

# **Gedling Local Development Plan**

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

### **Appendix O: Reasonable Alternative Sites in Papplewick**

May 2026

Serving people, Improving lives

## **Introduction**

Appendix O contains the sustainability schedules and the full detailed findings of the SA assessment for each of the reasonable alternative option in Papplewick.

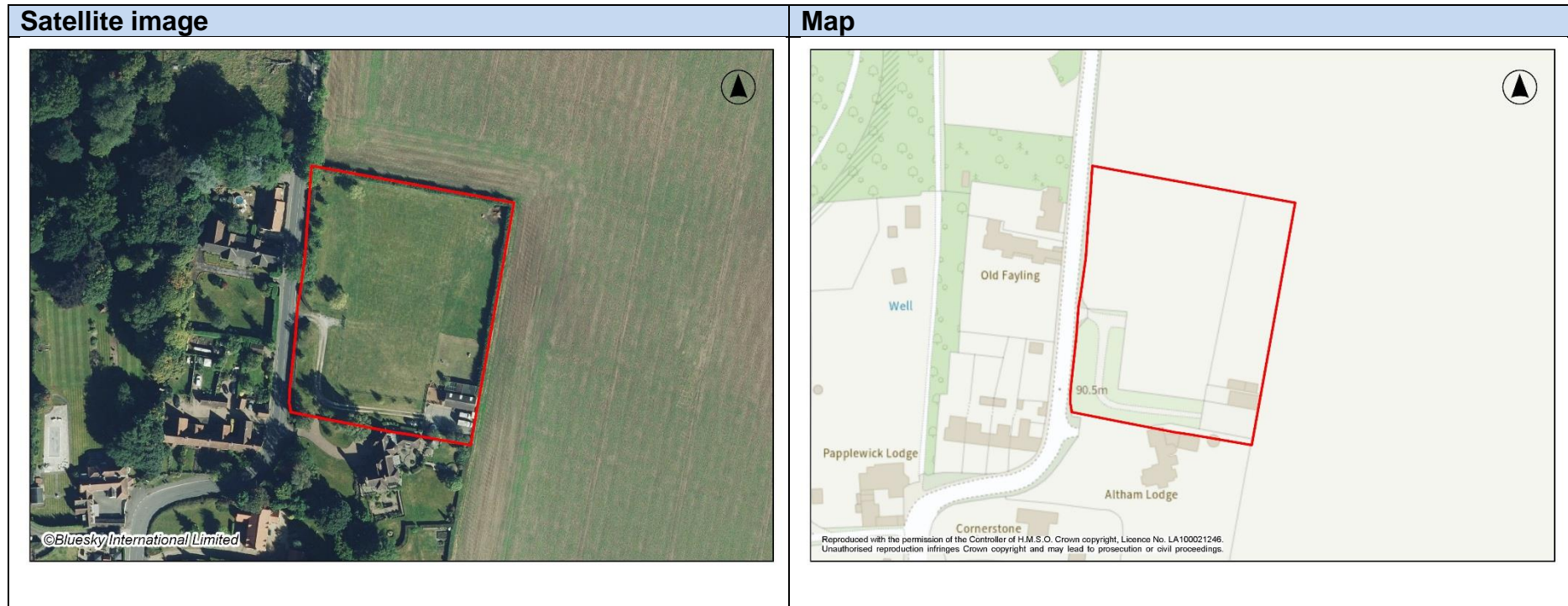
The SA Matrix used in the SA assessment is included in the SA Main Report.

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## G976 Altham Lodge Main Street

Factors	Details
SHLAA reference	G976
Size	0.81
No of dwellings/ estimated employment floorspace	15 at 18 dph.
Existing Use	



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 15 homes based on 18 dph in accordance with the SHLAA methodology.	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 centre is Hucknall Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

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, cycling and walking of health facilities.</p> <p>The site is within 5 minute walk of public footpaths connecting to a network of paths including via the Papplewick Hall Historic Park and Garden.</p> <p>The current use of the site is agricultural land (paddock) 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 walking time (400m).</p> <p>There is a post office, library and other community facilities in Hucknall centre within 30 minutes travel time by public transport, walking and cycling.</p> <p>Hucknall Leisure Centre is within 30 minutes travel time by public transport, walking and cycling.</p> <p>There is a primary school, Linby cum Papplewick C of E Aided School within 30 minutes travel time by public transport, cycling and walking. The National Church of England Secondary School is within 30 minutes travel time by public transport walking and cycling.</p> <p>The current use of the site is agricultural so development would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>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 Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre and Linby Cum Papplewick Primary School which is within 30 minutes travel time.</p> <p>Hucknall Town Centre is within 30 minutes travel time by public transport and walking.</p> <p>There is a key employment area off Waterloo Way which is within 30 minutes public transport, cycling and walking time</p> <p>DfT connectivity score: 42</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>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on routes A611, B683 or A60 towards Nottingham.</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>Site does falls within an area of low risk of flooding from surface water.</p> <p>Site falls within area susceptible to groundwater flooding</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>Landscape and Visual Impact Study 2025 - this site is located on gently sloping landform in the north of the linear</p>	<p>Ensure development proposals are supported by</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>settlement of Papplewick. The site consists of grazed equestrian land, bounded by low hedgerows and fences that provide limited visual screening. The value of the landscape in the study area is considered to be low, noting cultural heritage elements, medium landscape condition and rural village character. There is medium landscape susceptibility to the proposed development type, due to the site forming part of the village's rural setting and development leading to perception of spreading and higher density settlement on the rural edge. There is medium visual value and susceptibility, associated with the proximity of Papplewick Conservation Area and residential and rural receptors. Overall, the landscape and visual sensitivity is medium. The site is not recommended for the proposed development type, however, would be able to accommodate a lower density of development in keeping with the rural settlement character and considerate of cultural heritage.</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 Character Assessment 2025 - provision of low-density development in keeping with rural village character. Consider orientation of properties to the road. Maintain rural views through the site. Enhance the vegetation buffer to the north and east boundaries to provide visual screening.</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>The site is open in nature and forms an important part of the rural setting of the Conservation Area acting as part of the buffer between the countryside and the historic built form of the village street scene. On the opposite side of the road are historic properties of which the row numbers 67 – 73 Main Street are Grade II Listed Buildings.</p> <p>The development of the site would have a major impact on the setting of the village and Conservation Area due to the open and rural nature of this site.</p> <p>Archaeology - considered <b>Moderate to high</b> potential for medieval archaeological remains.</p>	<p>Heritage assets - 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>-</p>	<p>The site is classified as grade 3. 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 minimises the loss of areas that are classified as good (grade 3a) agricultural land.</p>

