

# **Gedling Local Development Plan**

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

### **Appendix L: Reasonable Alternative Sites in Lambley**

May 2026

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## Introduction

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

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

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## G538 Land off Spring Lane

Factors	Details
SHLAA reference	G538
Size	4.46
No of dwellings/ estimated employment floorspace	90 homes at 20 dph
Existing Use	agricultural



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity of the site is 90 homes based on 20 dph in accordance with the SHLAA Methodology/Density Policy..	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> 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.</p> <p>The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. Lambley Recreation Ground is approximately 6 minutes walk.</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>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p><b>6. Community Safety</b> 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>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There are no community facilities within 5 minutes walk or 400m. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre 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 would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins Lambley village.</p> <p>There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>The joint use facility Lambley Primary School and Village Hall is within a 5 minute walk .</p> <p>Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Dft connectivity score: 46</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>9. Brownfield Land</b> 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>Site is on greenfield land</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.11 ha), medium risk of flooding from surface water (0.26 ha) and low risk of flooding from surface water (0.55 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p> <p>Site falls within area susceptible to groundwater flooding</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural so there would not be a loss of open space.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p><b>14. Landscape</b></p> <p>To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>landscape condition is described as good and landscape character is strong, and the strategy is to conserve.</p> <p>The Gedling Landscape and Visual Analysis Study 2025 - the site is located on rising arable farmland to the south-east of Lambley, acting as part of the rural backdrop to the village. There are views across the village to the site, particularly its higher ground in the south-east. Views of the lower parts of the site are screened in parts of the study area by a combination of vegetation and built form. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage features, a medium landscape condition, high level of recreational amenity and green infrastructure functionality. There is medium landscape susceptibility to the proposed development type due to the site forming a 'spur' extension to the existing settlement and the erosion of both the strong settlement edge and the rural backdrop to the village. There is a medium visual value and high visual susceptibility associated with views from nearby residents and recreational receptors and the raised and visible nature of the site. Overall, the landscape and visual sensitivity is medium.</p>	<p>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>Gedling Landscape and Visual Analysis Study 2025 – offset development from the public right of way in the north-west and enhance site boundary here. Landscape buffer to higher ground in the south-east to retain perception of rural background to the village – development would not be appropriate in this location in landscape</p>

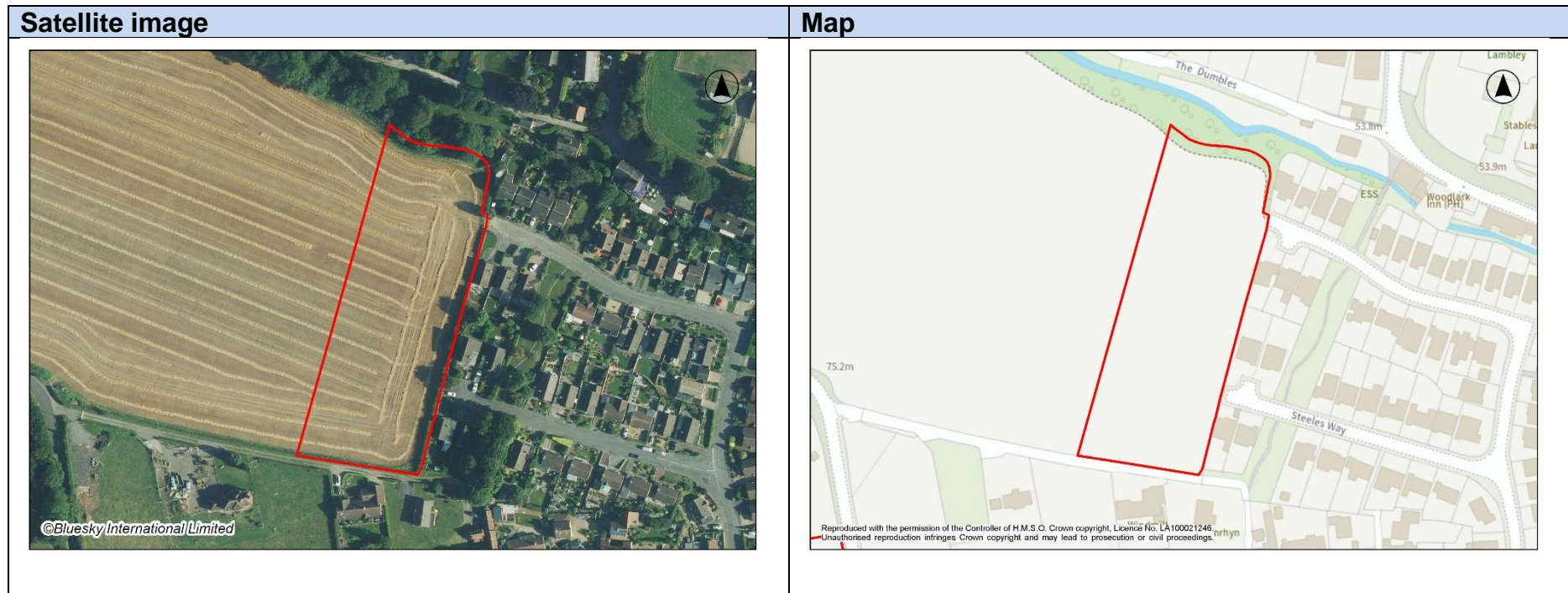
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>The site is able to accommodate some development with an appropriate strategy to mitigate landscape and visual effects, including a landscape buffer in the higher ground within the site to retain the rural setting to the village and limit views – development would not be appropriate in this part of the site in landscape and visual terms. In addition, there is the opportunity to create a gateway to Lambley at the western part of the site which lies at the village's southern access.</p>	<p>and visual terms. Opportunity for a gateway feature to the village in far the landscape buffer in the west of the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>Site forms part of the rural setting for the Lambley Conservation Area where the original settlement is largely confined to the valleys of the Dumbles streams with new development around but still has a relationship with the surrounding fields/agriculture. The site is located on rising ground to the south of Lambley Village and becomes more visible from the Conservation Area as a distant view of farmland. The site would have a substantial urbanising effect particularly when viewed from the entrance to the Conservation Area from vantage points on Spring Lane. The site if developed would have a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting.</p> <p>Archaeology - considered <b>high</b> potential for medieval archaeological remains. <b>Moderate</b> potential for post-medieval remains. <b>Moderate</b> to <b>Low</b> potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.</p>	<p>Heritage – none. Avoid.</p> <p>Archaeology: Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is 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>

