

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix P: Reasonable Alternative Sites in Woodborough

May 2026

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Introduction

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

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

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G42 Lowdham Lane

Factors	Details
SHLAA reference	G42
Size	1.36 ha
No of dwellings/ estimated employment floorspace	24 homes at 18 dph
Existing Use	Agricultural land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The capacity of the site is 24 homes at 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.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</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 Calverton Local 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	--	<p>There is a Doctor's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes).</p> <p>The site is within 5 minutes walking time of Small's Croft Amenity open space and within 5 minutes of a right of way leading to a network of paths to open countryside.</p> <p>The site is designated open space and development would result in the loss of open space.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>There is a public house and Post Office within 5 minutes walking distance.</p> <p>Woodborough Primary School is approximately 10 minutes walking time (643 m).</p> <p>Other community facilities are available at Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking.</p> <p>Calverton Leisure Centre is within 30 minutes travel time by public transport, cycling and walking.</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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There is a bus stop within 5 minutes walking distance served by the 747 Oxton to Lowdham route although this is limited to 5 hourly buses per day Monday to Friday.</p> <p>There are bus stops within approximately 10 minutes walking distance served by NCT bus 61 Nottingham to Calverton service which provides a half hourly service.</p> <p>Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking.</p> <p>DFT connectivity score: 37</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	<p>--</p>	<p>Part of the site is located within Flood Zone 3 (0.18 ha) and Flood Zone 2 (0.42 ha).</p> <p>A water course flows along the southern edge of the site - It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>A large part of the site falls within area of high risk of flooding from surface water (0.45 ha), medium risk of flooding from surface water (0.59 ha) and low risk of flooding from surface water (0.92 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk.</p>	<p>Ensure surface water surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements. 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>There is a group TPO which covers part of the site along the south eastern edge. Development on site may result in the loss of existing trees and hedgerows on 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 land which is also designated open space so there would 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>14. Landscape 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 - the site is located to the east of Woodborough, north of Lowdham Lane and</p>	<p>Ensure development proposals are supported by</p>

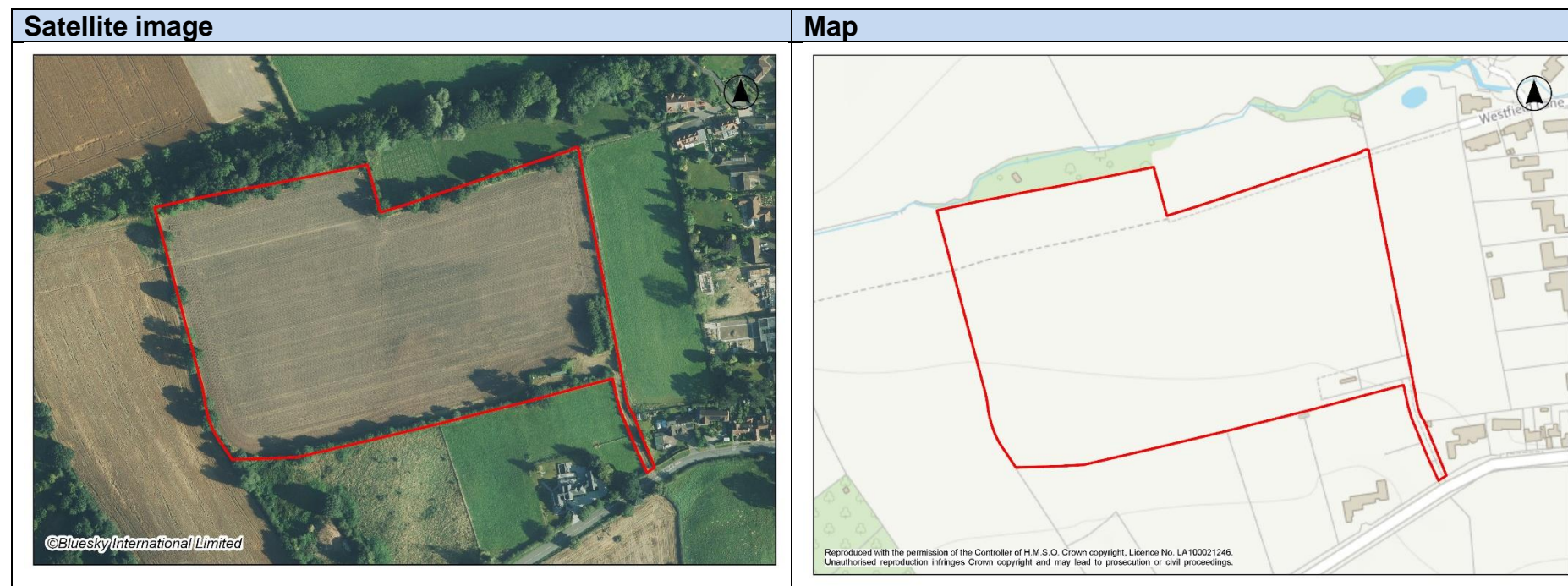
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>comprises grassland and farmland, bounded with fences, trees and hedges around the site. The site is relatively well screened by surrounding vegetation and built form, although some open views are available across the valley. The value of the landscape is considered to be medium, with valued elements including presence of natural and cultural heritage features, recreational features and distinctive local vernacular. Landscape susceptibility is medium due to the development extending the existing village into the valley, resulting in a loss of rural characteristics and the perception of a rural valley character. Visual value and susceptibility is medium; the site adjoins Woodborough Conservation Area and is visible to surrounding residents. Overall landscape and visual sensitivity is medium. Considering the constraints within the site and study area, the site can accommodate some development. However, a mitigation strategy should be implemented so that development considers the local settlement form and vernacular; a landscape buffer will need to be provided along the south-eastern edge to retain the watercourse and associated planting.</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>Landscape and Visual Impact Study 2025 - consider local settlement form and vernacular. Provide a landscape buffer to incorporate planting and the watercourse to south-east edge.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>The site comprises a significant parcel of countryside that forms part of the very rural character of this eastern edge of the Conservation Area. The development of the site would have an impact as a result of the development and loss of open space, views and glimpses of fields.</p> <p>The introduction of a denser area of development would change the character of the approach to the Conservation Area. The development of the site would have a significant impact on the approach to the Conservation Area and an impact on the openness of the Conservation Area.</p> <p>Archaeology - considered high potential for Roman and medieval archaeological remains. Low potential for pre-historic remains.</p>	<p>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>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>The site is classified as grade 2 agricultural land.</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>	

