viewed from the north that will encroach on the relatively open and remote rural setting of the Scheduled Monument at Fountain Dale moat having a moderate impact on its rural setting</p> <p>Due to distance and intervening development there would be no impact on the listed buildings.</p> <p>Archaeology - considered moderate to high for medieval archaeological remains and moderate potential for Roman archaeological remains. Low potential for prehistoric archaeological remains.</p>	<p>1000m in distance and pulled back from northern edge to avoid creating a built form on this ridgeline.</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>
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,</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)? Will it lead to a</p>	<p>-</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. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good</p>

safeguarding minerals and waste.	loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?		not fall within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.
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G1191 West of Nottingham Road



SHLAA reference	G1191
Size	1.73 ha
No of dwellings/estimated employment floorspace	50 dwellings (capacity submitted by landowner)
Existing Use	Grazing paddock

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	-	The dwelling capacity of the site is 50 homes based on the capacity submitted by landowner.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space, which is Nottingham Road Recreation Ground.</p> <p>The current use of the site is a grazing paddock so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>deprived areas within the plan area.</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 leisure centre is not within a 5 minute walk of the site.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is a grazing paddock so development 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>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</p>	<p>++</p>	<p>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

	centres and employment areas?		<p>Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 50 on the (Department for Transport) Connectivity Tool.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	++	The site is on previously developed land, adjoining a key settlement.	
<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</p>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce

	<p>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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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</p>

	Area?			public car changing points).
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Site does not fall within area at risk of flooding from surface water.</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 To increase biodiversity levels</p>	<p>Will it meet the biodiversity net gain requirements?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it</p>

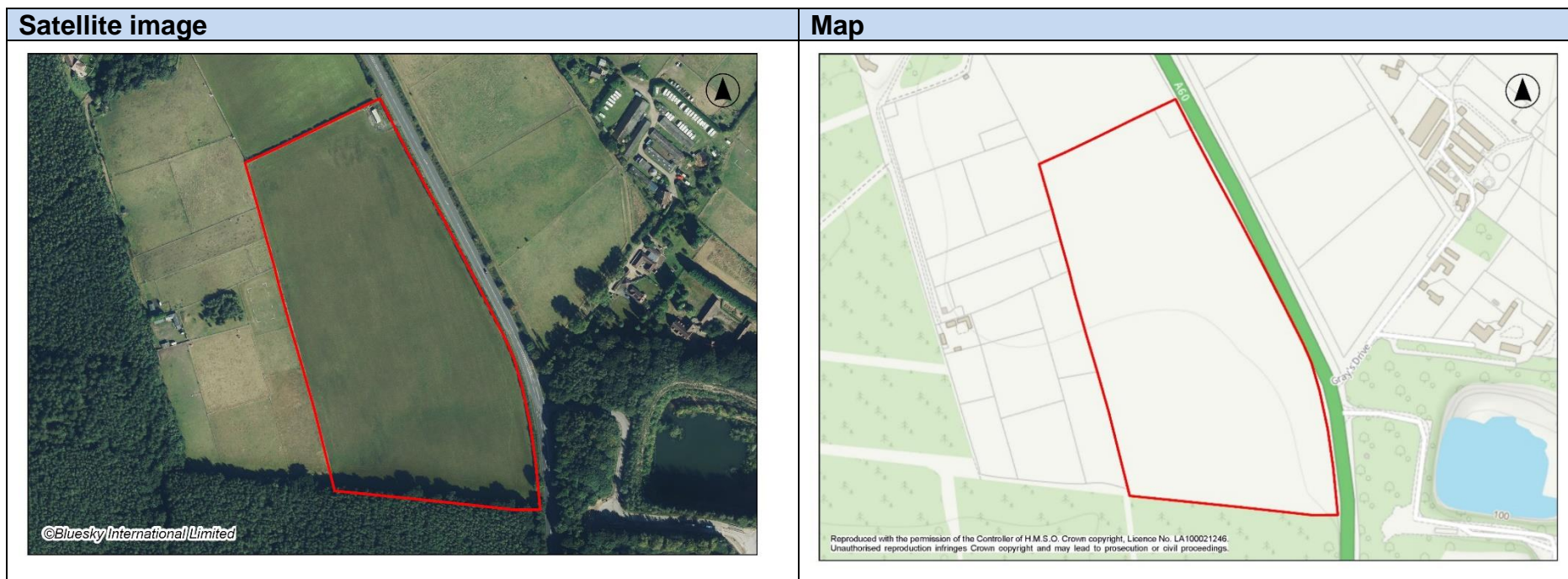
<p>and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>There is a Tree Preservation Order on a group of woodland to the south of 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 a grazing paddock 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>is a greenfield site. Protect and enhance green infrastructure provision. Development would be restricted to avoid the group of protected woodland. Retain where possible and enhance other trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p>14. Landscape Character To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good</p>	<p>Ensure development proposals are supported by appropriate landscape</p>