## G672 Land adjacent Steeles Way / Orchard Rise

Factors	Details
SHLAA reference	G672
Size	0.9 ha
No of dwellings/ estimated employment floorspace	16 based on 18 dph.
Existing Use	Agricultural land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity is 16 homes at 18 dph in accordance with the SHLAA Methodology/Density Policy..	
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure.</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>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	++	<p>There is a children's nursery, public house and Place of Worship within 5 minutes walking distance (400 m). The joint use primary school / village hall is approximately 6 minutes walking distance. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre 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 would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>The joint use Lambley Primary School / village hall is within a 6 minute walk.</p> <p>Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling.</p> <p>DfT connectivity score:41</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p><b>9. Brownfield Land</b> 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>Site is on greenfield land</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>A water course flows along the northern edge of the site - The Bottom Dumble – which feeds into the Cocker Beck and River Trent. It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.01 ha), medium risk of flooding from surface water (0.02 ha) and low risk of flooding from surface water (0.09 ha). Site falls within area susceptible to groundwater flooding</p>	<p>Incorporate a suitable stand off distance from the riparian zone, surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision 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>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site may result in the loss of existing trees and hedgerows on the periphery of the site.</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>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Development would be restricted to avoid the group of protected woodland. Retain where possible and enhance other trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p><b>14. Landscape</b> To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The condition</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>of the landscape is assessed as good with a strong character and the strategy is to conserve.</p> <p>The Gedling Borough Landscape and Visual Study 2025 states: The site is located adjacent to the existing settlement and comprises part of an arable field on the north-western edge of Lambley. The site forms part of the rural edge to Lambley and is visible from Catfoot Lane and some surrounding higher ground, although is largely contained by its boundary vegetation. The value of the landscape within the study area is considered to be medium due to a medium landscape condition, distinctiveness associated with the Lambley Conservation Area, high recreational and functional value and presence of positive perceptual aspects such as scenic quality and tranquillity. There is low landscape susceptibility to the proposed development type as the development lies next to the existing urban edge and represents a relatively small extension. There is a low visual value and medium visual susceptibility; residents and recreational footpath users are the main receptors, but the site is relatively visually contained except its higher ground in the south. Overall, the landscape and visual</p>	<p>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>The Gedling Borough Landscape and Visual Study 2025 recommends provision of a landscape buffer to the north, allowing space for the adjacent riparian corridor. Landscape buffer along southern boundary to retain views from Catfoot Lane. These areas would not be suitable for development in landscape and visual</p>

