

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix F: Reasonable Alternative Sites in Carlton

May 2026

Serving people, Improving lives

Introduction

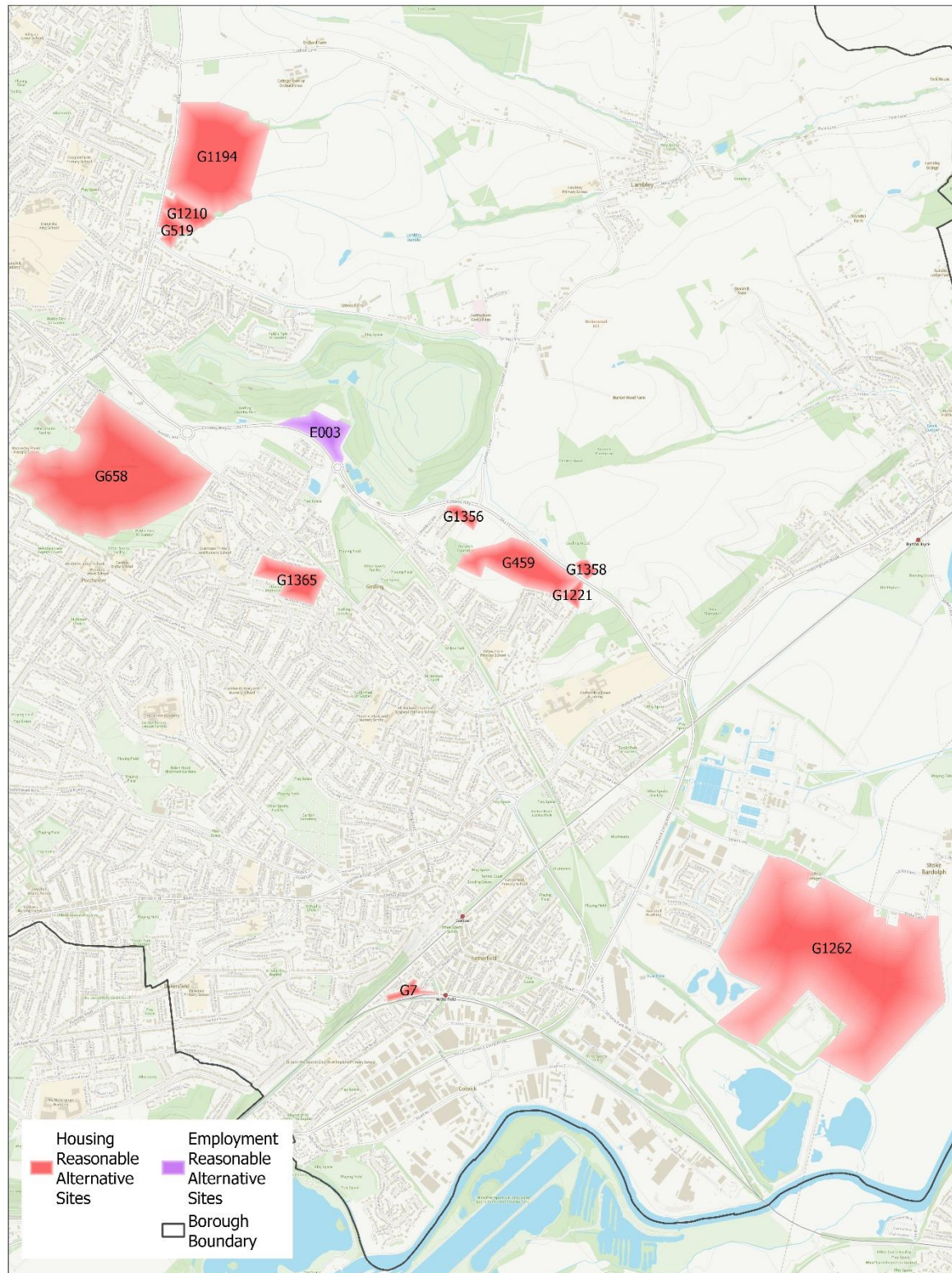
Appendix F contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Carlton.