<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?</p>	<p></p>	<p>and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. The Landscape and Visual analysis (2025) concludes, landscape and visual sensitivity is medium. Development of this site restricted by the valuable Woodland along Mansfield Road which provides screening and connectivity.</p>	<p>character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Lower density development should be considered as part of transitional settlement edge if development was to occur on this site, with the retention of a woodland buffer along Mansfield Road.</p>
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p>	<p>0</p>	<p>Due to distance, extensive tree cover and intervening developments including Nottingham Road adjoining the site there would be no effect on heritage assets. Archaeology - considered High potential for undated archaeological remains. Moderate to</p>	<p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further</p>

<p>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? 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>low potential for pre-historic, Roman and medieval archaeological remains.</p>	<p>assessment work at the application stage.</p>
<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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste</p>	<p>-</p>	<p>Majority of site is non-agricultural. However, part of site (1.7 ha) is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

	per head? Will it sterilise mineral reserves which can be viably extracted?			
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G1202, Kighill Equestrian Centre – Site B



SHLAA reference	G1202
Size	7.00 ha
No of dwellings/estimated employment floorspace	140 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
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<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing? Will it meet the housing need?</p>	<p>++</p>	<p>The dwelling capacity of the site is 140 homes based on 20 dph in accordance with the Density Policy.</p>	<p>Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.</p>
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>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?</p>	<p>0</p>	<p>No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new</p>	<p>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?</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. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.</p>	

technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural land so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>close the gap between the most deprived areas within the plan area.</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>Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</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>++</p>	<p>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is less than 400m from the site.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>and to improve travel choice and accessibility.</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 within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 46 on the (Department for Transport) Connectivity Tool.</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>--</p>	<p>The site is greenfield land.</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based</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</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</p>

<p>solutions to climate change.</p>	<p>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>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>
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise</p>	<p>Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?</p>	<p>-</p>	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to</p>

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			public transport and provision of EV infrastructure (including private and public car changing points).
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of low risk of flooding from surface water (0.01 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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.

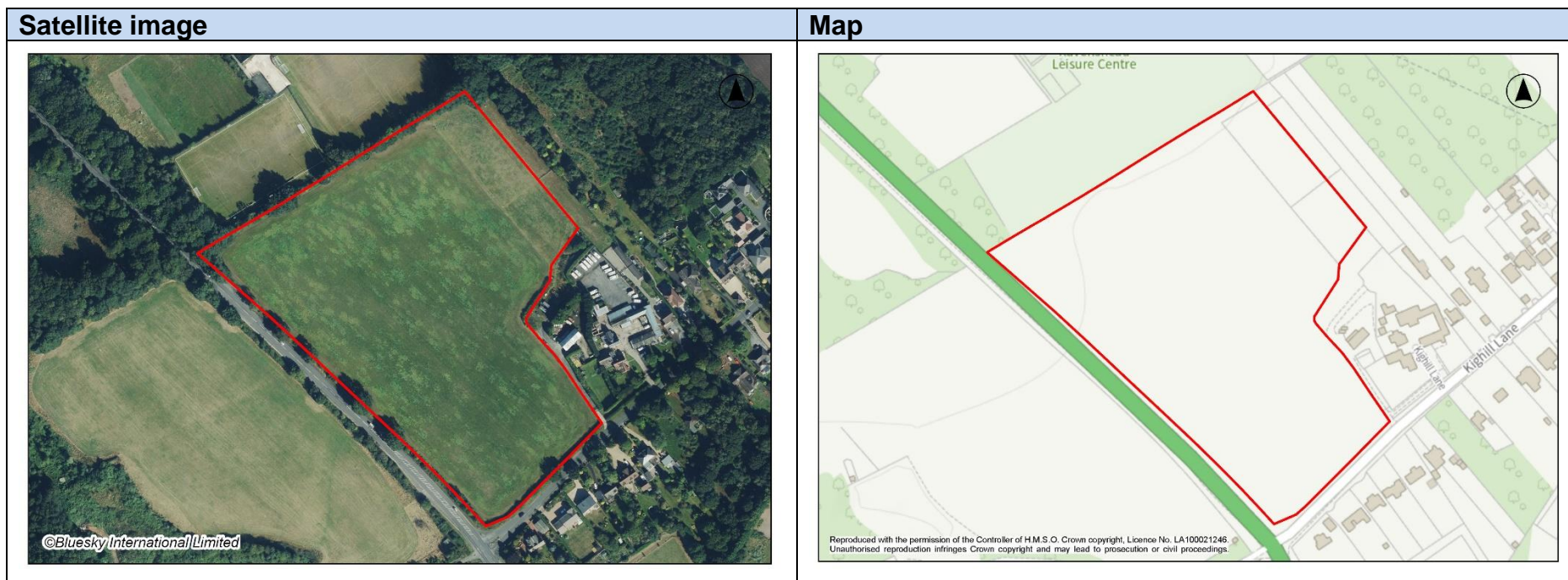
<p>13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium, and visual sensitivity is low. However, the site is considered unsuitable for the proposed type of development, in landscape and visual terms due to it being separated from the existing settlement. The northern part of the site could be developed, incorporating a landscape buffer along the roadside and providing a substantial landscape buffer in the south of the site, in line with woodland on the opposite side of the A60. In addition, the site should be developed in parallel with G1219, G1362, G1363 and G1366, not stand alone. There is opportunity to create a 'gateway' to Ravenshead.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p>	<p>0</p>	<p>Due to distance and terrain, there would be no impact on these heritage assets.</p> <p>Archaeology - considered high potential for undated remains associated with cropmarks. Moderate to Low potential for prehistoric archaeological remains.</p>	<p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further</p>