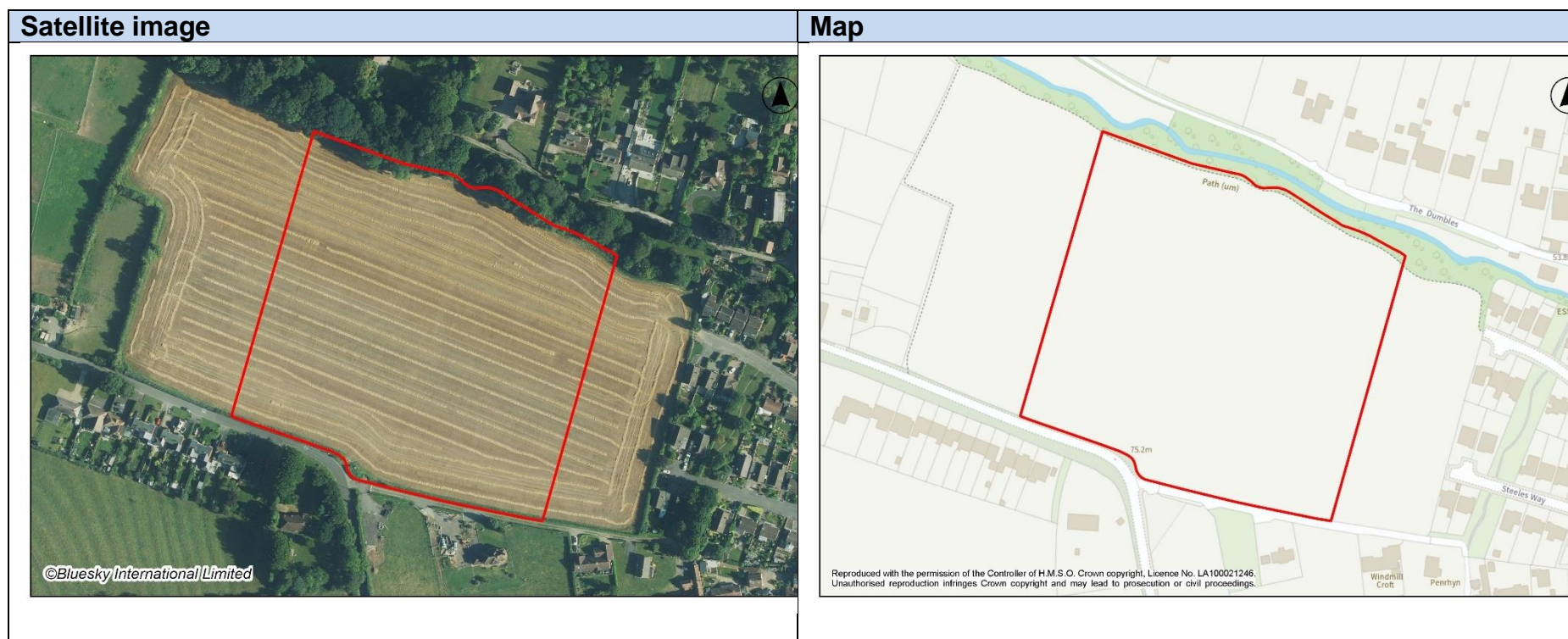
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			sensitivity is low. The site is able to accommodate some development; however, it is recommended that the southern edge of the site is used as public open space in order to reduce potential views of the housing on the higher ground of the site – this would avoid development where it would not be suitable in landscape and visual terms.	terms. A strong planted boundary should be provided on the western edge of the site.

<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>The site rises up from the Bottom Dumble to the south with the upper part being on a ridge along a private driveway. The Bottom Dumble and Lambley Dumble converge to form the Cocker Beck and these water course define the layout of the village. The Bottom Dumble is an important greenspace identified in the Lambley Conservation Area Appraisal and Management Plan. The Bottom Dumble is lined with trees and vegetation and on its northern side there is a green lane along which there is some sporadic development. Until the modern development off Steeles Way / Orchard Rise this greenspace would have connected with the western boundary of the Conservation Area in the proximity of Holy Trinity Church and the foci of the original village. However, the greenspace still penetrates towards the centre of the village. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village.</p> <p>The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development.</p> <p>Archaeology - considered <b>high</b> potential for medieval archaeological remains. <b>Moderate</b> potential for post-medieval</p>	<p>Heritage assets - no. Avoid this site for heritage impact reasons.</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. <b>Low</b> potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-  - Grade 1 (excellent)  - Grade 2 (very good)  - Grade 3a (good)  - Grade 3b (moderate)  - Grade 4 (poor)  - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not 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>

## G831 Catfoot Lane

Factors	Details
SHLAA reference	G831
Size	3.48 ha
No of dwellings/ estimated employment floorspace	70 based on 20 dph.
Existing Use	Agricultural



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity is 62 homes based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> 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.</p> <p>The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure.</p> <p>The current use of the site is grassland so development would not result in a loss of a recreational area or blue green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible bluegreen infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>There is a joint use primary school and village hall within 5 minutes walk. The Lambley public house is within 5 minutes walk (within 400 m). There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre 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 would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?  Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.  The joint use facility Lambley Primary School and Lambley Village hall is within a 5 minute walk.  Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking.  Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling  DfT connectivity score: 42	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<b>9. Brownfield Land</b> To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	Site is on greenfield land	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>A water course flows along the northern edge of the site - The Bottom Dumble – which feeds into the Cocker Beck and River Trent. It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.01 ha), medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.03 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p>	<p>Incorporate a suitable stand off distance from the riparian zone, surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision 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>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site may result in the loss of existing trees and hedgerows on the periphery of the site.</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>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><b>14. Landscape</b> To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The condition</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>of the landscape is assessed as good with a strong character and the strategy is to conserve.</p> <p>The Gedling Borough Landscape and Visual Impact Assessment 2025 states the site is located within an arable field on the north-western edge of Lambley. The site forms part of the rural edge to Lambley and is visible from Catfoot Lane and some surrounding higher ground, although is largely contained by its boundary vegetation. The value of the landscape within the study area is considered to be medium due to a medium landscape condition, distinctiveness associated with the Lambley Conservation Area, high recreational and functional value and presence of positive perceptual aspects such as scenic quality and tranquillity. There is low landscape susceptibility to the proposed development type, as the development forms an extension to the existing settlement edge, albeit slightly removed from the current settlement edge to the east. There is a low visual value and medium visual susceptibility; residents and recreational footpath users are the main receptors, but the site is relatively visually contained except where the land is elevated in the south. Overall, the</p>	<p>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>The Gedling Borough Landscape and Visual Study 2025 - site is not to be developed without the adjacent G672 to avoid incongruous settlement pattern. Landscape buffer to the north, allowing space for the adjacent riparian corridor. Landscape buffer along southern boundary to retain views from Catfoot Lane. This would avoid parts of the site where</p>