G44 Land North of Bank Hill

Factors	Details
SHLAA reference	G44
Size	8.38 ha
No of dwellings/ estimated employment floorspace	170 dwellings (20 dph)
Existing Use	Agricultural Land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The capacity of the site is 170 based on 20 dph in accordance with the Density Policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centre is Calverton Local Centre which is approximately 11 minutes travel time by public transport, cycling and walking. Mapperley Local Centre 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is 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 is within 100 m 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 accessible blue green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>+</p>	<p>There are no community facilities within 5 minutes walk. There is a post office, library and other community facilities in Calverton Local Centre within 30 minutes travel time by public transport, walking and cycling. Mapperley Local Centre is also within 30 minutes travel time by public transport, cycling and walking.</p> <p>There is a primary school in the Village which is approximately a 16 minute walk.</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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>The site adjoins Woodborough village.</p> <p>There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service.</p> <p>Woodborough Primary School is 16 minutes walk.</p> <p>Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking.</p> <p>Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling</p> <p>DFT connectivity score 39</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>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>Site is on greenfield land</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The vast majority of the site is in Flood Zone 1. A small part of the site is located within Flood Zone 3 (0.33 ha) and Flood Zone 2 (0.09 ha).</p> <p>A water course flows along the northern edge of the site - It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of the site falls within an area of high risk of flooding from surface water (0.41 ha), medium risk of flooding from surface water (0.55 ha) and low risk of flooding from surface water (0.9 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk.</p>	<p>Avoid Flood Zone 3. Incorporate a suitable standoff distance from the riparian zone. Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>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>14. Landscape To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>Landscape and Visual Impact Assessment 2025 - the site is to the north of Bank Hill on the western edge of Woodborough. It</p>	<p>Ensure development proposals are supported by</p>