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 Carlton



Gedling
Borough Council

Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 9LU

Carlton

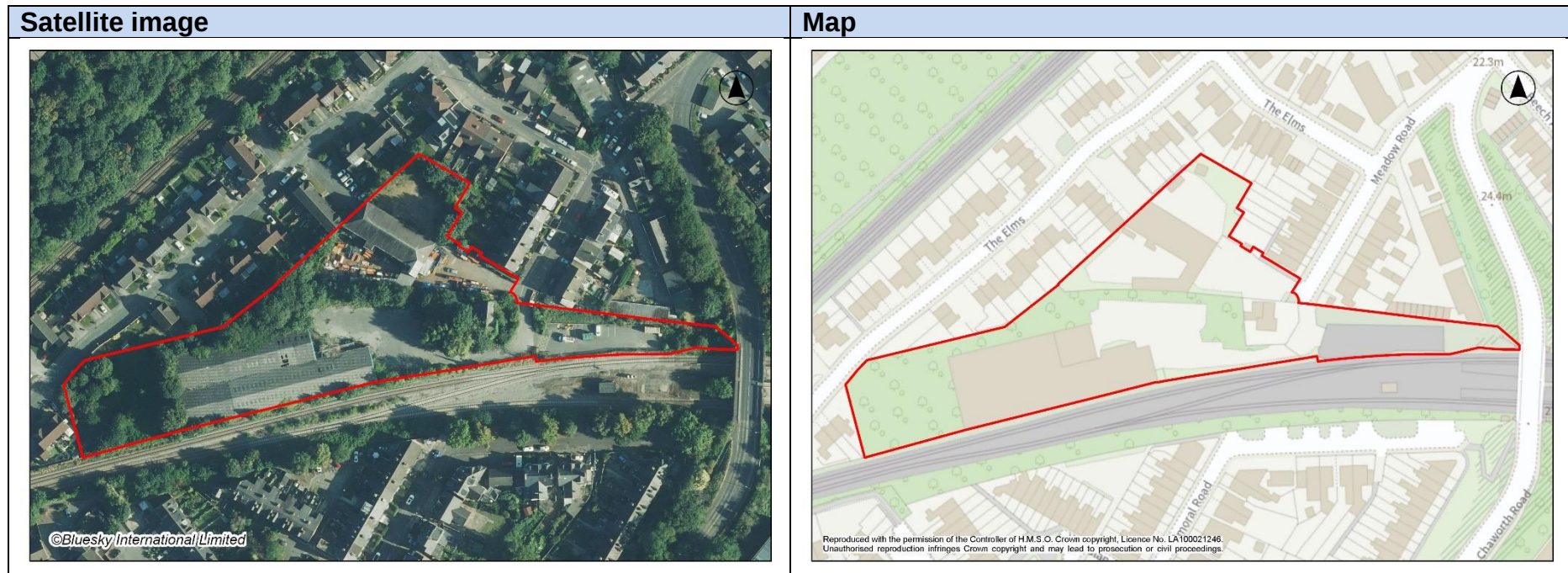
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0 0.25 0.75 1.5 Kilometres



G7 Meadow Road Industrial Site

Factors	Details
SHLAA reference	G7
Size	1.18 ha
No of dwellings/ estimated employment floorspace	40 dwellings (planning permission pending)
Existing Use	Industrial units