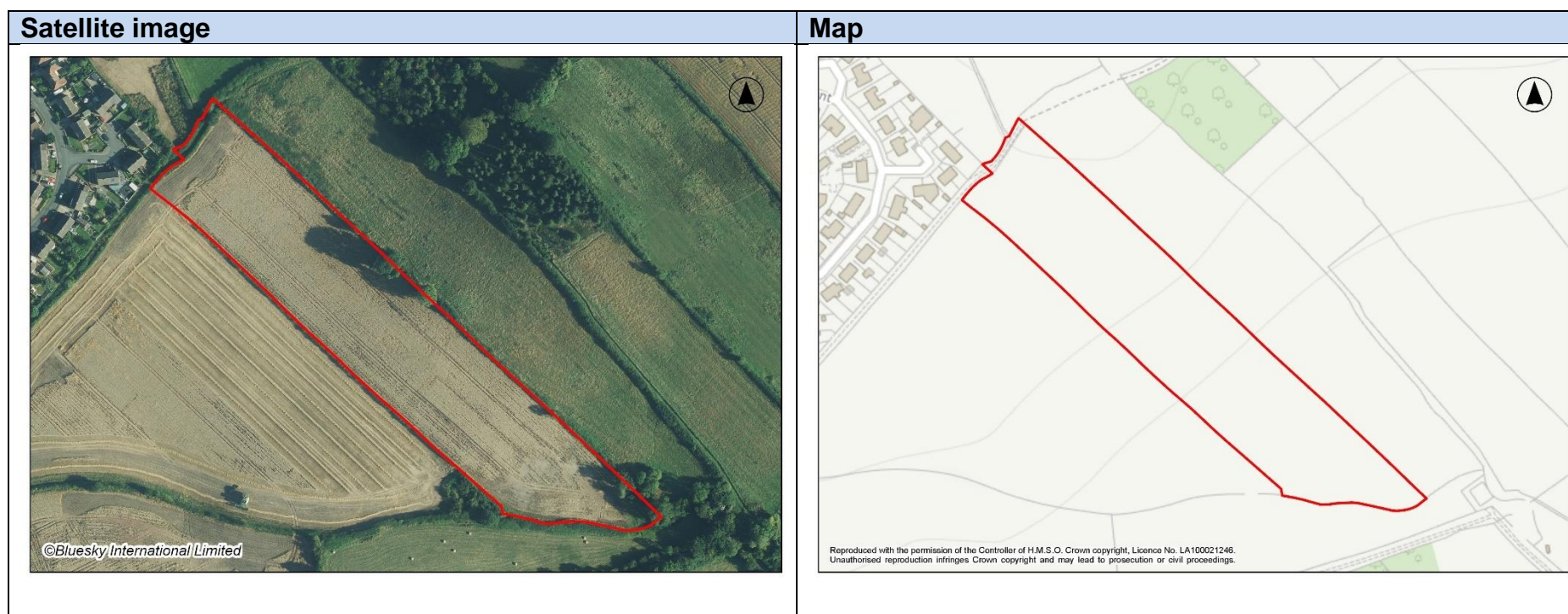
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>landscape and visual sensitivity is medium. The site is able to accommodate some development; however, it is recommended that the southern edge of the site is used as public open space in order to reduce potential views of the housing on the higher ground of the site as development is not suitable in this area. In addition, the site should be developed in parallel with G672, not as a stand-alone.</p>	<p>development would not be appropriate in landscape and visual terms.</p>

<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>The site rises up from the Bottom Dumble to the south with the upper part being on a ridge along a private driveway. The Bottom Dumble and Lambley Dumble converge to form the Cocker Beck and these water course define the layout of the village. The Bottom Dumble is an important greenspace identified in the Lambley Conservation Area Appraisal and Management Plan. The Bottom Dumble is lined with trees and vegetation and on its northern side there is a green lane along which there is some sporadic development. Until the modern development off Steeles Way / Orchard Rise this greenspace would have connected with the western boundary of the Conservation Area in the proximity of Holy Trinity Church and the foci of the original village. However, the greenspace still penetrates towards the centre of the village. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village.</p> <p>The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development.</p> <p>Archaeology - considered <b>high</b> potential for medieval archaeological remains. <b>Moderate</b> potential for post-medieval</p>	<p>Heritage assets - no avoid this site for heritage impact reasons.</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. <b>Low</b> potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-  - Grade 1 (excellent)  - Grade 2 (very good)  - Grade 3a (good)  - Grade 3b (moderate)  - Grade 4 (poor)  - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not 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>