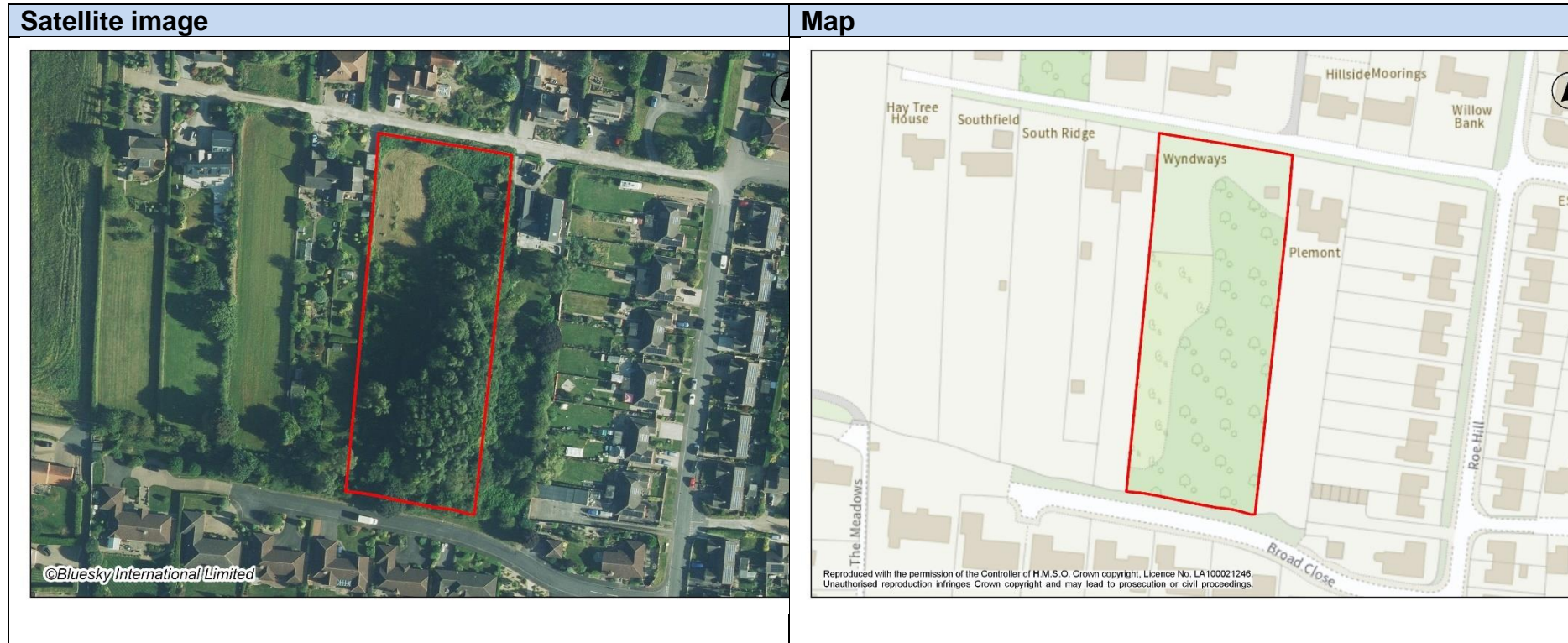
SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>comprises mixed farmland including grazing on sloping. There is medium visibility of the site in the surrounding landscape due to the sloping landform, occasionally limited by vegetation and built form. The study area has a medium landscape value, elements of value include the presence of priority habitats, scenic quality through strong rural character, and network of green and blue infrastructure. This landscape within and around this site has high landscape susceptibility; due to development of the site resulting in the addition of a high-density cluster away from the main village edge, loss of rural character and perception of urbanisation. Visual value is medium, with visual susceptibility high due to the presence of residential receptors along Bank Hill, Westfield Lane and Foxwood Lane and public rights of way and local road users. Overall landscape and visual sensitivity is high. Considering the constraints within the site and study area, the site is only recommended for development to the east of the site along the existing built form line. Development should be low density and set back from Bank Hill and the footpath to the north.</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>Landscape and Visual Impact Assessment 2025 - any development should be low density, in keeping with village character. Transitional landscape buffer of greenspace and incorporating trees, with connectivity through the site and with the watercourse. Set back from Bank Hill, on lower slopes.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>Woodborough is essentially a linear village with a strong relationship to the surrounding countryside which is an important part of its character. The development of the site would have a major impact on the setting of Woodborough Conservation Area on the approach from Bank Hill. It would create a large block of urban expansion which would expand the village further west in an artificial form.</p> <p>Archaeology - considered generally low potential for surviving archaeological remains based on GP survey results, however these should be further tested with trial trenching to confirm</p>	<p>Heritage assets - no avoid this site for heritage impact reasons.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. Geophysical survey should be completed and the results included in the DBA.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>The site is classified as grade 2 agricultural land.</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>	

G776 Land at Broad Close/Private Road

Factors	Details
SHLAA reference	G776
Size	0.61 ha
No of dwellings/ estimated employment floorspace	11 based on 18 dph.
Existing Use	Natural and semi natural land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The capacity of the site is 11 dwellings at 18 dph in accordance with the SHLAA methodology. Site is allocated for housing as part of H24 in the Local Planning Document.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</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 Calverton Local 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a Doctor's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes).</p> <p>The site is within 5 minutes walking time of the Governor's Field Recreation Ground Local Green Space.</p> <p>The current use of the site is natural and semi natural greenspace so development would not result in a loss of a recreational area or accessible blue green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>The site is within 5 minutes walking time of a Public House, Village Institute, and Place of Worship.</p> <p>Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking.</p> <p>The current use of the site is natural and semi natural 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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking.</p> <p>Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking.</p> <p>Hillcrest Industrial Estate, Calverton 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>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>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 (0.01 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 surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>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 natural and semi natural greenspace so there would not be a loss of open space.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p>14. Landscape 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 - the site is located off Broad Close to the north of Woodborough on sloping landform</p>	<p>Ensure development proposals are supported by</p>

