

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix E: Reasonable Alternative Sites in Arnold

May 2026

Serving people, Improving lives

Introduction

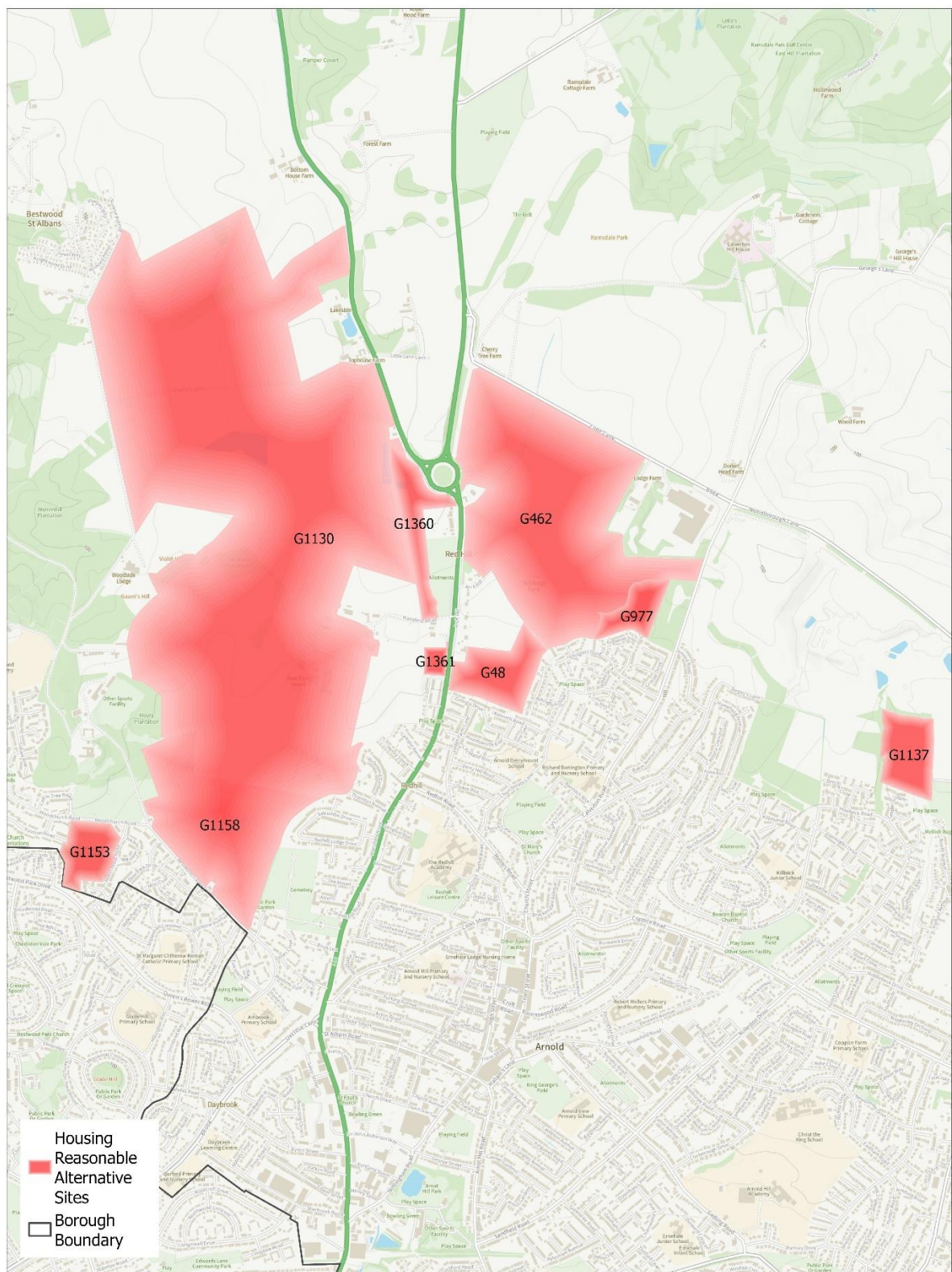
Appendix E contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Arnold.

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

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Map of Reasonable Alternative Sites in Arnold



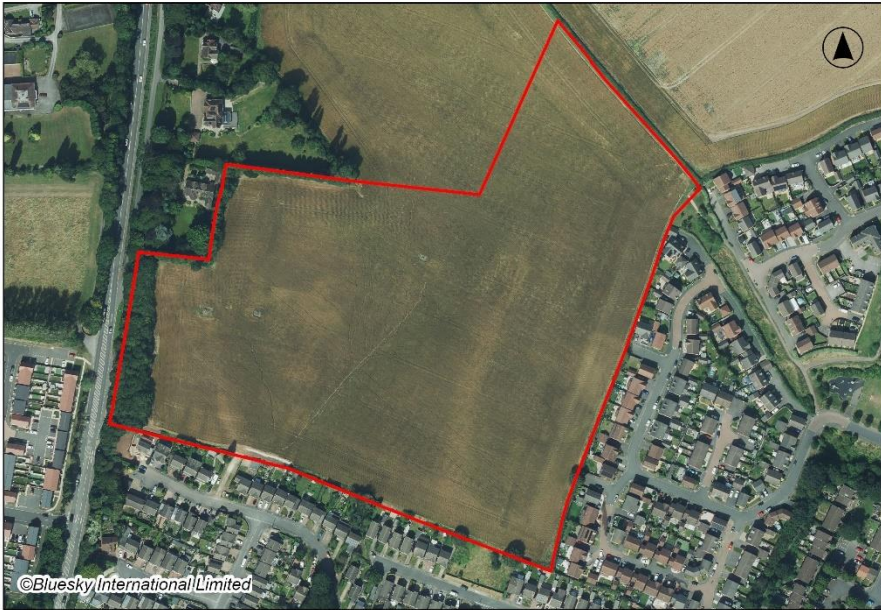
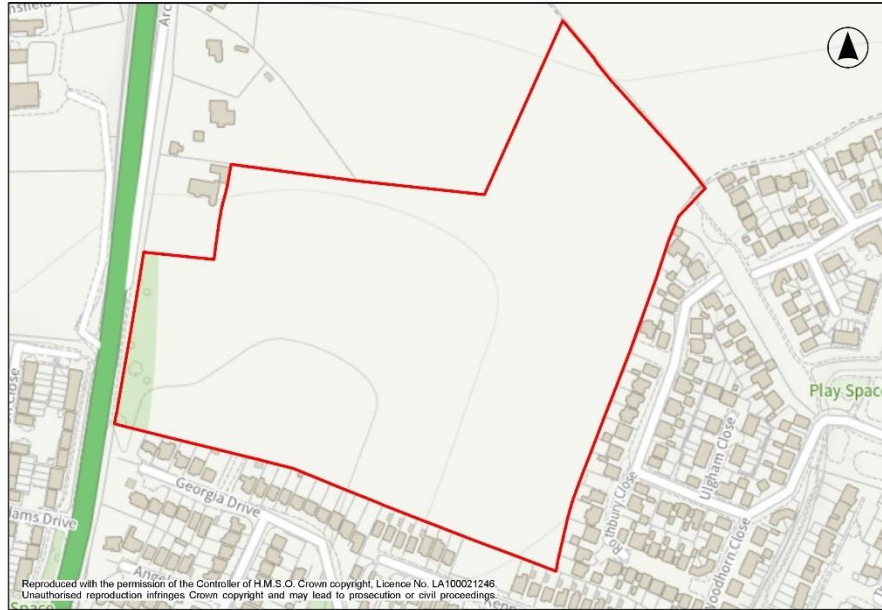
Gedling
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Arnold