## G839 Spring Lane Land off Site B

Factors	Details
SHLAA reference	G839
Size	2.72 ha
No of dwellings/ estimated employment floorspace	54 based on 20 dph. dwellings per hectare in accordance with the SHLAA Methodology/Density Policy.
Existing Use	Agricultural land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity of the site is 54 homes at 20 dph in accordance with the SHLAA Methodology/Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>Public Rights of Way cross the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure. Lambley Recreation Ground is approximately 6 minutes walk.</p> <p>The current use of the site is grassland so development would not result in a loss of a recreational area or blue green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There are no community facilities within 5 minutes walk or 400m. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre 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 would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>The joint use facility Lambley Primary School and Village Hall is within a 5 minute walk .</p> <p>Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling.</p> <p>Dft connectivity score: 46</p>	
<p><b>9. Brownfield Land</b> 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>Site is on greenfield land.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.13 ha) and low risk of flooding from surface water (0.25 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p> <p>Site falls within area susceptible to groundwater flooding</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision 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>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural so there would not be a loss of open space.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p><b>14. Landscape</b> To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>landscape condition is described as good and landscape character is strong, and the strategy is to conserve.</p> <p>The Gedling Landscape and Visual Analysis Study 2025 - the site is located on rising arable farmland to the south-east of Lambley, acting as part of the rural backdrop to the village in combination within site G538. There are views across the village to the site, particularly its higher ground in the south-east. A combination of vegetation and built form provide screening to the lower parts of the site from sections of the study area. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage features, a medium landscape condition, high level of recreational amenity and green infrastructure functionality. There is medium landscape susceptibility to the proposed development type, due to the site forming a finger of development away from the main settlement pattern and the partial loss of the rural backdrop to the village. There is a medium visual value and high visual susceptibility associated with views from nearby residents and recreational receptors and the raised and visible nature of the site itself. Overall, the landscape and visual</p>	<p>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>Gedling Landscape and Visual Analysis Study 2025 – Not to be built out without adjacent G538 due to potential for incongruous new settlement pattern. Landscape buffer offset from public right of way, as well as to higher ground above approximately 70m contour. The land above the 70m contour is not suitable for development in</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			sensitivity is medium. The site is able to accommodate some development with an appropriate strategy to mitigate landscape and visual effect, including a landscape buffer in the higher ground within the site to retain the rural setting to the village and limit visual effects in the area of the site where development is not appropriate in landscape and visual terms. Should be developed in parallel with G538, not stand alone.	landscape and visual terms.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>Site forms part of the rural setting for the Lambley Conservation Area where the original settlement is largely confined to the valleys of the Dumbles streams with new development around but still has a relationship with the surrounding fields/agriculture. The site is located on rising ground to the south of Lambley Village and becomes more visible from the Conservation Area as a distant view of farmland. The site would have a substantial urbanising effect particularly when viewed from the entrance to the Conservation Area from vantage points on Spring Lane. The site if developed would have a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting.</p> <p>Archaeology - considered <b>high</b> potential for medieval archaeological remains. <b>Moderate</b> potential for post-medieval remains. <b>Moderate</b> to <b>Low</b> potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.</p>	<p>Heritage - none. Avoid.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is 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>

## G975 – Hill Close Farm / Catfoot Lane

Factors	Details
SHLAA reference	G975
Size	1.08
No of dwellings/ estimated employment floorspace	19 based on 18 dph.
Existing Use	

**Satellite image**



**Map**



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity is 19 dwellings at 18 dph in accordance with the SHLAA Methodology/Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre , both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>Lambley Recreation Ground is less than five minutes walk. Public Rights of Way are within a few minutes walking time of the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure.</p> <p>The current use of the site is grassland so development would not result in a loss of a recreational area or blue green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p><b>6. Community Safety</b> 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>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>The joint use primary school / village hall is within 5 minutes walk. The Lambley public house is within 5 minutes walk. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre 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 would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>Lambley Primary School is within a 5 minute walk.</p> <p>Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling.</p> <p>DfT connectivity score: 42</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p><b>9. Brownfield Land</b> 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>Site is a greenfield site.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site may result in the loss of existing trees and hedgerows on the periphery of the site.</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>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><b>14. Landscape</b> To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment includes the site within Policy Zone MN015. The condition</p>	<p>Ensure development proposals are supported by</p>