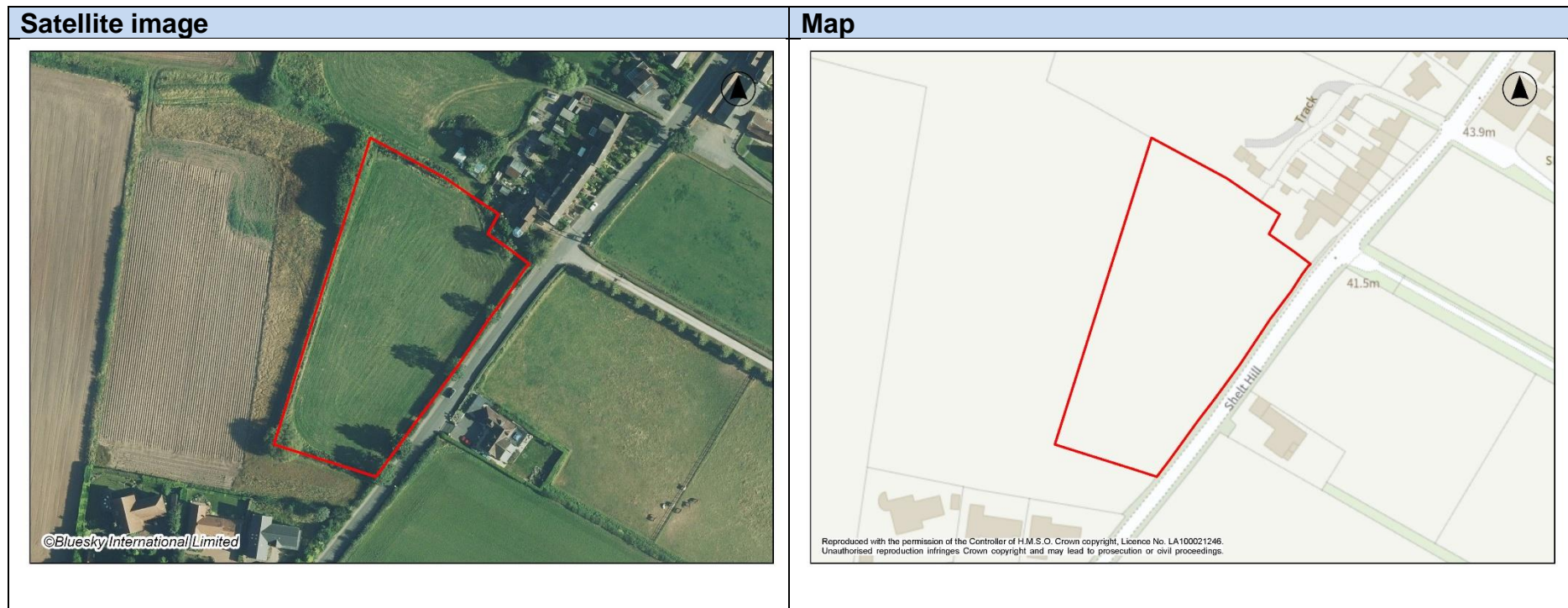
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>adjacent to residential properties. It comprises grassland and scrubland with tree groups, bounded by fences and hedges. The vegetation within the site and its surroundings limits views into the site. There is medium landscape value within the site context as a result of valued elements such as the presence of Woodborough Conservation Area, medium landscape condition and pleasant rural settlement edge. There is medium landscape susceptibility for this site given development resulting in a loss of rural character, denser development on the settlement edge and a perception of higher density development. Visual value and visual susceptibility are low due to the relatively visually contained nature of the site. Overall, landscape and visual sensitivity is low. The site is able to accommodate this type of development with an appropriate mitigation strategy to include a buffer to the south of the site and a linear development form.</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>Landscape and Visual Impact Study 2025 - include a buffer to the south of the site and a linear development form.</p>

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy 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 comprises a series of gardens relating to a scattered group of dwellings on the north of the village. The site forms part of a larger parcel of land sloping south, containing lots of trees, hedges and shrubs, and part of smaller fields that have been developed in a piecemeal fashion on the northern edge of the village. There are views from the north of the site down to the roof tops of historic buildings in the Conservation Area. Views south and north are very green looking towards the Conservation Area (from Main Street)</p> <p>The development of the site would result in a major impact on the Conservation Area as, although development has sporadically taken place on the private road and Broad Close, it still has an open character and is very green with vegetation. Therefore the site itself, along with other spaces in the vicinity and large gardens and spaces between the low density development in this part of the village, adds to the character of the central third of Woodborough Conservation Area, which is very open and green and still shows signs of historic street and field patterns (relating back to the late 18th Century).</p> <p>Archaeology - considered high potential for Roman and medieval archaeological</p>	<p>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. Low potential for pre-historic remains.	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is not agricultural land.</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>	

G777 Land on Shelt Hill adjacent no 67

Factors	Details
SHLAA reference	G777
Size	0.72 ha
No of dwellings/ estimated employment floorspace	13 based on 18 dph
Existing Use	Agricultural