<p>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? 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>assessment work at the application stage.</p>
<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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and</p>	<p>-</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. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policy Map (2021) the site falls 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>

	commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			
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G1219, West of Kighill Farm



SHLAA reference	G1219
Size	6.01 ha
No of dwellings/estimated employment floorspace	120 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity of the site is 120 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is within a 5 minute walk of open space, which is Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural land so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south.</p> <p>The leisure centre is within a 5 minute walk of</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>deprived areas within the plan area.</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 site.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</p>	<p>++</p>	<p>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

	areas?		<p>There is no employment area in the village. However the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 47 on the (Department for Transport) Connectivity Tool.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	--	The site is greenfield land.	
<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</p>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures);

	<p>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>encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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>

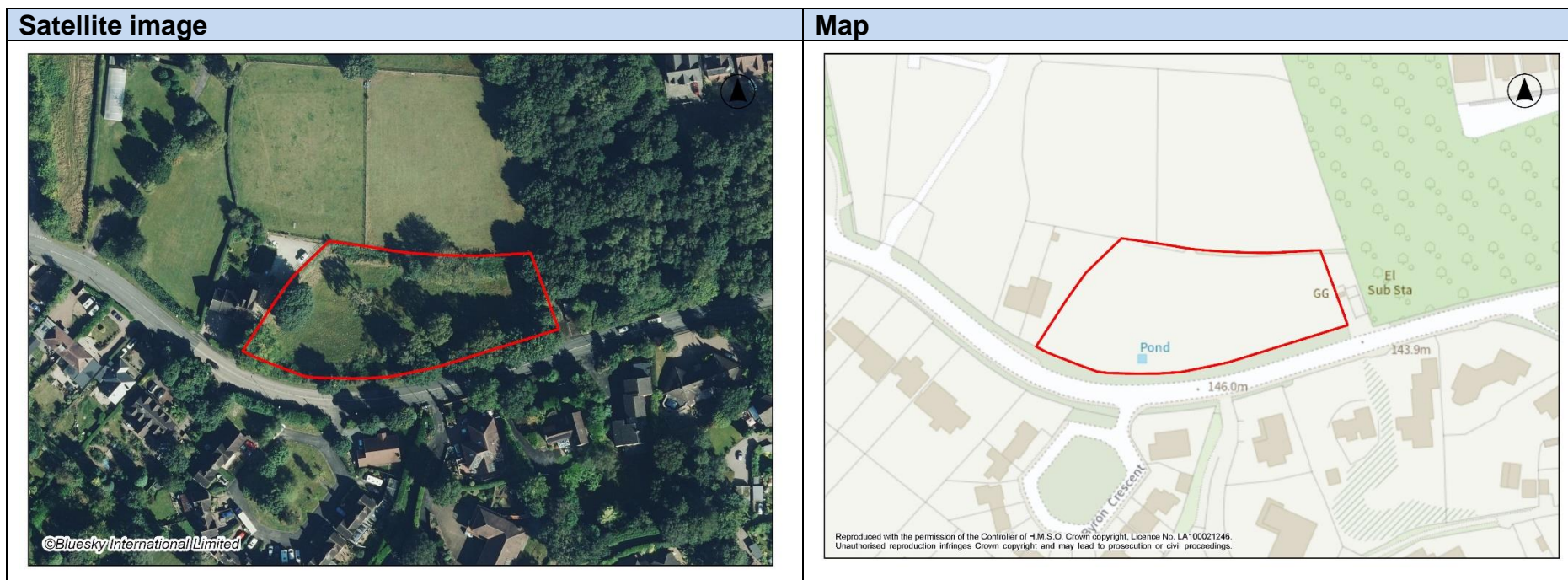
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate 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>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Site does not fall within an area at risk of flooding from surface water.</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 To increase biodiversity levels and protect and enhance blue-green</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</p>	<p>-</p>	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</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</p>