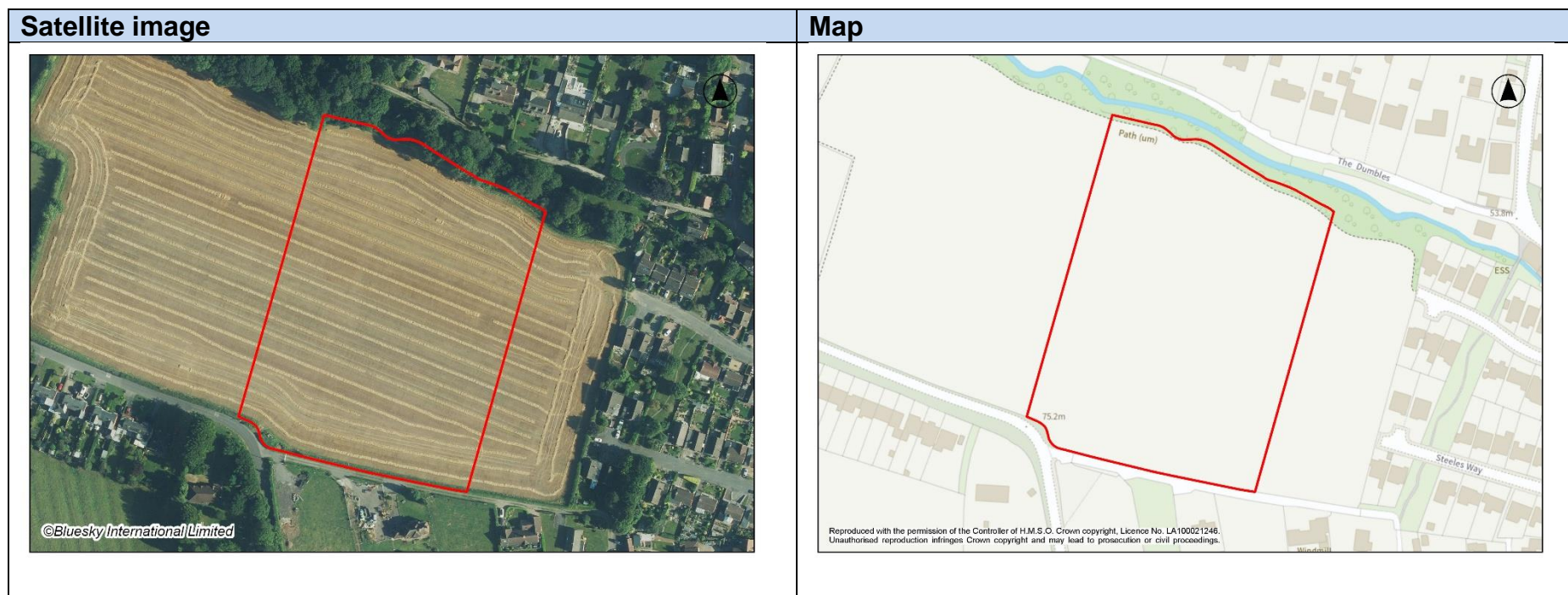
SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>of the landscape is assessed as good with a strong character and the strategy is to conserve.</p> <p>The Gedling Borough Landscape and Visual Impact Addendum Study 2025 states: This site is located in the west of Lambley, occupying a combination of pastoral farmland and existing dwellings/gardens just off Catfoot Lane. The northern part of the site is slightly elevated, with views available to the north and south-east. The southern part of the site is largely contained by boundary vegetation and surrounding built form. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage elements, a medium landscape condition, and high recreational amenity and function within green infrastructure. There is low landscape susceptibility to the proposed development type due to the site forming a logical extension to the settlement within the existing settlement pattern which encompasses existing properties. There is a low visual value and medium visual susceptibility, associated with views from adjacent residents and the visibility of the site to the north and south-east in particular. Overall, the landscape and visual</p>	<p>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>Gedling Borough Landscape and Visual Study 2025 recommends Incorporating a landscape buffer to the west to retain views of surrounding countryside to the south-east and provide a buffer along Catfoot Lane. Development would not be suitable in this part of the site in landscape and visual terms.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			sensitivity is medium. The site is able to accommodate some development; however, it is recommended that the west of the site (where development is not suitable in landscape and visual terms) is retained as a landscape buffer to retain the views to the north and south-east and reduce visual effects.	
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>The site rises up from the village and is very visible from Main Street, and from the approach on Catfoot Lane and public footpath. The site forms a large wedge of countryside coming into the village both physically and visually. The upper part of the site is on a ridge along a private driveway and is hedged. This is also the higher part of the site and is visually more open pasture land. The site is part of the rural setting to the Conservation Area.</p> <p>The development of the site would have a major impact on Lambley Conservation Area, as it would result in the loss of farmland and the rural aspect to the north of the village.</p> <p>Considered <b>high</b> potential for medieval archaeological remains. <b>Moderate</b> potential for post-medieval remains. <b>Low</b> potential for prehistoric remains although some of the village earthworks.</p>	<p>None. Avoid this site for heritage impact reasons.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-  - Grade 1 (excellent)  - Grade 2 (very good)  - Grade 3a (good)  - Grade 3b (moderate)  - Grade 4 (poor)  - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not 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>

## G1035 Land adjacent Steeles Way / Orchard Rise

Factors	Details
SHLAA reference	G1035
Size	2.43 ha
No of dwellings/ estimated employment floorspace	44 based on 18 dph.
Existing Use	Agricultural land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity is 44 homes based on 18 dph in accordance with the SHLAA Methodology/Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> 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.</p> <p>The nearest shopping centres are Mapperley Local Centre and Claverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>A Public Right of Way passes through the site connecting to a network of paths linking to open countryside and the site is within 5 minutes of accessible green infrastructure.</p> <p>The current use of the site is grassland so development would not result in a loss of a recreational area or blue green infrastructure.</p>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p><b>6. Community Safety</b> 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>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>There is a joint use primary school/village hall, two public houses and children's nursery within 5 minutes walk. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre 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 would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>The joint use Lambley Primary School and Lambley Village Hall is within a 5 minute walk.</p> <p>Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling.</p> <p>DfT connectivity score: 42</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p><b>9. Brownfield Land</b> 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>Site is on greenfield land.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>A water course flows along the northern edge of the site - The Bottom Dumble – which feeds into the Cocker Beck and River Trent. It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of low risk of flooding from surface water (0.03 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk Site falls within area susceptible to groundwater flooding</p>	<p>Incorporate a suitable stand off distance from the riparian zone, surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b> To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision 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>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site may result in the loss of existing trees and hedgerows on the periphery of the site.</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>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><b>14. Landscape</b> To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>landscape condition is described as good and landscape character is strong, and the strategy is to conserve.</p> <p>The Gedling Borough Landscape and Visual Study 2025 states the site is located within an arable field on the north-western edge of Lambley. The site forms part of the rural edge to Lambley and is visible from Catfoot Lane and some surrounding higher ground, although is largely contained by its boundary vegetation. The value of the landscape within the study area is considered to be medium due to a fair landscape condition, distinctiveness associated with the Lambley Conservation Area, high recreational and functional value and presence of positive perceptual aspects such as scenic quality and tranquillity. There is low landscape susceptibility to the proposed development type as the development forms an extension to the existing settlement edge, albeit slightly removed from the current settlement edge to the east. There is a low visual value and medium visual susceptibility; residents and recreational footpath users are the main receptors but the site is relatively visually contained except its higher ground in the south. Overall the landscape and visual sensitivity</p>	<p>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>The Gedling Borough Landscape and Visual Study 2025 recommends site is not to be developed without the adjacent G672 to avoid incongruous settlement pattern. Incorporate a landscape buffer to the north, allowing space for the adjacent riparian corridor. Landscape buffer along southern boundary to retain views from Catfoot</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>is medium. The site is able to accommodate some development, however it is recommended that the southern edge of the site is used as public open space in order to reduce potential views of the housing on the higher ground of the site. In addition, the site should be developed in parallel with G672, not as a stand-alone.</p>	<p>Lane. These landscape buffers ensure that development avoids parts of the site which are unsuitable for development in landscape and visual terms.</p>