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The capacity of the site is 12 dwellings at 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.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</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 Calverton Local 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a Doctor's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes).</p> <p>The site is within 5 minutes of a right of way leading to a network of paths to open countryside.</p> <p>The site is agricultural land and development would not result in the loss of open space.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There are no community facilities within 5 minutes walking distance.</p> <p>Woodborough Primary School is approximately 15 minutes walking time (1127 m).</p> <p>Other community facilities are available at Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking.</p> <p>Calverton Leisure Centre is within 30 minutes travel time by public transport, cycling and walking.</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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is close to but not on the edge of the village of Woodborough.</p> <p>There is a bus stop within 5 minutes walking distance served by the 747 Oxton to Lowdham route although this is limited to 5 hourly buses per day Monday to Friday.</p> <p>There are bus stops within approximately 14 minutes walking distance (965 m) served by NCT bus 61 Nottingham to Calverton service which provides a half hourly service.</p> <p>Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking.</p> <p>DfT connectivity score: 35</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is on greenfield land.</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	<p>–</p>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>Part of site falls within area of high risk of flooding from surface water (0.14 ha), medium risk of flooding from surface water (0.21 ha) and low risk of flooding from surface water (0.34 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 surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>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 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>14. Landscape 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 - the site is located on undulating land north-east of Woodborough along the Shelt Hill</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>road. The site consists of pastoral farmland bordered by scattered trees and hedges; a residential property is located to the north of the site. The strongly vegetated boundaries provide localised screening, but there are some long views available due to the raised landform. The site context has a medium landscape value, with elements of particular landscape value including the medium landscape condition, rural settlement edge character and surrounding recreational amenities such as public rights of way. There is medium landscape susceptibility to the proposed development, due to the rural landscape setting, loss of rural characteristics and perception of spread of development along Shelt Hill. Visual value is low, but visual susceptibility is high due to the presence of residents at the edge of the village and along Shelt Hill, road and footpath users. Overall, landscape and visual sensitivity is medium. The site is appropriate for the type of proposed development. However, a mitigation strategy should be implemented so that development is low density to match the existing, makes use of existing and new vegetation to aid screening and considers the relationship with the wider village.</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>Landscape and Visual Impact Study 2025 - development should comprise low density development to match existing. Use existing and new vegetation to assimilate at the edge of the village. Consider relationship to village and cluster of settlement.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>The site comprises an important gap on Shelt Hill approaching and leaving the Conservation Area and the village. The site forms a break a break in frontage development of denser development to the south and more isolated properties to the north of the village. Shelt Hill being its own C19 hamlet, distinct from Woodborough. The site and land opposite create open rural views which are important to the edge of the village and its rural character as it retains its historic relationship with agriculture.</p> <p>The development of the site would result in less than substantial, but nevertheless still impactful, harm on the Conservation Area as development as it would close an open break that is important as open space on the approach to the Woodborough Conservation Area.</p> <p>Archaeology - considered high potential for Roman and medieval archaeological remains. Low potential for pre-historic remains.</p>	<p>Avoid, in order maintain important rural break around Woodborough and its CA.</p> <p>Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>The site is classified as grade 2 agricultural land.</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>	

G826 Main Street, Taylor's Croft

Factors	Details
SHLAA reference	G826
Size	1.21 ha
No of dwellings/ estimated employment floorspace	22 at 18 dph
Existing Use	Agricultural Land

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	<p>+</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 Calverton Local 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	--	<p>There is a Doctor's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes).</p> <p>The site is within 5 minutes walking time of the Governor's Field Recreation Ground Local Green Space.</p> <p>The site is designated Local Green Space and development would result in the loss of open space.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	++	<p>The site is within 5 minutes walking time of a Public House, Place of Worship, Woodborough Primary School and Woodborough Village Hall.</p> <p>Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking.</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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking.</p> <p>Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking.</p> <p>Woodborough Primary School is within 5 minutes walk.</p> <p>Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling.</p> <p>DFT connectivity score: 42</p>	<p>Major public transport improvements. Ensure connectivity to the site by non-car modes.</p>
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>Site is on greenfield land</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The vast majority of the site falls within Flood Zone 1. A small part of the site is located within Flood Zone 3 (0.01 ha), Flood Zone 2 (0.1 ha).</p> <p>A culverted water course runs close to the southern boundary of the site (under Main Street) but development is unlikely to affect river habitat or the riparian zone.</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 (0.07 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p> <p>Part of the site (0.31 ha) is susceptible to ground water flooding.</p>	<p>Ensure surface water surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements. 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>A culverted water course runs close to the southern boundary under main Street.</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 but it is also designated Local Green Space so there would 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>14. Landscape 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 land north of Main Street in the centre of</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>Woodborough. The site consists of open grassland used for equestrian grazing, with surrounding residential properties. Whilst an open view is available from surrounding streets, wider views are limited by built form and vegetation. The value of landscape within the study area is medium; valued elements include the cultural heritage and distinctiveness, medium recreational value and green infrastructure network. The susceptibility of the landscape in the site context to the proposed development would be medium due to the loss of a historic meadow with cultural heritage associations. There is a medium visual value and a high visual susceptibility, this is due to the presence of surrounding residential receptors, location central to Woodborough, and the proximity of Woodborough Conservation Area. Overall landscape and visual sensitivity is medium. Considering the constraints within the site and study area, the north of the site is appropriate for development. However, a mitigation strategy should be implemented so that development takes a linear form and maintains an open frontage along Main Street to retain views and experience of open space.</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>Landscape and Visual Impact Study 2025 - development to be low density, set back from Main Street to retain views and experience of open space. Incorporate public open space to road frontage. Incorporate trees to link with local network.</p>

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy 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 comprises a large meadow within the Conservation Area. The meadow is identified as being an historically important space within the Conservation Area. The Conservation Area appraisal also notes its important contribution to the areas overall character and appearance and also to the setting of its key historic buildings. The Conservation Area appraisal highlights that one of the most important views of the church is that over Taylor's Croft.</p> <p>The development of this site would result in a major impact on the Conservation Area as it would remove one of the main open spaces in the centre of the Conservation Area. It is important to retain existing views northwards from the site, out of the Conservation Area to the countryside beyond.</p> <p>Archaeology - significant (probable) medieval earthworks (NHER: L10289) comprising lynchet, terrace and bank recorded within the site boundary. Site is also within the Woodborough Conservation Area. Features recorded across the site.</p> <p>Archaeology - considered very high potential for significant medieval archaeological remains. Low potential for pre-historic remains.</p>	<p>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. Potential refusal recommendation 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 Woodborough. 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>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	--	<p>The site is classified as grade 2 agricultural land.</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>	