G48 Lodge Farm Lane, Arnold

Factors	Details
SHLAA reference	G48 (H5)
Size	7.31 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 148 (based on planning permission 2018/0387)
Existing Use	Agricultural land

Satellite image	Map
	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The site is an existing housing allocation (site H5) for 150 homes in the Part 2 Local Plan (Local Planning Document) and has resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries (i.e. Arnold Health Centre and Daybrook Medical Practice) in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walk of several protected open spaces including allotments and Local Nature Reserve. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking or cycling to the site. Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area). It is noted the 10% most deprived area is to the east of Calverton Road.	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the south and east. There are bus stops on Mansfield Road and Calverton Road within a 5-minute (400 metres) walk for the following bus services: Pronto which runs from Nottingham to Chesterfield via Mansfield, SA Sherwood Arrow which runs from Nottingham to New Ollerton and The Calverton which runs from Nottingham to Calverton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre. There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold. The Pronto, SA Sherwood Arrow and The Calverton bus services provide connectivity to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk of flooding from surface water (0.05 ha), medium risk of flooding from surface water (0.06 ha) and low risk of flooding from surface water (0.19 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site does not fall within an area susceptible to groundwater flooding.	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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

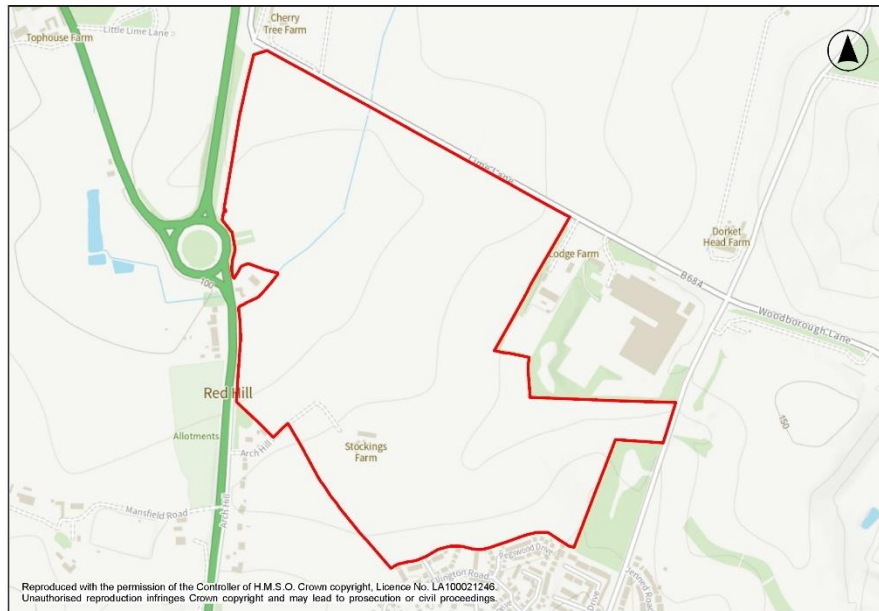
SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on arable farmland, abutting the northern settlement edge of Arnold, with residential properties backing onto the south and east boundaries. The site is visually contained by landform and built form. The value of the landscape in the study area is considered to be low, due to the partially intact agricultural landscape with localised human intrusions forming the setting to the existing settlement edge. There is low landscape susceptibility to the proposed development type given that it would form an extension of the existing settlement edge within the existing field structure. There is low visual value and a high visual susceptibility due to the localised screening by landform and number of nearby receptors with views of the site. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate the type of development with appropriate mitigation.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention and enhancement of field boundary vegetation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	As a result of the relative distance and local topography, there are no direct visual associations between the site and the heritage assets, and the development site does not encroach into the open rural setting that the Bestwood Pumping Station currently enjoys. It is therefore considered that the development site will not harm the setting or overall significance of the Listed Buildings or its historic Park & Garden. Archaeology Considered high potential for pre-historic and medieval archaeology.	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. The results of the assessments should inform design and layout to avoid impact to significant archaeological remains where identified and for the production of an outline Archaeological Mitigation Strategy (AMS). Likely significant archaeology within the site boundary. This can be appropriately managed with sound assessment informing design and mitigation areas.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3b (4.03 ha) agricultural land with the remainder of the site containing grade 3a (2.62 ha) and grade 2 (0.6 ha). Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Ensure development avoids and/or minimises the loss of areas that are classified as very good (grade 2) and good (grade 3a) agricultural land.