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?	0	The dwelling capacity of the site is 40 homes.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	Development of housing will result in the loss of jobs. It is unknown the exact number of jobs but is estimated to be less than 50. 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?	--	Development of housing will result in the loss of employment land on the whole site. 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 within a 5-minute (400 metres) walking distance of the nearest shopping centre (Netherfield). 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 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?	+	There is a doctor's surgery in Netherfield (Netherfield Medical Centre - Trentside Medical Group) within a 5-minute (400 metres) walking distance. There are pharmacies (Peak Pharmacy Netherfield and Medina Chemist) within a 5-minute (400 metres) walking distance from the site. The site is within a 5-minute (400 metres) walking distance of the nearest shopping centre (Netherfield) which has health and well-being facilities including a dentist, optician, pharmacy and community centre. Although the site is close to Whimsey Park (Douglas Avenue), which is a Protected Open Space, it lacks pedestrian access. The current use of the site is industrial units, 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 areas 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 a 5 minute (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?	++	Netherfield Pre School is within a 5-minute (400 metres) walk of the site. However, there is no primary school within a 5-minute (400 metres) walking distance of the site. School provision is available within 30 minutes travel time by public transport, walking and cycling from the site including Rivendell Flying High Academy, Carlton le Willows Academy and Netherfield Primary School. St John The Baptist Primary School is located nearby, but the railway line forms a boundary separating it from the site. Netherfield local centre has community facilities including post office, community centre, leisure centre, supermarket and bank (ATM) within a 5-minute (400 metres) walk of the site. The current use of the site is industrial units, so development 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 access to community facilities to support the development are provided.

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 is located in the main built-up area of Nottingham. Netherfield train station is within a 5-minute (400 metres) walk of the site. There are bus stops on Victoria Road, Meadow Road, Morris Street and Kenrick Street for the following bus services: N26, 44, 44A, 773, 774, 775. The bus service number 44/44A is a regular and frequent service (up to every 10 minutes) between the city centre and Gedling. Bus 774 is an orbital service route connecting Netherfield and Gedling which operates from Monday to Friday. However, this is not a frequent service and only operates between 7:20am and 5:20pm (every 2 hours). The site is within a 5-minute (400 metres) walk of a primary school, community centre, leisure centre, bank (ATM), dentist, pharmacy, optician GP surgery and shopping centre. There are employment areas within 30 minutes travel time by public transport, walking and cycling from the site (Colwick Business Park and Victoria Business Park). Colwick Business Park and Victoria Business Park are located within 30	Major public transport improvements. Ensure connectivity to the site by non-car modes.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			minutes travel time by public transport, walking and cycling of the site.	
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 within the main built-up area.	

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 will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Chaworth Road.	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 falls within EA Flood Zone 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 River Trent is approximately 900 metres away, with existing development situated between the river and the site. Part of site falls within area of medium risk of flooding from surface water (0.07 ha) and low risk of flooding from surface water (0.38 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within area susceptible to groundwater flooding.	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site. 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.

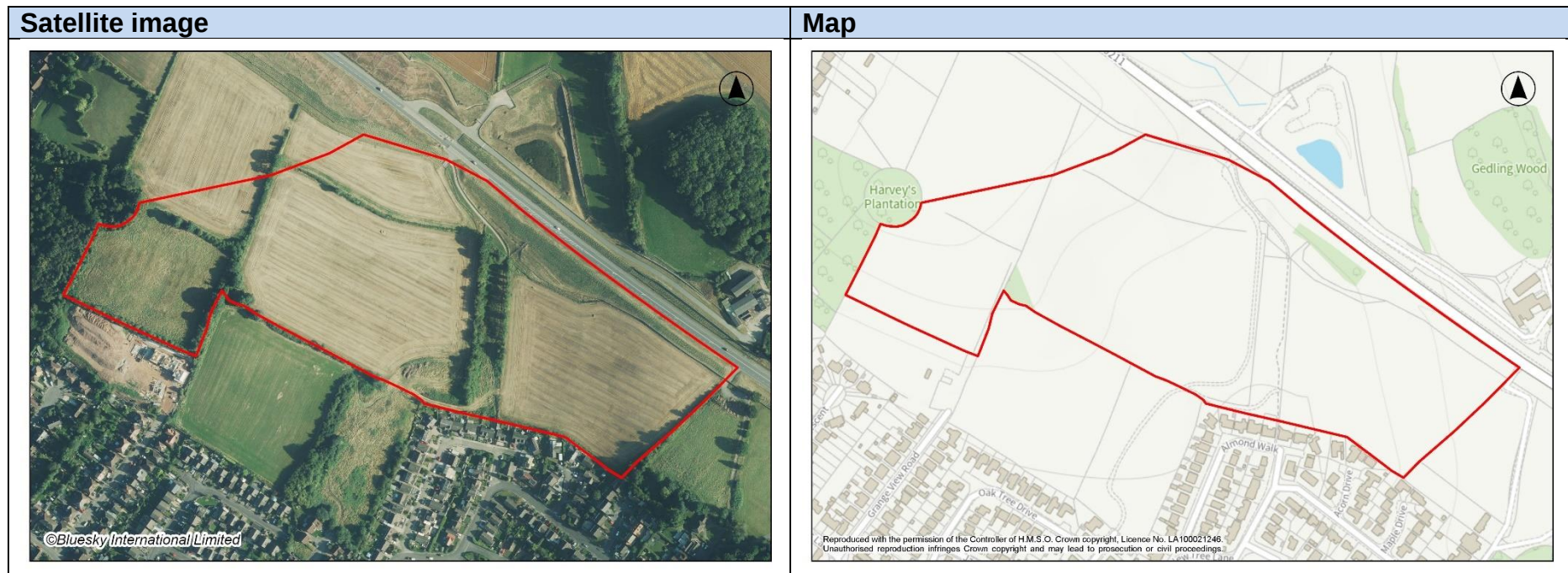
SA objectives	Site criteria questions	Score	Commentary	Mitigation
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will 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?	+	Development on site would provide 10% open space on existing brownfield land.	No mitigation required.
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	?	The site comprises industrial units and is predominantly surrounded by residential development. Redevelopment has an	Ensure development is sensitively designed in keeping with the