G827 Lingwood Lane (land adjacent Rose Marie Cottage)

Factors	Details
SHLAA reference	G827
Size	2.7 ha
No of dwellings/ estimated employment floorspace	54 at 20 dph in accordance with the density policy.
Existing Use	Agriculture (grazing)



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The capacity of the site is 54 at 20 dph.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (10% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centre is Calverton Local Centre which is approximately 11 minutes travel time by public transport, cycling and walking. Mapperley Local Centre 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>Calverton Local Centre and Mapperley Plains Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Lingwood Lane Playing Fields and the Governor's Field Local Green Space are within 100 m 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 accessible blue green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>The site is within 5 minutes walking time of a Public House, Place of Worship, Woodborough Primary School and Woodborough Village Hall.</p> <p>Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking. Mapperley Local Centre is also within 30 minutes travel time by public transport, cycling and walking.</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>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>++</p>	<p>There is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking.</p> <p>Mapperley Plains Local Centre and Calverton Local Centre are within 30 minutes travel time by public transport and walking.</p> <p>Woodborough Primary School is within 5 minutes walk.</p> <p>Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling.</p> <p>DFT connectivity score: 44</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>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	<p>--</p>	<p>The site is greenfield</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The vast majority of the site is in Flood Zone 1. A very small part of the site is located within Flood Zone 3 (less than 0.01 ha) and Flood Zone 2 (less than 0.01 ha).</p> <p>A water course flows under the existing access track (4.3 m in length) at the northern edge of the site where it joins Main Street - It is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p> <p>A small part of the site falls within an area of high risk of flooding from surface water (less than 0.01 ha) and similarly a small part of the site is at medium risk of flooding from surface water (0.02 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p>	<p>Avoid Flood Zone 3. Incorporate a suitable standoff distance from the riparian zone. Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</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>Part of the site is covered by a group Tree Preservation Order. 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>14. Landscape</p> <p>To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>Landscape and Visual Study 2025 - the site is located on gently sloping land in the centre of the village, abutting gardens of</p>	<p>Ensure development proposals are supported by</p>

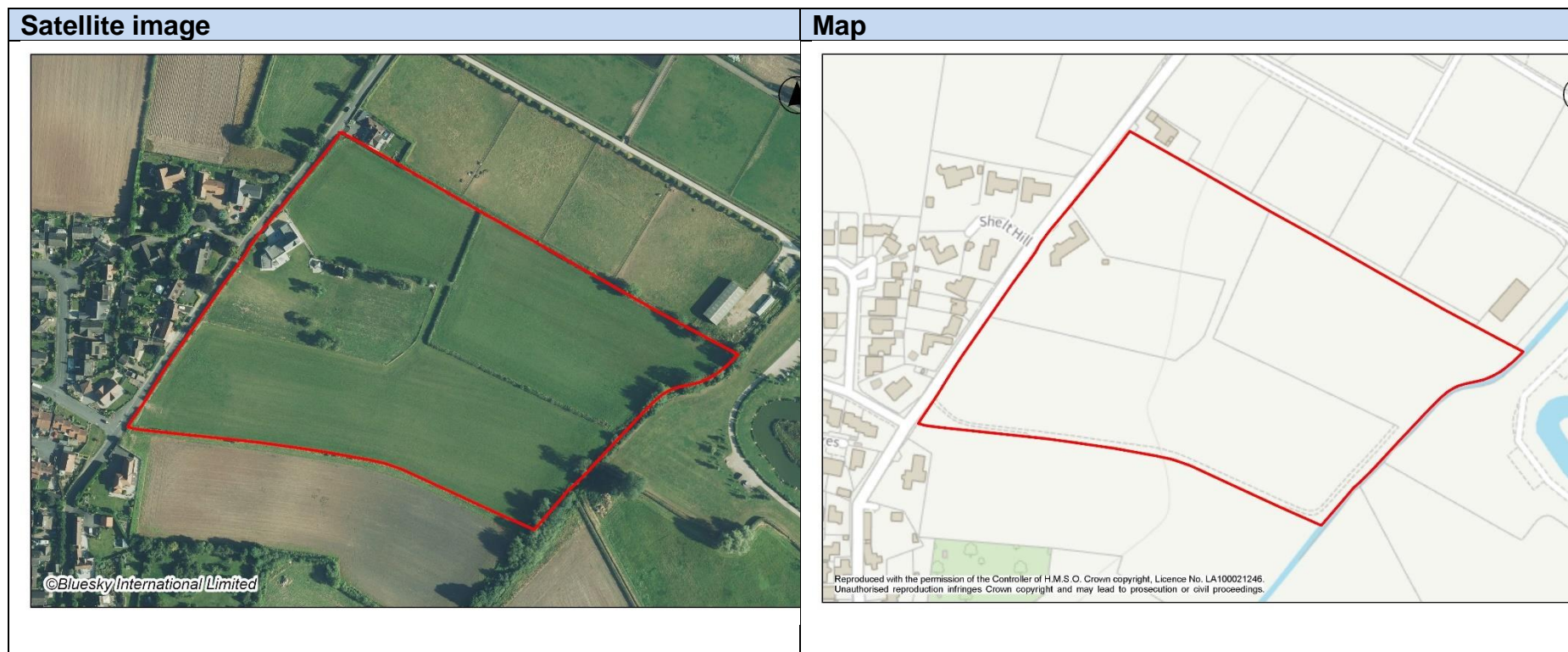
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>adjacent properties that form a feathered settlement edge. The site is visually enclosed by landform rising to the south and layers of vegetation. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage, quality of landscape features and recreational value. There is medium landscape susceptibility to the proposed development type due to the perception of higher density development extending from the historic settlement core. There is medium visual value and susceptibility associated with nearby designations and indicators of value, and receptors on the settlement edge. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy to incorporate mature parkland trees and establish a landscape buffer to Lingwood Lane and the southern boundary to maintain a soft settlement edge.</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>Landscape and Visual Study 2025 - avoid development along Lingwood Road to retain rural character to village approach. Retain specimen, parkland trees within a landscape buffer. Retain and enhance vegetation boundaries.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>While the proposed allocation falls outside of the historic parkland estate of Woodborough Hall, and noting there has been some infill development within its former grounds, development here would still urbanise the setting of the historic grounds of the Hall, and would cause some degree of harm to significance through harm to setting.</p> <p>Development here would create significant back-land development behind the historic street front development of Woodborough, eroding its important rural setting, causing direct harm to the Conservation Area through loss of this important landscape setting which complements the rural history of this village.</p> <p>Archaeology - medieval earthworks (NHER: L10296) comprising a mound and ridge and furrow are recorded within the site boundary. Features recorded across the site.</p> <p>Archaeology - considered very high potential for medieval archaeological remains. Low potential for pre-historic remains.</p>	<p>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. Potential refusal recommendation 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 Woodborough. Loss will likely require justification.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>Agricultural land Grade 2. The site is classified as grade 2 agricultural land.</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>	