G462 Land off Lodge Farm Lane, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G462
Size	58.37 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 991 (promoted by agent)
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 dwelling capacity of the site is 991 homes. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	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?	++	The site is promoted for mixed use development comprising land for employment purposes and the proposed employment development would provide over 50 new jobs. It is not known whether local labour agreement would be provided for the construction of houses on site.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is promoted for mixed use development comprising land for housing and employment purposes. The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries (i.e. Arnold Health Centre and Daybrook Medical Practice) in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walk of several protected open spaces including allotments and Local Nature Reserve. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking or cycling to the site. Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area). It is noted the 10% most deprived area is to the east of Calverton Road.	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the south. There are bus stops on Mansfield Road and Calverton Road for the following bus services: Pronto which runs from Nottingham to Chesterfield via Mansfield, SA Sherwood Arrow which runs from Nottingham to New Ollerton and The Calverton which runs from Nottingham to Calverton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre. There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold. The Pronto, SA Sherwood Arrow and The Calverton bus services provide connectivity to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? 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?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
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12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site falls within EA Flood Zones 2 (0.82 ha) and 3 (0.19 ha). 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. Part of site falls within area of high risk of flooding from surface water (0.89 ha), medium risk of flooding from surface water (1.37 ha) and low risk of flooding from surface water (3.27 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within area susceptible to groundwater flooding.	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.
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13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. Site adjoins Calverton Road Local Nature Reserve and trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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.
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14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	--	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states this is a large site located on rolling arable farmland to the north of Arnold, with a small residential edge to the south. There are long views across the site from surrounding public rights of way and roads. The value of the landscape in the study area is considered to be medium due to nearby features of natural and cultural heritage and rural qualities with some localised intrusions. There is high landscape susceptibility to the proposed development type due to the large extension, resulting in urban sprawl over the ridgeline. There is medium visual value and high visual susceptibility associated with the number and variety of receptors and visibility of the site in long views. Overall, the landscape and visual sensitivity is high. The site has limited ability to accommodate the type of development, with the north of the site not suitable for development in landscape and visual terms.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. It is recommended that any development is therefore limited to the southern part of the site, including new boundary planting along the northern boundary to limit/prevent development appearing over the ridgeline.
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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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	As a result of the relative distance and local topography, there are no direct visual associations between the site and these Scheduled Monuments, and the development site does not encroach into the open rural setting that these Monuments currently enjoy. It is therefore considered that the development site will not harm the setting or overall significance of the Scheduled Monuments at Cockpit Hill. Bestwood Pumping Station and associated heritage assets including its Park and Garden are located approx. 450m to the north-west with two roads in between. Due to distance and terrain no heritage assets or their settings will be affected. Archaeology - considered high potential for medieval and post-medieval archaeology; moderate potential for pre-historic, Iron Age and Roman archaeology.	No mitigation required for heritage assets. 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. Setting assessment for the SMs will also be necessary. The results should inform design and layout to avoid impact and for the production of an outline Archaeological Mitigation Strategy (AMS).

16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 3 agricultural land including grades 3a and 3b with no further detail on the size of each grade. Development on site would likely increase household and commercial waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) only a small part of the north-eastern corner falls within an area safeguarded for mineral extraction. Potential development in this part would sterilise existing mineral resources. However it adjoins existing brick pit (MP6b Dorket Head). Paragraph 4.69 of the Minerals Local Plan states the clay from the pit is supplied directly to the brick works adjacent with permitted reserves expected to be sufficient until 2033, and that part of the site is being restored to agricultural land through a landfill scheme whilst the remainder of the site will be restored to agricultural land and woodland at a lower ground level. The existing brick pit is located to the north of Arnold, ten kilometres from Nottingham. Clay from the pit is supplied directly to the brick works adjacent with permitted reserves expected to be sufficient until 2033. Part of the site is being	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.
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			restored to agricultural land through a landfill scheme whilst the remainder of the site will be restored to agricultural land and woodland at a lower ground level	
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G977 Extension to Stockings Farm, Lodge Farm Lane, Arnold

Factors	Details
SHLAA reference	G977
Size	3.72 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 119 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
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 dwelling capacity of the site is 119 based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries (i.e. Highcroft Surgery, Arnold Health Centre and Stenhouse Medical Centre) in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is adjacent to Calverton Road protected open space and within a 5-minute (400 metres) walk of several protected open spaces and Hobbucks Local Nature Reserve. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking or cycling to the site. Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area). It is noted the 10% most deprived area is to the east of Calverton Road.	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the south. There are bus stops on Calverton Road for 'the Calverton' bus service (run by Trentbarton) which runs from Nottingham to Calverton. It is a regular and frequent (up to every 15 minutes) bus. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre. There are several employment areas within 30 minutes travel time by public transport and cycling including Sherbrook Road and Portland Street in Daybrook, Brookfield Road, Salop Street, Catton Road and Rolleston Drive in Arnold. The Calverton bus services provide connectivity to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 and Calverton Road towards Arnold and Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.10 ha) and low risk of flooding from surface water (0.19 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within an area susceptible to groundwater flooding.	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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site adjoins a protected open space. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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.