## G1131 Land adjacent to the Griffins head Public House

Factors	Details
SHLAA reference	G1131
Size	1.22
No of dwellings/ estimated employment floorspace	22 at 18 dph
Existing Use	Retailing (public house beer garden)

Satellite image	Map
 <p>©Bluesky International Limited</p>	 <p>Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</p>

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 22 homes based on 18 dph in accordance with the SHLAA methodology.	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>	

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<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 centre is Hucknall Centre, which is within 30 minutes travel time by public transport, walking and cycling to the centre.</p> <p>There would be no loss of a town centre use or mixed use.</p>	<p>Ensure development enhances connectivity with existing shopping centre.</p>

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, cycling and walking of health facilities.</p> <p>The site is within 5 minute walk of accessible green infrastructure Moor Pond Woods and Dam Banks.</p> <p>The current use of the site is retail (beer garden), however, it is also designated public open space and development of the site would result in the loss of a recreational area.</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 Public House and Village Hall within 5 minutes walking time (400m).</p> <p>There is a post office, library and other community facilities in Hucknall centre within 30 minutes travel time by public transport, walking and cycling.</p> <p>Hucknall Leisure Centre is within 30 minutes travel time by public transport, walking and cycling.</p> <p>There are two primary schools, Linby cum Papplewick C of E Aided School and Lean Mills primary School within 30 minutes travel time by public transport, cycling and walking. The National Church of England Secondary School is within 30 minutes travel time by public transport walking and cycling.</p> <p>The current use of the site is retail 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 Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time.</p> <p>Linby cum Papplewick C of E Aided Primary School is within a 22 minute walk.</p> <p>Hucknall Town Centre is within 30 minutes travel time by public transport and walking.</p> <p>There is a key employment area off Waterloo Way which is within 30 minutes public transport, cycling and walking time.</p> <p>DfT connectivity score: 47</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>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on routes A611, B683 or A60 towards Nottingham.</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>Site does falls within an area of low risk of flooding from surface water.</p> <p>Site falls within area susceptible to groundwater flooding</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<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.	Will it meet the biodiversity net gain requirements?	--	It is expected that the site would meet the biodiversity net gain requirements.	?  Loss of open space cannot be mitigated
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		No known designated nature conservation assets and/or local designations within or adjacent the site	
	Is the site adjacent to a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		No indication at this stage if offsite or onsite open space would be provided.	
	Will the site include the provision of on-site or off-site open space?		The current use of the site is retail (public house) but designated open space so there would be a loss of open space.	
	Will the site involve the loss of existing open space?		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.	
	Will the site improve the underused or undervalued open space?			
<b>14. Landscape</b> To protect and enhance the	Will it have an adverse impact on local landscape character?	-	Landscape and Visual Impact Study 2025 - the site is located on flat land at the centre of Papplewick, comprising existing public	Ensure development proposals are supported by

SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>house and grounds bounded by hedgerows that provide localised visual screening. The value of the landscape value within the study area is considered to be low, noting local cultural heritage and recreational features, and medium landscape condition. There is low landscape susceptibility to the proposed development type, due to the site forming an infill between existing settlement areas. There is medium visual value and susceptibility, associated with indicators of value and number of residential receptors associated with the village core. Overall, the landscape sensitivity is low and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy to incorporate a lower building density implementing linear plot form, set back from the road in keeping with the Linear rural village character.</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 study Assessment 2025 - consider how to integrate this at the centre of the village, including use of local materials and styles. Enhance boundary planting and integrate green space and vegetation for improved green infrastructure connectivity.</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>The northern part of the site containing the Griffins Head Public House Grade II Listed Building is located within the Papplewick Conservation Area. The open area to the south comprises agricultural land which is open in nature and is designated protected open space and also a Local Green Space. The site is bounded to the west by Moor Road which is lined by a mature hedgerow. The site forms part of the rural setting of the Conservation Area to the south and also forms part of the setting for the Grade II Listed Building the Griffins Head.</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>

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>-</p>	<p>The site is in retail use.</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>	