G835 40 Shelt Hill

Factors	Details
SHLAA reference	G835
Size	5.85 ha
No of dwellings/ estimated employment floorspace	118 at 20 dph
Existing Use	Agricultural Land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity is 105 homes based on 20 dph in accordance with the density policy.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30 % worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centre is Calverton Local 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a Doctor's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes). There is also a Doctor's Surgery at Lowdham which is within 30 minutes travel time by public transport, cycling and walking although the service frequency is five hourly buses daily Monday to Friday.</p> <p>Public Rights of Way are within 5 minutes walk 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>	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	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>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	+	<p>There is a public house within 5 minutes walking distance but no other community facilities.</p> <p>Woodborough Post Office is approximately 6 minutes walking time (482 m). Woodborough Primary School is approximately 12 minutes walking time (964 m).</p> <p>Other community facilities are available at Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking.</p> <p>Calverton Leisure Centre is within 30 minutes travel time by public transport, cycling and walking.</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 (worst 30%).</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>There is a bus stop within 5 minutes walking distance served by the 747 Oxton to Lowdham route although this is limited to 5 hourly buses per day Monday to Friday.</p> <p>There are bus stops within approximately 11 minutes walking distance served by NCT bus 61 Nottingham to Calverton service which provides a half hourly service.</p> <p>Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking.</p> <p>DFT Connectivity score: 37</p>	Major public transport improvements. Ensure connectivity to the site by non-car modes.
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>Site is a greenfield site.</p>	

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

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>Majority of the site is within Flood Zone 1. A small part of the is located within Flood Zone 3 (0.12 ha) and Flood Zone 2 (0.33 ha).</p> <p>A water course flows along the south eastern edge of the site - 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 (0.27 ha), medium risk of flooding from surface water (0.41 ha) and low risk of flooding from surface water (0.85 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p>	<p>Avoid Flood Zone 3. 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>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements</p> <p>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>There is a group TPO which covers part of the site along the south eastern edge. Development on site may result in the loss of existing trees and hedgerows on 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>14. Landscape 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 - the site lies east of Shelt Hill in the north-east of Woodborough and comprises</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>farmland and scattered tree cover on sloping landform. The site forms part of the approach to Woodborough from the north-east and offers long views across the wooded valley to the south-east. The value of the landscape is medium due to valued elements such as public rights of way, Woodborough Conservation Area and rural views east across the valley. The study area has a high landscape susceptibility due to the site forming an addition which would be set apart from the nucleated settlement pattern and alter the rural characteristics at a gateway to the village. The site has medium visual value and high visual susceptibility due to views from nearby residents and public rights of way users along Shelt Hill. Overall landscape and visual sensitivity is medium. The site is not recommended for the type of proposed development as there would be a loss of openness on approach to Woodborough and additional development which would be odds with the existing settlement form.</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 2025 - to retain rural settlement edge and wooded valley views on the approach to Woodborough, in landscape and visual terms it is not recommended to develop this site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	--	<p>The site is large and forms a really important open area on the approach to and from Woodborough and Woodborough Conservation Area. It is not linked in any way to the village. The linear aspect of the Conservation Area along Main Street forms the character of the village. The site affords significant views of the countryside.</p> <p>The development of this site would result in a major impact on the Conservation Area and the heritage of the village as a whole. The approach to and from Woodborough Conservation Area to the northeast is characterised by strong views to the countryside. The scale and location of this site is such that development would change the wider setting to the Conservation Area.</p> <p>Archaeology - considered very high potential for Roman archaeological remains. High potential for medieval and a low potential for pre-historic remains.</p>	<p>No avoid this site for heritage impact reasons.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - 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 2 agricultural land.</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>	