<p>infrastructure and the natural environment.</p>	<p>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>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>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 Character 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</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access</p>

	features and characteristics of the landscape in the present form? Will it create a new landscape character?		<p>moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, landscape and visual sensitivity are low. This site is appropriate for the type of development in part, however land to the south and west of the site should be left undeveloped to keep an open public space along Mansfield Road. Density of the development should also be carefully considered along Kighill Lane; retaining vegetation to screen and assimilate with the wider landscape.</p>	statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.
<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</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? Will it promote heritage based tourism or</p>	0	<p>Due to distance and terrain there would be no impact on heritage assets.</p> <p>Archaeology - considered moderate potential for undated archaeological remains. Moderate to low potential for pre-historic, Roman and medieval archaeological remains.</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.

culture and heritage.	heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - - Grade 2 (very good) - - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1282, Larch Farm (Site 2)



SHLAA reference	G1282
Size	0.45
No of dwellings/estimated employment floorspace	8 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity on site is 8 homes based on 18 dph in accordance with the SHLAA methodology. However, would provide over 50 homes in conjunction with adjacent site G659.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk to protected open space within Ravenshead, however it is within 30 minutes travel time by public transport, walking and cycling.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>between the most deprived areas within the plan area.</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 site, however, is within 30 minutes travel time by walking and cycling to the leisure centre. Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</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>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</p>	++	<p>The site adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services - no. 141 and no. 445A. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

	centres and employment areas?		<p>primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 48 on the (Department for Transport) Connectivity Tool.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	--	The site is greenfield land.	
<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</p>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas

	<p>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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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</p>

	Area?			private and public car changing points).
<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:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of high risk of flooding from surface water (0.04 ha), a medium risk of flooding from surface water (0.07 ha) and low risk of flooding from surface water (0.1 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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 To increase biodiversity levels</p>	<p>Will it meet the biodiversity net gain requirements?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it</p>

<p>and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>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>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 Character To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	<p>--</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good</p>	<p>Ensure development proposals are supported by appropriate landscape</p>

<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?</p>		<p>and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual analysis (2025) concludes, the landscape and visual sensitivity is low. However, it is considered that the site is inappropriate for the type of proposed development due to it forming part of the green infrastructure network, providing a green break in the settlement along Main Road. There is opportunity to incorporate the site as public open space if site G659 is developed.</p>	<p>character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<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</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? Will it promote heritage based tourism or</p>	<p>0</p>	<p>Due to distance, extensive tree cover and intervening developments there would be no effect on these heritage assets.</p> <p>Archaeology - Considered Moderate potential for Roman and medieval archaeological remains. Low potential for prehistoric archaeological remains.</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>

culture and heritage.	heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - - Grade 2 (very good) - - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head. Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

G1326, Little John Paddocks



SHLAA reference	G1326
Size	3.6 ha
No of dwellings/estimated employment floorspace	72 dwellings (20 dph)
Existing Use	Equestrian

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity on site is 72 homes based on 20 dph in accordance with the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centres uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is within a 5 minute walk to protected open space, which is on Haddon Road.</p> <p>The current use of the site is a riding school land so development on site would result in a loss of a recreational area.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site, however, is within 30 minutes travel time by walking and cycling</p>	<p>Ensure community facilities to support the development are provided.</p>

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>to the leisure centre. Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is a riding school 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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site adjoins Ravenshead to the north.</p> <p>There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The nearest bus stop is less than 400 metres from the site.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.

			<p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 41 on the (Department for Transport) Connectivity Tool.</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 brownfield land.</p>	
<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</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);</p>

	<p>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>encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>
<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? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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>

<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of high risk of flooding from surface water (0.06 ha), a medium risk of flooding from surface water (0.18 ha) and low risk of flooding from surface water (0.29 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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 To increase biodiversity levels and protect and enhance blue-green</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</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The site does not fall within and not adjacent to a designated site of nature conservation interest.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance</p>

<p>infrastructure and the natural environment.</p>	<p>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>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 a riding school 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>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 Character 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</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access</p>

	<p>features and characteristics of the landscape in the present form? Will it create a new landscape character?</p>		<p>moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is low, and visual sensitivity is medium. The site is able to accommodate development, with an appropriate mitigation strategy.</p>	<p>statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Assimilate development on the existing settlement edge through enhancing existing and providing additional vegetation in site boundaries.</p>
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve</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-</p>	0	<p>Archaeology - considered moderate to low potential for pre-historic, Roman and medieval archaeological remains.</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>

<p>designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset? 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>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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?</p>	<p>-</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. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

G1354, Land east of Chapel Lane



SHLAA reference	G1364
Size	37.43 ha
No of dwellings/estimated employment floorspace	800 dwellings (20 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity of the site is 800 homes based on 20 dph in accordance with the SHLAA Methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space, which is Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural land so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<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</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Ravenshead Leisure Centre is on the edge of the village to the south.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>deprived areas within the plan area.</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 leisure centre is not within a 5 minute walk of the site, but is within 30 minutes travel time by public transport, walking and cycling to the centre</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</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</p>	<p>+</p>	<p>The site adjoins Ravenshead to the east.</p> <p>There are bus stops on Main Street for the following bus services no. 141 and no. 445A. No. 141 runs from Nottingham to Sutton in Ashfield. No. 445A is a bus service operated by Ravenshead Community Project.</p> <p>The nearest bus stop is between 400 metres and 800 metres from the site.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>travel choice and accessibility.</p>	<p>time of community facilities, schools, retail centres and employment areas?</p>		<p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 39 on the (Department for Transport) Connectivity Tool.</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>	
<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>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</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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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</p>

	Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of medium risk from surface water flooding (<0.01 ha) and low risk from surface water flooding (0.79 ha).</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 To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>The Local Wildlife Site “Ravenshead Knoll” falls within the site to the east.</p> <p>Development on site would result in the loss of existing trees and hedgerows. Part of the site to the north east contains an area of protected woodland.</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>The Local Wildlife site would need to be protected and any development would need to mitigate any impacts on the site. Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Development would need to avoid the area of protected woodland. Ensure onsite and where possible off site open space is retained and enhanced.</p>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Retain and enhance vegetation within the site and along the boundaries, to provide a landscape buffer to integrate the development edge and the Robin Hood Way path.</p>
<p>15. Built and Historic Environment</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of</p>	<p>0</p>	<p>Due to distance and terrain no impact on Blidworth Dale House.</p>	<p>Archaeology - minimum requirement for Desk-Based Assessment (DBA)</p>

<p>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>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? 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>Archaeology - considered high potential for geoarchaeological material. Moderate potential for pre-historic archaeological remains and a low potential for medieval archaeological remains.</p>	<p>and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage</p>
<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)? Will it lead to a loss of best and most versatile (BMV) agricultural land</p>	<p>-</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. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.</p>

	<p>(agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?</p>			
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G1362, Ravenshead Plant Centre



SHLAA reference	G1362
Size	7.75 ha
No of dwellings/estimated employment floorspace	155 dwellings (20 dph)
Existing Use	Agricultural buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity of the site is 155 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>close the gap between the most deprived areas within the plan area.</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>Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</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>++</p>	<p>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is less than 400 metres from the site.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>and to improve travel choice and accessibility.</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 within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 41 on the (Department for Transport) Connectivity Tool.</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 predominantly greenfield land.</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based</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</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</p>

<p>solutions to climate change.</p>	<p>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>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>
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise</p>	<p>Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?</p>	<p>-</p>	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to</p>

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			public transport and provision of EV infrastructure (including private and public car changing points).
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within an area of high risk of flooding from surface water (0.02 ha), medium risk of flooding from surface water (0.03 ha) and low risk of flooding from surface water (0.05 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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>

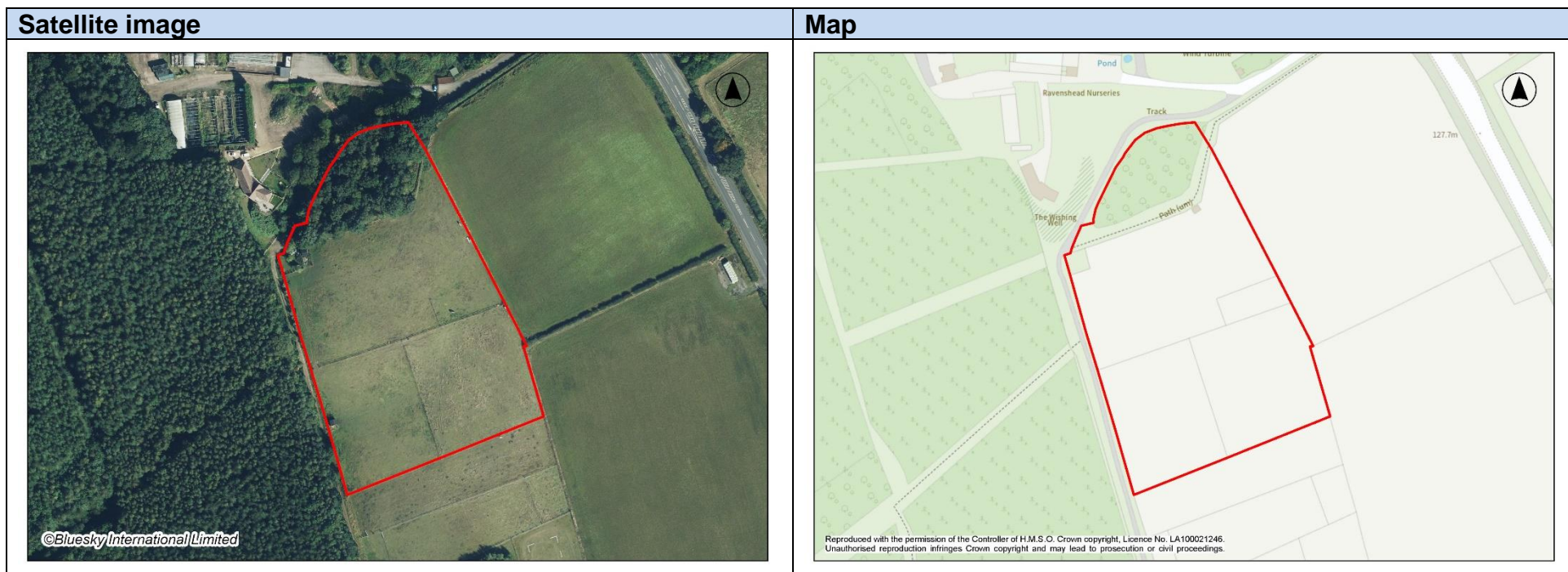
<p>13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation 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>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance vegetation within and bounding the site and providing a landscape buffer to assimilate development at the existing settlement edge. In addition, the site should be developed in parallel with G1219, not as stand alone, to prevent isolated settlement clusters.</p>
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<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? 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>0</p>	<p>Due to distance and terrain no impact.</p> <p>Considered high potential for undated remains associated with cropmarks. Moderate to Low potential for prehistoric archaeological remains.</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>
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,</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)? Will it lead to a</p>	<p>-</p>	<p>The majority of the site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good</p>