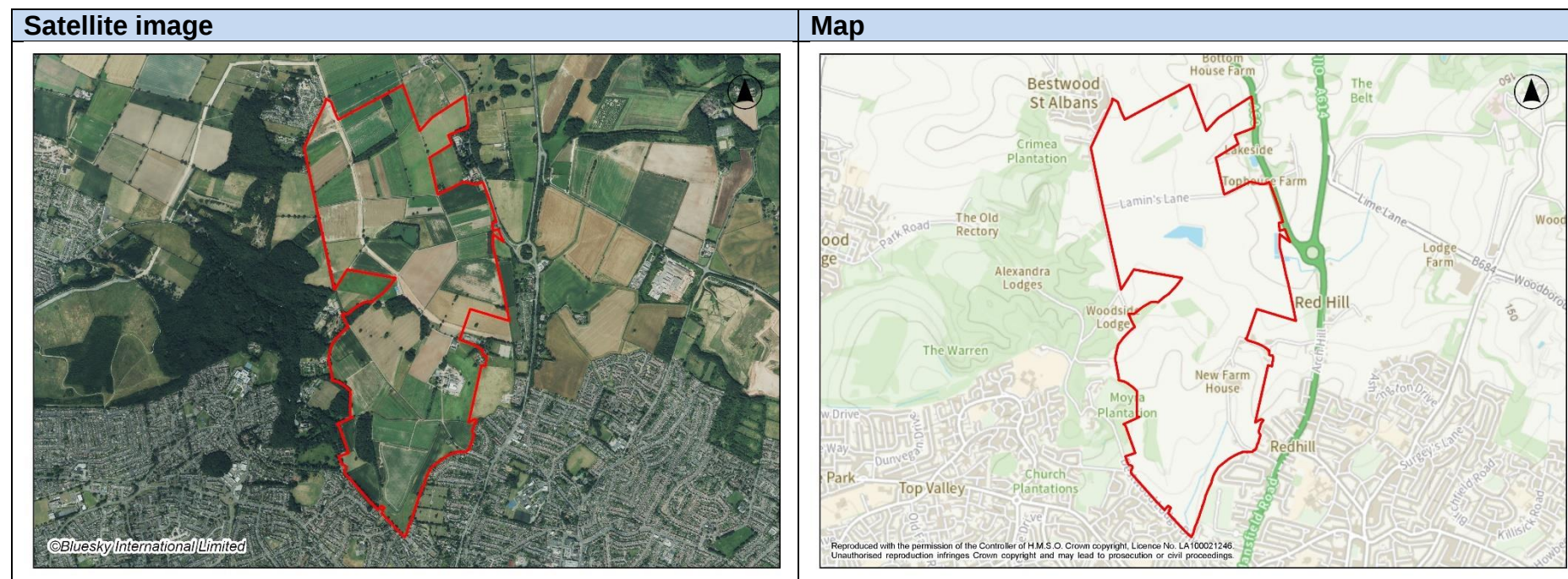
SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on arable farmland, abutting the northern settlement edge of Arnold, with residential properties backing onto the southern boundary. The site is visually contained by woodland, landform and built form. The value of the landscape in the study area is considered to be low due to limited features of note and local detractors. There is low susceptibility to the proposed development type given that it would form a small extension to the settlement, contained by the ridgeline. There is low visual value and medium visual susceptibility associated with the study area due to limited indicators of value and nearby receptors. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate the type of development with appropriate mitigation.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Planting of new vegetation along the northern boundary to provide a buffer to the surrounding countryside.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on heritage assets. Archaeology - no known archaeology within site boundary and moderate to low potential for medieval and post-medieval archaeology; moderate to low potential for pre-historic archaeology.	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. Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3 (3.4 ha) agricultural land (including grade 3a (1.57 ha) and grade 3b (2.07 ha)) with the remainder of the site containing grade 2 (0.32 ha) and not surveyed (0.08 ha). Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Ensure development avoids and/or minimises the loss of areas that are classified as very good (grade 2) and good (grade 3a) agricultural land.

G1130 Land at New Farm, Redhill, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G1130
Size	213.55 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of up to 2,800 (promoted by agent)
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 of the site is up to 2,800 homes. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	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?	+	The site is being promoted for small scale employment and retail use, ancillary to the main housing allocation. It is not known whether local labour agreement would be provided for the construction of houses on site although this would be required to accord with local plan policy.	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries Arnold Health Centre Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Practice in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walking distance of several protected open spaces including allotments. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Redhill Young People's Centre and Pond Hills Lane Community Centre are within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (bus service Pronto). There are primary and secondary schools within 30 minutes travel time by public transport, walking and cycling to the site. The nearest ones are St. Margaret Clitherow School, Arnbrook Primary School, The Redhill Academy, Richard Bonington Primary and Nursery School and Arnold Mill Primary School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within a deprived area (30% most deprived area); however, it adjoins a deprived area (10% most deprived area) to the south.	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the north-west. There are bus stops on Mansfield Road for the following bus services Pronto which runs from Nottingham to Chesterfield via Mansfield and SA Sherwood Arrow which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto). There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold. The above bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site falls within EA Flood Zones 2 (0.66 ha) and 3 (1.39 ha). 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. Part of site fall within area of high risk of flooding from surface water (2.64 ha), medium risk of flooding from surface water (3.89 ha) and low risk of flooding from surface water (8.72 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. The site does not fall within an area susceptible to groundwater flooding.	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. A reduction in the site area would further reduce flood risk associated with the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is adjacent to Bestwood Country Park Protected Open Space and Local Wildlife Site, and Bestwood Sand Quarry Local Wildlife Site to the south-west, and Leapool Arch Hill (Protected Open Space) to the south-east. Site contains trees protected by Tree Preservation Orders (along the southern edge). Site is adjacent to trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	--	The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Papplewick Wooded Estatelands (S PZ 3) and a small portion of the site lies within The Dumbles Rolling Farmland (MN015). For the Papplewick Wooded Estatelands (S PZ 3) the landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. For the Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states this is a large site located on undulating arable farmland with scattered trees and copses, to the north of Redhill. The southern edge of the site abuts the existing settlement, with the site extending across the farmland to Killarney Park (retirement park). The site is visually open, with long distance views from the north. The value of the landscape in the study area is considered to be medium due to natural, cultural and recreational features and localised sense of tranquillity and rural qualities. There is high landscape susceptibility to the proposed development	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. It is recommended that this development is limited to the southern part of the site in line with existing nearby settlement, contained by existing woodland and tree vegetation and incorporating new planting and open space.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			type due to the large extension over the ridgeline across the rural landscape. There is medium visual value and high visual susceptibility associated with the local indicators of value including public rights of way and country park and number of receptors. Overall, the landscape and visual sensitivity is high. The site has limited ability to accommodate the type of development, with the north of the site and the far south-west not suitable for development in landscape and visual terms.	