G840 Plemont

Factors	Details
SHLAA reference	G840
Size	0.14
No of dwellings/ estimated employment floorspace	2 (18 dph)
Existing Use	Residential Garden Land



SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.</p>	<p>Is the site allocated for housing?</p> <p>Will it meet the housing need?</p>	++	<p>2 dwellings</p> <p>Site is allocated as part of H24 in the Local Planning Document. Together with Broad Close (SHLAA G776) the site is allocated for 15 dwellings.</p>	<p>Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.</p>
<p>2. Employment and Jobs To create employment opportunities.</p>	<p>Will the site provide jobs?</p> <p>Will the site provide job opportunities for unemployed people?</p> <p>Will the site provide new job opportunities in areas of deprivation?</p>	0	<p>No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development.</p> <p>It is not known whether a local labour agreement would be provided for the construction of houses on site.</p> <p>The site is not located within or adjoining a deprived area (30% worst area).</p>	<p>Require employment and skills strategy and apprenticeships for local people during construction.</p>

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>	+	<p>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 Calverton Local 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>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>There is a Doctor's Surgery and a Dentist Surgery in Calverton which are within 30 minutes travel time by public transport, cycling (Service 61 Nottingham to Calverton every 30 minutes).</p> <p>The site is within 5 minutes walking time of the Governor's Field Recreation Ground Local Green Space.</p> <p>The current use of the site is natural and semi natural greenspace so development would not result in a loss of a recreational area or accessible blue green infrastructure.</p>	<p>Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	<p>++</p>	<p>The site is within 5 minutes walking time of a Public House, Village Institute, and Place of Worship.</p> <p>Other community facilities such as a library and leisure centre are located in Calverton which are within 30 minutes travel time by public transport, cycling and walking.</p> <p>The current use of the site is natural and semi natural 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
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	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 is a bus stop within 5 minutes walking distance served by NCT bus 61 Calverton to Nottingham service which provides a half hourly service. Calverton Local Centre is within 30 minutes travel time by public transport, cycling and walking. Mapperley Plains Local Centre is within 30 minutes travel time by public transport and walking. Hillcrest Industrial Estate, Calverton is within 30 minutes travel time by public transport, walking and cycling. DFT connectivity score: 41	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	<p>?</p>	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p>	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>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 (0.01 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 surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>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 natural and semi natural greenspace so there would not be a loss of open space.</p> <p>There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.</p>
<p>14. Landscape 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 - the site is located off Broad Close to the north of Woodborough on sloping landform</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>adjacent to residential properties. It comprises grassland and scrubland with tree groups, bounded by fences and hedges. The vegetation within the site and its surroundings limits views into the site. There is medium landscape value within the site context as a result of valued elements such as the presence of Woodborough Conservation Area, medium landscape condition and pleasant rural settlement edge. There is medium landscape susceptibility for this site given development resulting in a loss of rural character, denser development on the settlement edge and a perception of higher density development. Visual value and visual susceptibility are low due to the relatively visually contained nature of the site. Overall, landscape and visual sensitivity is low. The site is able to accommodate this type of development with an appropriate mitigation strategy to include a buffer to the south of the site and a linear development form.</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>Landscape and Visual Impact Study 2025 - include a buffer to the south of the site and a linear development form.</p>

<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy 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 comprises a series of gardens relating to a scattered group of dwellings on the north of the village. The site forms part of a larger parcel of land sloping south, containing lots of trees, hedges and shrubs, and part of smaller fields that have been developed in a piecemeal fashion on the northern edge of the village. There are views from the north of the site down to the roof tops of historic buildings in the Conservation Area. Views south and north are very green looking towards the Conservation Area (from Main Street)</p> <p>The development of the site would result in a major impact on the Conservation Area as, although development has sporadically taken place on the private road and Broad Close, it still has an open character and is very green with vegetation. Therefore the site itself, along with other spaces in the vicinity and large gardens and spaces between the low density development in this part of the village, adds to the character of the central third of Woodborough Conservation Area, which is very open and green and still shows signs of historic street and field patterns (relating back to the late 18th Century).</p> <p>Archaeology - considered high potential for Roman and medieval archaeological</p>	<p>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. Low potential for pre-historic remains.	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	-	<p>The site is not agricultural land.</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>	