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?		unknown impact on the local landscape character. The site has accordingly been marked as uncertain.	existing scale and layout.
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?	-	Direct loss of possible Non-Designated Heritage Assets within the allocation including a C19 hosiery factory (built between 1875 and 1899), with possibly purpose-built worker's housing outside, but directly adjacent to the allocation. Archaeology - considered moderate to low potential for early medieval and Roman archaeology, However existing ground disturbance from earlier construction activity results in a low potential for surviving archaeology within the site boundary.	Heritage and archaeological issues will be addressed through the planning application process.

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?	0	No impact as the site is not on best and most versatile land. Development on site would increase household waste per head. However, the amount of waste generated by the previous industrial use is not significantly lower than that of domestic waste. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction. However, due to location it is considered that the site would not sterilise existing mineral resources which can be viably extracted.	No mitigation required.

G459 Land off Lambley Lane

Factors	Details
SHLAA reference	G459
Size	10.8 ha
No of dwellings/ estimated employment floorspace	181 homes (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 181 homes. The site provides 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 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 (Gedling Village). 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 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?	+	There are doctor's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site is not adjacent to but is in close proximity to Gedling Country Park. 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 areas 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.

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?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank (ATM) within 30 minutes travel time by public transport, walking and cycling from the site. The closest school, Willow Farm Primary School is not within a 5-minute (400 metres) walk of the site, however, it is within a 10-minute (800 metres) walk. Additional school provision (i.e. All Hallows C of E Primary School, Phoenix Infant and Nursery School, Carlton le Willows Academy and Netherfield Primary School) is available within 30 minutes travel time by public transport, walking 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 is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.
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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 Nottingham to the south. The nearest bus stop for a regular and frequent bus service is on Arnold Lane, located about a 10-minute walk from the site. Arnold Lane is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, within a 5-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site which fall within 30 minutes travel time by public transport and cycling.	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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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 (0.10 ha), medium risk of flooding from surface water (0.16 ha) and low risk of flooding from surface water (0.37 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 is adjacent to Harveys Plantation Meadow, which is a designated Local Wildlife Site. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows, especially as further access is likely to be required from Grange View Road, Green's Farm Lane and Wood Lane. 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	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland	Ensure development proposals are supported by