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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	The northern part of the site physically “wraps around” the Bestwood Pumping Station site and will change its wider setting. The impact upon Bestwood Lakeside (former Pumping Station) would be significant and result in major harm to the setting of the Grade II* Listed Building and Grade II Registered Park and Garden. Some impact on the wider setting of the listed buildings at Bestwood Lodge but only on the western edge of the land. The parcel of land nearest Bestwood Lodge has the most impact on the Listed Building as it changes the approach to the Listed Building from rural to urban. Archaeology - considered high potential for significant Neolithic and other pre-historic archaeology. moderate medieval and post-medieval archaeology.	Heritage assets - lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge. Bestwood Pumping Station - the site should be reduced considerably such that development only takes place in the south, to minimise impact on Bestwood Pumping Station altogether with a buffer to the west and to increase the buffer to the south of Tophouse Farm. Mature planting to the eastern side of the development on its boundary would help retain a verdant outlook in the surroundings around the assets. Archaeology - minimum requirement for Desk-Based Assessment
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
				(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. The results of the assessments should inform design and layout to avoid impact to significant archaeological remains where identified and for the production of an outline Archaeological Mitigation Strategy (AMS). Likely complex and significant archaeology within the site boundary. This can be appropriately managed with sound assessment informing design and mitigation areas.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 (60.2 ha), grade 3 (153.2 ha including grades 3a and 3b with no further detail on the size of each grade), grade 3a and grade 3b agricultural land and other types including the one not surveyed. No information has been given on whether the other and not surveyed site is best and most versatile land i.e. grade 3a. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as grade 2 and grade 3a agricultural land.

G1137 Land at Mapperley Plains, Arnold

Factors	Details
SHLAA reference	G1137
Size	6.13 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 196 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Agricultural land

Satellite image	Map
	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity of the site is 196 homes based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre. However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries including Arnold Health Centre, Highcroft Surgery and Stenhouse Medical Centre. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. There are frequent and regular bus services (number 58 and 59) from the site to Arnold town centre. The site is within a 5-minute (400 metres) walk of a protected open space (Henry Mellish Rugby Club) and Hobbucks Local Nature Reserve. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold Leisure Centre, Redhill Leisure Centre, Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are Killisick Junior School, the Redhill Academy, Pinewood Infant School and Foundation Unit, and Richard Bonington Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within a deprived area (30% most deprived area); however, it adjoins a deprived area (10% most deprived area).	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the south. There are bus stops on Gleneagles Drive and Killisick Road for frequent (up to 15 minutes) and regular bus services (i.e. number 58 and 59) which run from Nottingham city centre to Arnold and Killisick respectively, connecting the site to Arnold town centre. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, library, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. There are several employment areas within 30 minutes travel time by public transport including Catton Road, Brookfield Road and Rolleston Drive employment areas in Arnold	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of high risk of flooding from surface water (0.06 ha), medium risk of flooding from surface water (0.07 ha) and low risk of flooding from surface water (0.14 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within an area susceptible to groundwater flooding.	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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and not adjacent to a designated site of nature conservation interest. The site is adjacent to a designated open space (Henry Mellish Rugby Club) and located within a 5-minute (400 metres) walk of Hobbucks Local Nature Reserve. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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.

14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on sloping pastoral farmland to the northern settlement edge of Arnold, within a single field that abuts residential properties to the south. Due to the location on elevated landform, there are some long views towards the site. The value of the landscape in the study area is considered to be medium due to nearby habitats and intact landscape features contributing to the green network, with some sense of tranquillity contrasting with localised detractors. There is medium landscape susceptibility to the proposed development type whereby it would result in loss of vegetation cover and perceived tranquillity. There is low visual value and medium visual susceptibility associated with the study area due to few views and number of nearby receptors associated with the settlement edge. Overall, the landscape and visual sensitivity is medium. The site is	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention of the woodland belts to the west and east and existing robust field boundary vegetation.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			able to accommodate the type of development with appropriate mitigation.	
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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No known designated and/or non-designated heritage assets within or adjacent to the site. No impact as no heritage assets or their setting is likely to be affected. Archaeology - no known archaeology within site boundary. Considered moderate potential for pre-historic archaeology.	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 Further work, if necessary, at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would likely increase household and commercial waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1153 Woodchurch Road, Arnold

Factors	Details
SHLAA reference	G1153
Size	4.71 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 150 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Playing Pitch (Outdoor Recreation)



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 of the site is 150 based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides 50+ houses within the main built-up area of Nottingham.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Arnold). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within a 5 minute (400 metres) walk of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	?	The nearest GP surgery (The Practice Nirmala) and pharmacy (Bestwood Pharmacy) are within 30 minutes travel time by public transport, walking and cycling. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Arnold). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. There is a direct bus service (number 79A/79) to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is in close proximity to Bestwood Country Park and adjoins Bestwood Lodge Drive Estate (protected open space) to the south. The current use of the site is outdoor recreation (playing pitch), so development on site would result in a loss of a recreational area or accessible blue-green infrastructure. The site qualifies to be considered minor positive (+) as it has access to health facilities within 30 minutes travel time and falls within 5 minutes (400 metres) walking distance of a recreational area. However, it also results in the loss of recreational area,	Ensure development enhances connections into nearby recreational areas or accessible blue-green infrastructure.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			therefore the site has been marked as uncertain.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Arnold). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold town centre has a leisure and community centre, library, post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. There are two schools (St. Margaret Clitherow School and Glade Hill Primary and Nursery School) within a 10-minute (800 metres) walking distance. Bestwood has Additional school provision (i.e. Southglade Primary & Nursery School and Robin Hood Primary School) conveniently located within 30 minutes travel time by public transport and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site adjoins a deprived area (20% most deprived area).	Ensure access to community facilities to support the development are provided.

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?	++	The site adjoins Bestwood to the north. There are bus stops on Bestwood Park Drive for the bus services number 79, 79A, 79B, 88 and 89. Bus 79/79A/79B run between Nottingham city centre and Arnold, connecting the site to Arnold town centre. Number 88 and 89 connect the site to Bestwood settlement and Nottingham city centre. The site is within 30 minutes travel time by public transport, walking and cycling to a post office, leisure centre, community centre, library, school, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Bewcastle Road Bestwood Park designated employment site is well-situated for the site. Additionally, Salop Street, Sherbrook Road and Portland Street employment sites are within 30 minutes travel time by public transport, walking and cycling from the site.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	--	The site is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Bestwood Park Drive towards Nottingham and Arnold.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of medium risk of flooding from surface water (less than 0.01 ha) and low risk of flooding from surface water (less than 0.01 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site does not fall within an area susceptible to groundwater flooding.	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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	--	It is expected that the site would meet the biodiversity net gain requirements. The site is designated open space and in close proximity but not within or adjacent to a designated site of nature conservation interest. The current use of the site is outdoor recreation, so development on the site would lead to a loss of open space. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided.	Development would have a severe impact which could not be mitigated. Protect and enhance green infrastructure provision. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	-	The Gedling Landscape and Visual Analysis (2025) states the site comprises a protected open space set within residential	Ensure development proposals are supported by