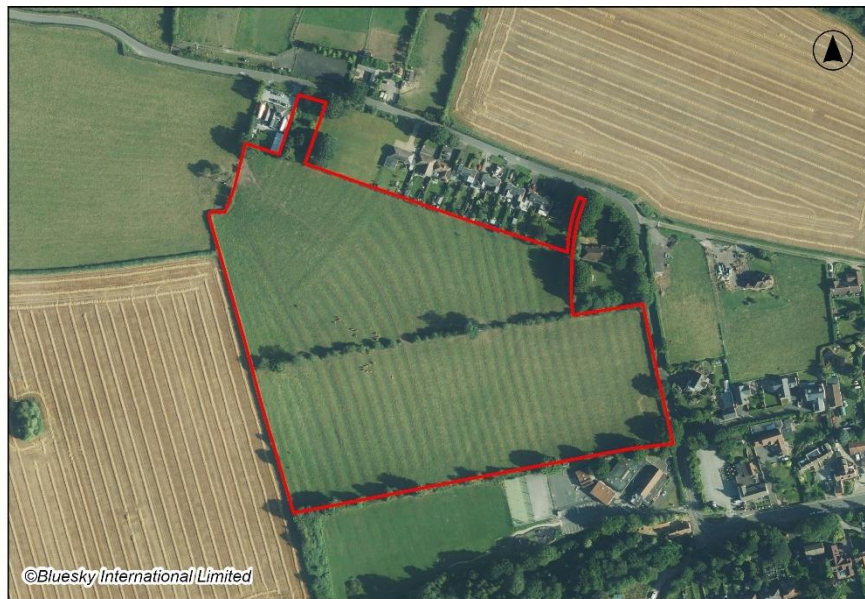
<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>The site rises up from the Bottom Dumble to the south with the upper part being on a ridge along a private driveway. The Bottom Dumble and Lambley Dumble converge to form the Cocker Beck and these water courses define the layout of the village. The Bottom Dumble is an important greenspace identified in the Lambley Conservation Area Appraisal and Management Plan. The Bottom Dumble is lined with trees and vegetation and on its northern side there is a green lane along which there is some sporadic development. Until the modern development off Steeles Way / Orchard Rise this greenspace would have connected with the western boundary of the Conservation Area in the proximity of Holy Trinity Church and the foci of the original village. However, the greenspace still penetrates towards the centre of the village. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village.</p> <p>The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development.</p> <p>Archaeology - considered <b>high</b> potential for medieval archaeological remains. <b>Moderate</b> potential for post-medieval</p>	<p>Heritage assets - no avoid this site for heritage impact reasons.</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>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			remains. <b>Low</b> potential for prehistoric remains although some of the village earthworks may have an earlier origin which would raise the potential here.	
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-  - Grade 1 (excellent)  - Grade 2 (very good)  - Grade 3a (good)  - Grade 3b (moderate)  - Grade 4 (poor)  - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is not 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>

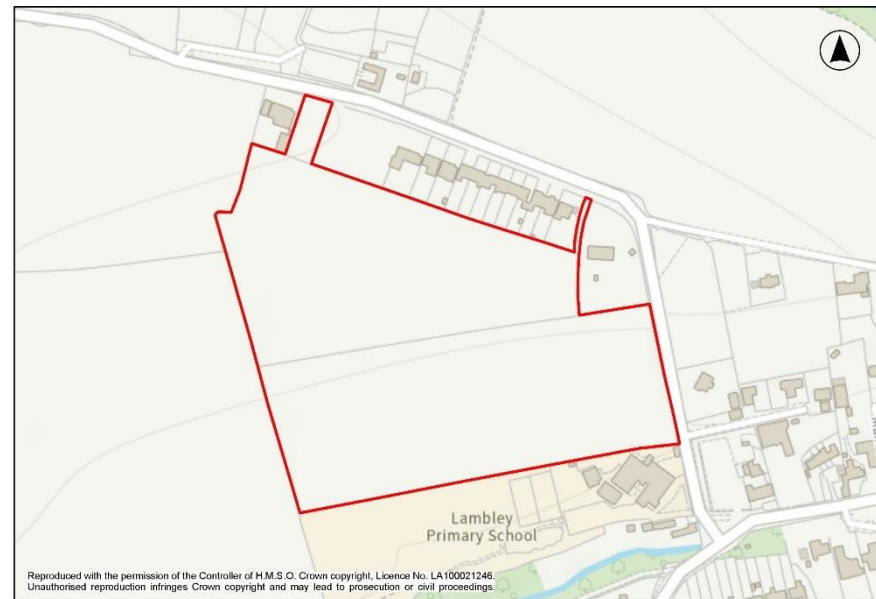
## G1083 Land at Catfoot Lane

Factors	Details
SHLAA reference	G1083
Size	5.42 ha
No of dwellings/ estimated employment floorspace	108 based on 20 dph
Existing Use	Agricultural land