safeguarding minerals and waste.	loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?		Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site falls within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.
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G1363, Ravenshead Plant Centre (Site A)



SHLAA reference	G1363
Size	2.3 ha
No of dwellings/estimated employment floorspace	41 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity of the site is 41 homes based on 18 dph in accordance with the Density Policy. However would provide over 50 homes in conjunction with adjacent sites G1362, G1366 and G1202.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>close the gap between the most deprived areas within the plan area.</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>Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</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>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is less than 400 metres from the site.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>and to improve travel choice and accessibility.</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 within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 37 on the (Department for Transport) Connectivity Tool.</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>--</p>	<p>The site is greenfield land.</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based</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</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</p>

<p>solutions to climate change.</p>	<p>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>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>
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise</p>	<p>Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?</p>	<p>-</p>	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to</p>

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			public transport and provision of EV infrastructure (including private and public car changing points).
<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:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk from surface water flooding (0.01 ha), medium risk from surface water flooding (0.02 ha) and low risk from surface water flooding (0.04 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.</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>

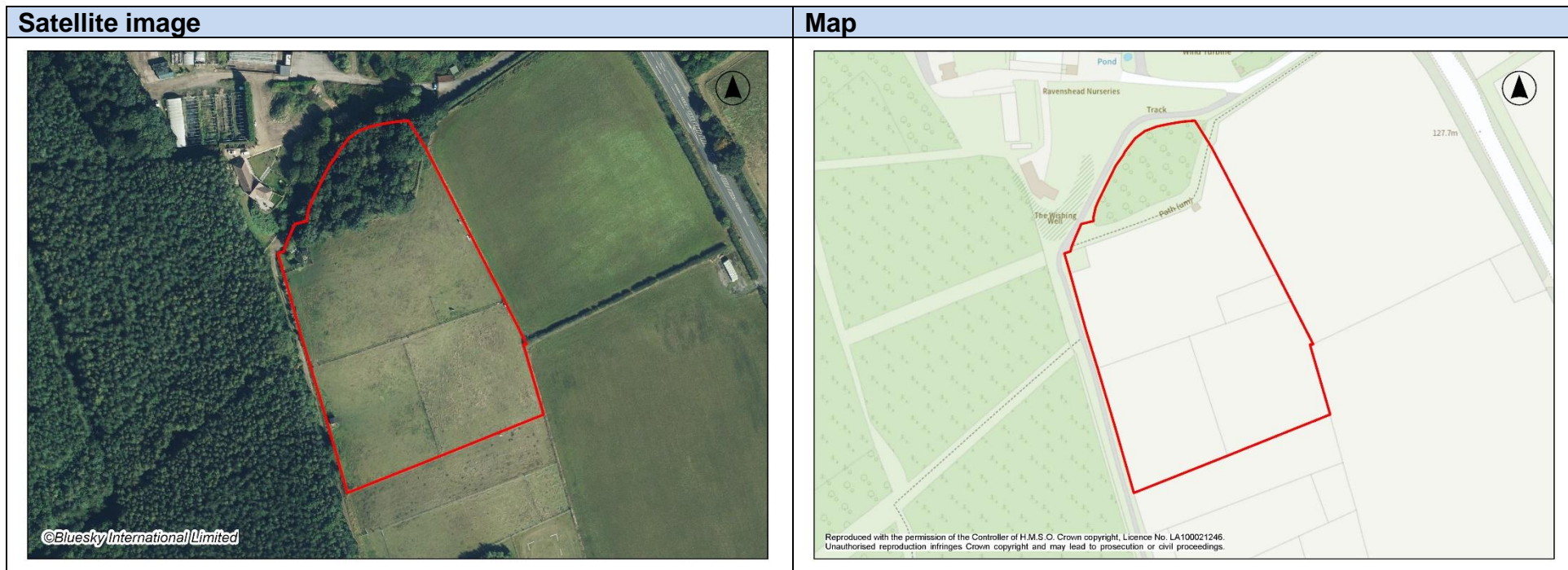
<p>13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation 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>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p> <p>Retain and enhance woodland within the site, and incorporate it within a landscape buffer to assimilate with the rural setting. In addition, the site should be developed in parallel with G1219 and G1362, not as stand alone, to prevent isolated settlement clusters.</p>
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<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? 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>0</p>	<p>Due to distance and terrain no impact.</p> <p>Archaeology - No known archaeology within the site boundary. Aerial photography indicated unrecorded cropmarks within the site boundary. Origin may be geological but an archaeological origin is also possible.</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>
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,</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)? Will it lead to a</p>	<p>-</p>	<p>The majority of the site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head.</p>	<p>Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good</p>