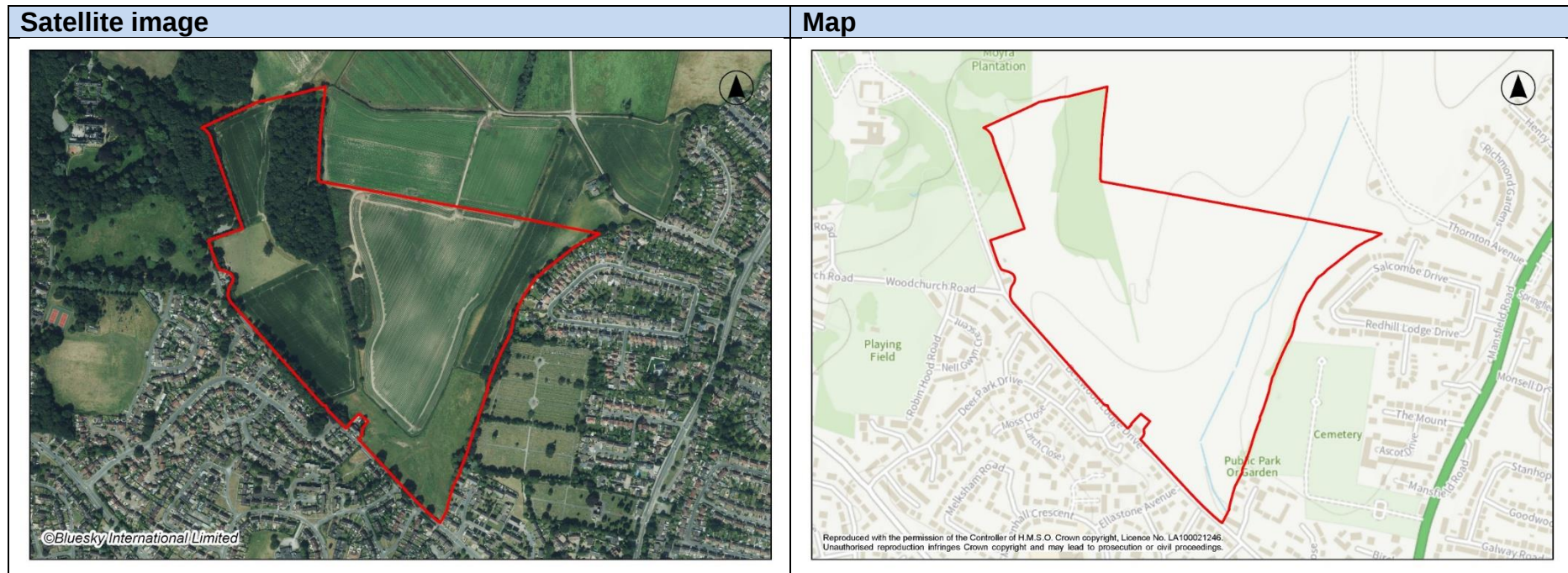
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		properties on the north edge of Arnold, to the south of Bestwood Lodge. The site is visually enclosed by residential built form and vegetation. The value of the landscape within the study area is considered to be medium due to features of natural, cultural and recreational value including Bestwood Country Park and contribution to a local strong green network. There is medium landscape susceptibility to the proposed development type where it would comprise infill of the urban edge, resulting in loss of open, recreational space. There is medium visual value and susceptibility associated with indicators of value and recreational facilities and the number of residents with views of the existing open space. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate some development with a robust mitigation strategy.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain existing vegetation around the north and west, within a substantial buffer along the northern and western site edges where development would be inappropriate in landscape and visual terms to – this area can incorporate public open space.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	-	Moderate impact - there would be a degree of harm to the setting of Grade II Bestwood Lodge (Listed Building) as the approach along Bestwood Lodge Drive and Woodchurch Road would be urbanised and the parkland it was created for would be physically eroded. The wider setting of Bestwood Lodge Hotel would be harmed by the incremental loss of historic parkland. Direct harm and loss to the potential NDHA that is the parkland to Bestwood Lodge Hotel. Archaeology - considered moderate to low potential for pre-historic archaeology. Potentially low to negligible potential for any surviving remains due to existing ground disturbance.	Heritage assets – None: only full avoidance can prevent harm. 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 The DBA should include evidence of existing ground disturbance to determine potential for surviving remains. Further work, if necessary, at application, may include field walking (to capture potential)

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	Site is currently leisure use so no loss of agricultural land. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	No mitigation required.