Satellite image



Map



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<b>1. Housing</b> To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing?  Will it meet the housing need?	++	The dwelling capacity is 108 homes at 20 dph in accordance with the SHLAA Methodology/Density Policy..	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
<b>2. Employment and Jobs</b> To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.  It is not known whether a local labour agreement would be provided for the construction of houses on site.  The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>4. Shopping Centres</b> Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</p>	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centres are Mapperley Local Centre and Calverton Local Centre, both of which are within 30 minutes travel time by public transport, walking and cycling to the centre.</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>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>5. Health and Well-Being</b> 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 a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>Lambley Recreation Ground adjoins the site and is within 5 minutes walk.</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>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p><b>6. Community Safety</b> To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>7. Social Inclusion</b> To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>There is a joint use facility primary school and village hall within 5 minutes walk. The Lambley Public House is also within 5 minutes walk. There is a post office, library and other community facilities in Mapperley Plains within 30 minutes travel time by public transport, walking and cycling.</p> <p>Calverton Leisure Centre within 30 minutes travel time by public transport walking and cycling.</p> <p>The current use of the site is agricultural land 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>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>8. Transport</b> To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There are bus stops within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>The joint use facility Lambley Primary School and Lambley Village Hall is within a 5 minute walk.</p> <p>Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking.</p> <p>Calverton Business Park employment area is within 30 minutes travel time by public transport, walking and cycling</p> <p>Dft connectivity score: 41</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p><b>9. Brownfield Land</b> 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>Site is on greenfield land</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>11. Pollution and Air Quality</b> To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not located within the Nottingham Urban Area agglomeration zone and not related to the A611/B6011/B683 and A60 road corridors. Therefore, it is uncertain whether the site would impinge on the Nottingham Urban Area Agglomeration Zone.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>12. Flooding and Water Quality</b> To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of low risk of flooding from surface water (0.12 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p> <p>Site falls within area susceptible to groundwater flooding</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b></p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural so there would not be a loss of open space.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p><b>14. Landscape</b></p> <p>To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	--	<p>The Greater Nottingham Landscape Character Assessment locates the site within Policy Zone MN015 where the</p>	<p>Landscape and Visual Study 2025 - the site forms part of the rural</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>landscape condition is described as good and landscape character is strong, and the strategy is to conserve.</p> <p>Landscape and Visual Study 2025 - this site is located to the west of Lambley, occupying two pastoral fields to the south of Catfoot Lane. The site is slightly elevated within the north, with views to the north and south-east, but the southern part of the site is largely contained by boundary vegetation and surrounding built form. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage elements, a medium landscape condition, positive perceptual elements such as scenic quality, as well as high recreational amenity and function within green infrastructure. There is high landscape susceptibility to the proposed development type due to the site forming a large extension to the existing settlement away from the current settlement pattern, as well as the loss of rural setting and character. There is a low visual value and medium visual susceptibility associated with views from recreational receptors and adjacent residents. Overall, the landscape and visual sensitivity is medium. Due to the high landscape susceptibility and the potential effects on the settlement form, it is</p>	<p>setting to the village. It is not recommended to develop this site in landscape and visual terms due to development of the site resulting in the introduction of large-scale development on the sparse settlement edge.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			not recommended in landscape and visual terms to develop this site.	

<p><b>15. Built and Historic Environment</b> To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>Heritage assets The site rises up from Lambley Dumble towards Catfoot Lane and forms part of the rural / agricultural setting of the Village. It is visually prominent from Catfoot Lane. It forms part of a wedge of Countryside that when combined with land on the eastern side of Catfoot Lane connecting with the eastern boundaries of the Conservation Area. These fields on the west side enhance the setting of the Dumbles and the rurality / agricultural setting of the village.</p> <p>The development of the site would result in a major impact on character of the Conservation Area if farmland to the west of the village is lost to development.</p> <p>Archaeology - considered <b>very high</b> potential for medieval archaeological remains, especially earthworks. <b>Moderate</b> potential for post-medieval remains. <b>Low</b> potential for prehistoric remains although some of the village earthworks</p>	<p>Heritage assets - no. Avoid this site for heritage impact reasons.</p> <p>Archaeology - Recommend that a Pre-Application Desk-Based Assessment (DBA) to include a detailed earthwork survey are undertaken. <b>Potential refusal recommendation</b> for development of the site due to the presence of earthworks. The DBA/earthwork survey will need to establish the state of preservation and significance of the earthworks in context of the medieval development of Lambley. Loss will likely require justification. If the application proceeds, geophysical survey should also be undertaken to meet</p>
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
		-		requirements of Para. 207 of NPPF.
<p><b>16. Natural Resources and Waste Management</b> To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a.</p> <p>Development on site would increase household waste per head.</p> <p>Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site is 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>