safeguarding minerals and waste.	loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?		Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does fall within an area safeguarded for mineral extraction.	(grade 3a) agricultural land.
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G1364, Ravenshead Plant Centre (Site B)



SHLAA reference	G1364
Size	2.4 ha
No of dwellings/estimated employment floorspace	43 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity of the site is 43 homes based on 18 dph in accordance with the Density Policy. However, would provide over 50 homes in conjunction with adjacent site G1202.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space. However, it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>close the gap between the most deprived areas within the plan area.</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>Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</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</p>	+	<p>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is between 400 and 800 metres from the site.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>travel choice and accessibility.</p>	<p>minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>The site is within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However, the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 35 on the (Department for Transport) Connectivity Tool.</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 predominantly greenfield land.</p>	
<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>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</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>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>
<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? Will the site cause additional harm to an existing Air Quality Management Area?</p>	-	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</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</p>

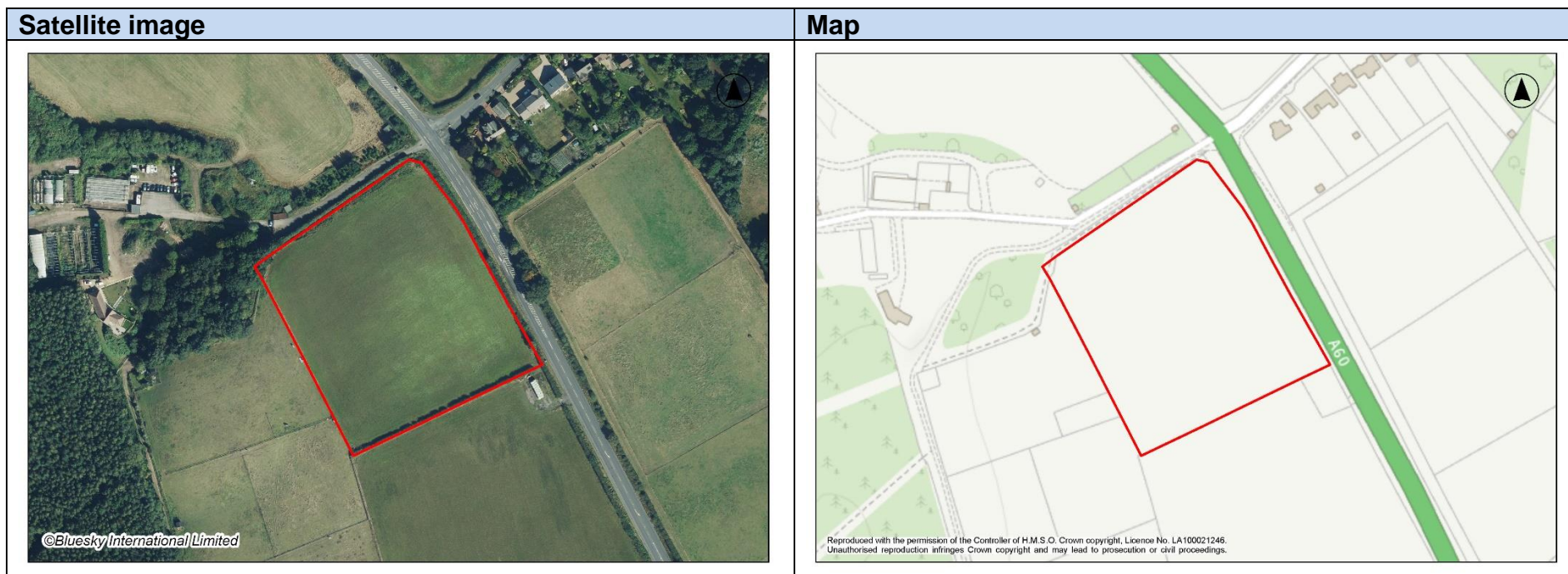
	Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Site is not at risk from surface water 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>