G1158 Red Hill Farm, Bestwood Lodge Drive, Arnold

Factors	Details
SHLAA reference	G1158
Size	24.07 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of up to 770 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
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 of the site is 770 homes based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site provides at least 50 houses adjacent to the main built-up area of Nottingham.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries Arnold Health Centre Highcroft Surgery, Stenhouse Medical Centre and Daybrook Medical Practice in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walking distance of several protected open spaces including allotments. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Redhill Young People's Centre and Pond Hills Lane Community Centre are within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (bus service Pronto). There are primary and secondary schools within 30 minutes travel time by public transport, walking and cycling to the site. The nearest ones are St. Margaret Clitherow School, Arnbrook Primary School, The Redhill Academy, Richard Bonington Primary and Nursery School and Arnold Mill Primary School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within a deprived area (30% most deprived area); however, it adjoins a deprived area (10% most deprived area) to the south.	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the north-west. There are bus stops on Mansfield Road for the following bus services Pronto which runs from Nottingham to Chesterfield via Mansfield and SA Sherwood Arrow which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling and there is direct bus service (Pronto). There are several employment areas within 30 minutes travel time by public transport including Salop Street in Arnold, Sherbrook Road in Daybrook, Brookfield Road in Arnold. The above bus services provide connectively to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Part of the site falls within EA Flood Zones 2 (0.42 ha) and 3 (0.45 ha). Part of site fall within area of high risk of flooding from surface water (0.19 ha), medium risk of flooding from surface water (0.02 ha) and low risk of flooding from surface water (0.04 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. 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. The site does not fall within an area susceptible to groundwater flooding.	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. A reduction in the site area would further reduce flood risk associated with the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is in close proximity to Bestwood Country Park Protected Open Space and Local Wildlife Site to the west. Site contains trees protected by Tree Preservation Orders (along the southern edge). Site is adjacent to trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	--	The Greater Nottingham Landscape Character Assessment (2009) shows the site is mostly within the Killarney Park Wooded Farmlands (S PZ 2) and a small portion of the site lies within Bestwood Wooded Farmlands (S PZ 41). For the Killarney Park Wooded Farmlands (S PZ 2) the landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. For the Bestwood Wooded Farmlands (S PZ 41) the landscape condition is moderate and the character strength of the area is low. The overall landscape strategy is to 'create and reinforce'. The Gedling Landscape and Visual Analysis (2025) states the site is located on undulating arable farmland and woodland abutting the settlement edge of Arnold and Redhill. The site has an open visual character, with long distance visibility limited by landform. The value of the landscape within the study area is considered to be medium due to cultural and recreational features, intact landscape features and localised sense of tranquillity and rural qualities with some localised detractors. There is medium landscape susceptibility to the proposed development type where it would extend the urban edge	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention of woodland. A landscape buffer would be required in the west of the site where development is not suitable in landscape and visual terms; this area can include public open space
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			into the countryside and result in loss of hedgerows and woodland. There is low visual value and medium visual susceptibility associated with indicators of value including Bestwood Country Park and number of receptors with views of the urban edge. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development in the eastern part of the site, with a robust mitigation strategy.	

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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	Some impact on the wider setting of the listed buildings at Bestwood Lodge but only on the western edge of the land. The parcel of land nearest Bestwood Lodge has the most impact on the Listed Building as it changes the approach to the Listed Building from rural to urban. Archaeology - considered moderate potential for significant Neolithic and other pre-historic archaeology. moderate medieval and post-medieval archaeology.	Heritage assets - Lower density development and reduced site area to omit the former Historic Parkland and provide a suitable buffer to this area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge. 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. The results of the assessments should inform design and layout to avoid impact to significant archaeological remains where identified and for the production of an
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
				outline Archaeological Mitigation Strategy (AMS).
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3 (23.99 ha) agricultural land including grades 3a and 3b with no further detail on the size of each grade Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as grade 2 and grade 3a agricultural land. Ensure development avoids and/or minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1360 Land adjoining Leapool Island, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G1360
Size	5.90 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 188 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
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 of the site is 188 homes based on 32 dwellings per hectare in accordance with the SHLAA Methodology. The site is loosely adjacent to the main built-up area of Nottingham and provides at least 50 houses.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries (i.e. Arnold Health Centre and Daybrook Medical Practice) in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. There are frequent and regular bus services (Pronto Bus Stagecoach and the Sherwood Arrow) from the site to Arnold and Nottingham City Centre. The nearest bus stop is conveniently located on the edge of the site on Mansfield Road. The site is adjacent to a designated open space (Leapool Allotments, Arch Hill), which serves as an outdoor recreational area. The current use of the site is agricultural land so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking or cycling to the site. Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the north. The nearest bus stop is conveniently located on the edge of the site, on Mansfield Road, for the following bus services: Pronto which runs from Nottingham to Chesterfield via Mansfield, and SA Sherwood Arrow which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre. There are several employment areas within 30 minutes travel time by public transport and cycling including Sherbrook Road and Portland Street in Daybrook, Brookfield Road, Salop Street, Catton Road and Rolleston Drive in Arnold. The Pronto and SA Sherwood Arrow bus services provide connectivity to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site partly falls within EA Flood Zones 2 (0.02 ha) and 3 (0.64 ha). 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. Part of site fall within area of high risk of flooding from surface water (0.33 ha), medium risk of flooding from surface water (0.52 ha) and low risk of flooding from surface water (1.44 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. The site does not fall within an area susceptible to groundwater flooding.	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. A reduction in the site area would further reduce flood risk associated with the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is adjacent to Leapool Allotments, Arch Hill (Protected Open Space) to the west. Development on site would result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural land so there would not be a loss of open space.	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.

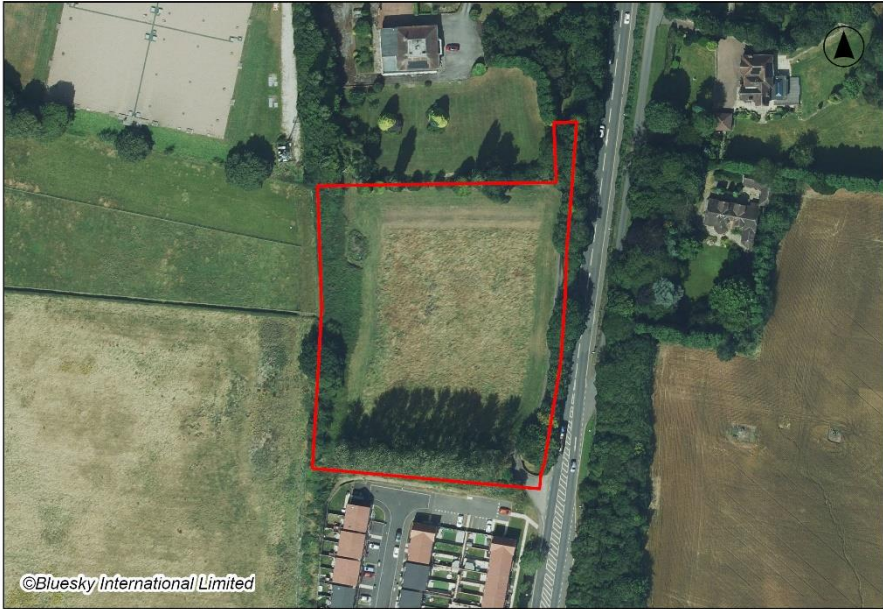
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) identifies the site as partly within the Papplewick Wooded Estatelands (S PZ 3), with the remainder lying within The Dumbles Rolling Farmland (MN015). For the Papplewick Wooded Estatelands (S PZ 3) the landscape condition is good and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and reinforce'. For the Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform, forming the edge of arable farmland to the west of the A60, north of Arnold. The site is largely visually screened by boundary vegetation. The value of the landscape within the study area is considered to be low due to some local cultural features, limited recreational resource and scenic value with intrusion from the nearby A60. There is high landscape susceptibility due to the loss of landscape features and separation of the site from the existing conurbation to the south. There is medium visual value and	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. A landscape buffer should be retained in the north of the site, including retention and enhancements to vegetation.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			susceptibility associated with nearby designated features, screened views and nearby receptor groups. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate some development in the southern part of the site, behind the existing allotments and residential properties.	
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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	Bestwood Pumping Station and associated heritage assets including its Park and Garden are located approx. 500 m to the north-west. Due to distance and terrain no heritage assets or their settings will be affected Archaeology - No known archaeology within site boundary. Lies adjacent to Bestwood Park on SW boundary. Considered moderate potential for pre-historic and medieval archaeology.	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. Further work, if necessary, at application, may include field walking (to capture potential associated with flint scatters), and trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 2 (5.0 ha) agricultural land with the remainder of the site containing grade 3 (0.9 ha) including grades 3a and 3b with no further detail on the size of each grade. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as grade 2 and grade 3a agricultural land.