<p>13. Natural Environment 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>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	<p>-</p>	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium, and visual sensitivity is low. However, the site is considered unsuitable for the proposed type of development, in landscape and visual terms due to it being separated from the existing settlement. It could be brought forward in parallel with G1363 and G1202, to provide a substantial landscape buffer as part of the network of woodlands and providing opportunity to incorporate public open space in the north of the site as part of wider development within this area.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To</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-</p>	<p>0</p>	<p>Due to distance and terrain no impact.</p> <p>Archaeology - considered high potential for undated remains associated with cropmarks. Moderate to Low potential for prehistoric archaeological remains.</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>

<p>conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset? 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>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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?</p>	<p>-</p>	<p>The majority of the site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head.</p> <p>Based upon the Minerals Local Plan Policies Map (2021), the site does 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>

G1366, Ravenshead Plant Centre (Site C)



SHLAA reference	G1366
Size	2.21 ha
No of dwellings/estimated employment floorspace	39 dwellings (18 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity of the site is 39 homes based on 18 dph in accordance with the Density Policy. However, would provide over 50 homes in conjunction with adjacent sites G1362, G1363 and G1202.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

of new technologies.	Is the site for new educational buildings? Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 Metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre in Ravenshead. The site is not within a 5 minute walk of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 Metres) walk of a recreational area or accessible blue-green	+	There is no doctors surgery in Ravenshead. The nearest GP surgery Abbey Medical Group (in Blidworth) is within 30 minutes travel time by public transport and cycling. There is direct bus service from the site to the doctors surgery (bus service no. 141). There is Manor Pharmacy and Ravenshead Dental Practice (which is on the first floor directly above Manor Pharmacy) within	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

	<p>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>Ravenshead shopping centre.</p> <p>The site is not within 400 metres of Ravenshead shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>The site is not within a 5 minute walk of open space. However it is within 30 minutes travel time by public transport, walking and cycling to Nottingham Road Recreation Ground.</p> <p>The current use of the site is agricultural buildings so development would not result in a loss of a recreational area or blue green infrastructure.</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>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 5 minutes (400 metres) walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p>	+	<p>There is Ravenshead Post Office and Ravenshead Library within Ravenshead shopping centre. The site is not within a 5 minute walk of Ravenshead shopping centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre.</p>	<p>Ensure community facilities to support the development are provided.</p>

<p>close the gap between the most deprived areas within the plan area.</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>Ravenshead Leisure Centre is on the edge of the village to the south. The leisure centre is not within a 5 minute walk of the site. However, it is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Ravenshead Village Hall, which is just outside the Ravenshead shopping centre, is within 30 minutes travel time by public transport, walking and cycling to the site. There are two primary schools within the village (Ravenshead C of E primary school and Abbey Gates primary school). The nearest school to the site is Ravenshead C of E.</p> <p>The current use of the site is agricultural so development 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>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</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>The site adjoins Ravenshead to the south.</p> <p>There are bus stops on the A60 for the following bus services no. 141, A3 and Pronto. No. 141 runs from Nottingham to Sutton in Ashfield. A3 and Pronto both run from Mansfield to Nottingham.</p> <p>The nearest bus stop is less than 400 metres from the site.</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

<p>and to improve travel choice and accessibility.</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 within 30 minutes travel time by public transport, walking and cycling to primary school, post office, pharmacy and Ravenshead shopping centre.</p> <p>There is no employment area in the village. However the no. 141 bus service provides connectivity to existing businesses outside the village such as Nottingham, Bestwood Village, Hucknall, Mansfield and Sutton in Ashfield.</p> <p>The site scores 41 on the (Department for Transport) Connectivity Tool.</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>--</p>	<p>The site is predominantly greenfield land.</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based</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</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</p>

<p>solutions to climate change.</p>	<p>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>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>
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise</p>	<p>Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area?</p>	<p>-</p>	<p>The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on A60 towards Nottingham.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to</p>

and other types of pollution.	Is it likely to create a new Air Quality Management Area?			public transport and provision of EV infrastructure (including private and public car changing points).
<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:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); <p>or</p> <ul style="list-style-type: none"> - 3b (The Functional Floodplain)? <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is not within EA Flood Zones 2 and 3.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Site is not at risk from surface water 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>

<p>13. Natural Environment 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>The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>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>
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<p>14. Landscape Character 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? Will it create a new landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Papplewick Wooded Estatelands (S PZ 3). The landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'.</p> <p>The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development, incorporating an appropriate mitigation strategy provide a landscape buffer along the roadside boundary. In addition, the site should be developed in parallel with G1219, G1362 and G1363, not stand alone.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<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</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>	0	<p>Due to distance and terrain no impact.</p> <p>Archaeology - considered high potential for undated remains associated with cropmarks. Moderate to Low potential for prehistoric archaeological remains.</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>

<p>their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it enhance or better reveal the significance of the heritage asset? 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>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)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?</p>	<p>-</p>	<p>The majority of the site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does 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>