G1361 New Manor, Mansfield Road, Arnold

Factors	Details
SHLAA reference	G1361
Size	1.01 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 28 based on 28 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Vacant Land (Paddock / Previously Developed)

Satellite image	Map
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	+	The dwelling capacity of the site is 28 homes in accordance with the SHLAA Methodology. The site is loosely adjacent to the main built-up area of Nottingham and provides at least 50 houses in conjunction with adjoining site which is LPD allocation X3.	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.	Require employment and skills strategy and apprenticeships for local people during construction.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing town centre in Arnold. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? 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?	+	There are doctor's surgeries (i.e. Arnold Health Centre and Daybrook Medical Practice) in Arnold. The site is within 30 minutes travel time by public transport, walking and cycling to Arnold town centre which has a wide range of health facilities including a dentist, optician and pharmacy. There are frequent and regular bus services (Pronto Bus Stagecoach and the Sherwood Arrow) from the site to Arnold and Nottingham City Centre. The nearest bus stop is located on Mansfield Road, approximately 400 metres from the site. The site lies in close proximity to a designated area of open space (Leapool Allotments, Arch Hill) with a tennis court and associated structures situated in between. Leapool Allotments serves as an outdoor recreational area. The current use of the site is vacant land with a previous use as a paddock, and it is now considered brownfield land, so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational area or accessible blue-green infrastructure.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walk of Arnold town centre, however it is within 30 minutes travel time by public transport, walking or cycling to the centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking or cycling to the site. Pond Hills Lane Community Centre and Redhill Young People's Centre are within 30 minutes travel time by public transport, walking and cycling to the site. There are primary and secondary schools within 30 minutes travel time by public transport, walking or cycling to the site. The nearest ones are Richard Bonington Primary and Nursery School, The Redhill Academy and Arnold Mill Primary and Nursery School. The current use of the site is vacant land, and it is now considered brownfield, so development on site would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% most deprived area).	Ensure community facilities to support the development are provided.

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?	++	The site adjoins the main built-up area of Arnold to the north. The nearest bus stop is located on Mansfield Road, approximately 400 metres from the site, for the following bus services: Pronto which runs from Nottingham to Chesterfield via Mansfield, and SA Sherwood Arrow which runs from Nottingham to New Ollerton. Arnold town centre is within 30 minutes travel time by public transport, walking and cycling. There is bus service (Pronto and SA Sherwood Arrow) from the site to the centre. There are several employment areas within 30 minutes travel time by public transport and cycling including Sherbrook Road and Portland Street in Daybrook, Brookfield Road, Salop Street, Catton Road and Rolleston Drive in Arnold. The Pronto and SA Sherwood Arrow bus services provide connectivity to existing businesses within the main built-up areas of Nottingham (including Arnold and Sherwood), Mansfield and Chesterfield.	Major public transport improvements, including potential park and ride. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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 on previously developed land/brownfield land loosely adjoining the main built-up area.	No mitigation required.

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site is unlikely to cause any negative impact on an existing Air Quality Management Area, given the AQMA previously located on the A60 in Daybrook has been revoked. The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on A60 towards Nottingham.	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or off-site open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?	+	It is expected that the site would meet the biodiversity net gain requirements. Development on site would provide 10% open space on existing brownfield land. Site lies in close proximity to Leapool Allotments, Arch Hill (Protected Open Space) with a tennis court and associated structures situated in between. A covered reservoir is located to the north-west of the site, adjoining its north-western corner. It is a man-made, enclosed water storage structure, typically used for storing treated drinking water, with a roof protecting the water from contamination, evaporation, and external elements. The reservoir is surrounded by trees protected by TPOs. The current use of the site is vacant land with a previous use as a paddock, and it is now considered brownfield land, so there would not be a loss of open space.	Requirement for at least 10% biodiversity net gain. 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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland (MN015). The landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform, comprising a single pastoral field between clustered residential properties to the south and single large dwelling to the north, on the A60. The site is largely visually contained by boundary vegetation. The value of the landscape within the study area is considered to be low due to limited features of interest and proximity to the A60. There is low landscape susceptibility to the proposed development type where it would form a small extension to the urban edge, in line with existing settlement / allocations. There is low visual value and medium visual susceptibility associated with no identified indicators of value and nearby residential receptors with views of existing housing. Overall, the landscape and visual sensitivity is low. The site is able to accommodate development, with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retention and enhancement of boundary vegetation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
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.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No effect on heritage assets. Archaeology - No known archaeology within site boundary. Considered moderate potential for pre-historic and medieval archaeology.	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. Further work, if necessary, at application, may include field walking (to capture potential associated with flint scatters), and trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The site is classified as grade 2 agricultural land. Development on site would likely increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as grade 2 and grade 3a agricultural land.