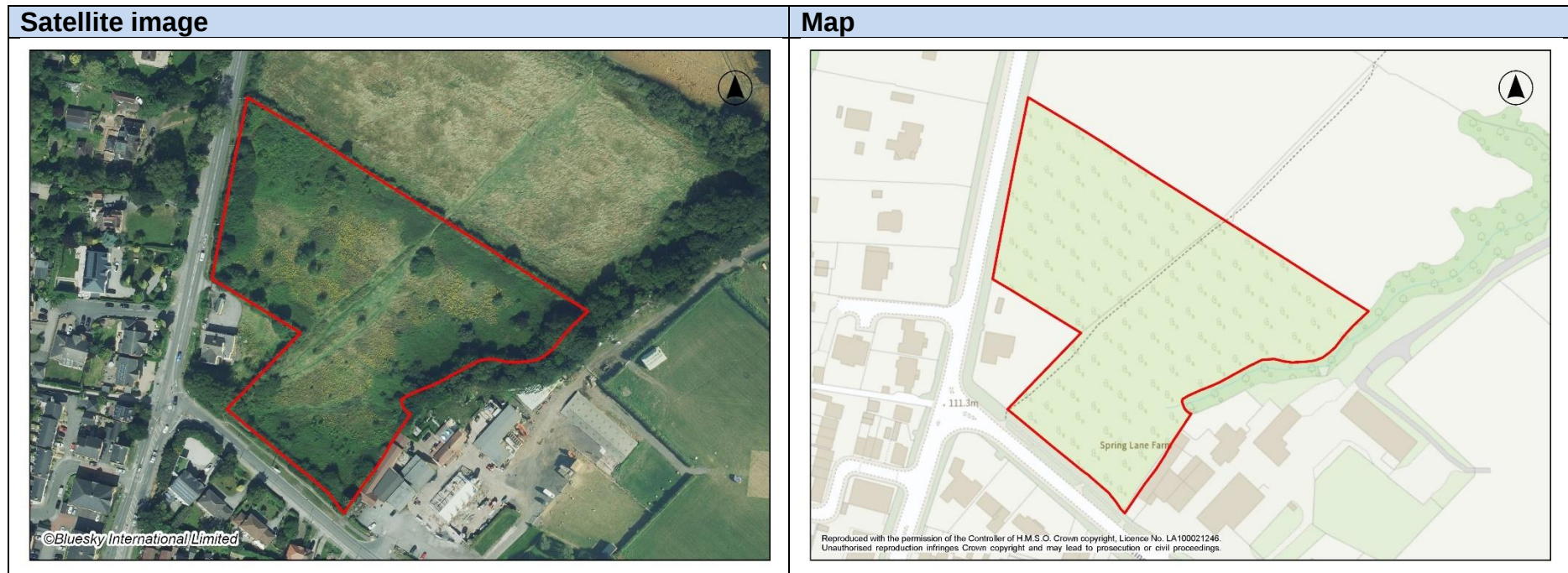
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The landscape condition is good and the character strength 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 undulating landform to the north of Carlton, comprising arable farmland, areas of rough grassland and roadside bund to the south of the A6211. Visibility of the site is varied, with some localised screening by provided vegetated boundaries and some longer, open views available from elevated locations. The value of the landscape within the study area is considered to be medium, due to many natural heritage and recreational features, cultural heritage and condition of landscape features. There is medium landscape susceptibility to the proposed development type, due to the increased perception of the urban edge on elevated landform. There is low visual value and medium visual susceptibility associated with high numbers of receptors associated with the settlement edge and longer views. Overall, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate 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 and enhance boundary vegetation, keep development below the 75m contour line to limit visibility and incorporate a landscape buffer and green corridor along the public rights of way.

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	Gedling House is approximately 500 m to the south. Due to distance and terrain there would be no affect on this heritage asset or its setting. Archaeology - considered moderate potential for medieval archaeology, and moderate to low potential for pre-historic, Roman archaeology.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF 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 (10.80 ha) and the majority of the site is grade 3b (8.25 ha) agricultural land. In relation to the grade 3 portion of the site, no information has been given on whether it is best and most versatile land, i.e. grade 3a. 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.	Further assessment required to establish whether the unassessed part is 3a or 3b. Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G519 Mapperley Plains (358), Carlton

Factors	Details
SHLAA reference	G519
Size	1.97 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 63 based on 32 dwellings per hectare in accordance with the SHLAA Methodology.
Existing Use	Residential



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 63 homes based on 32 dph 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 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 Arnold town centre or Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town 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 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?	+	There are doctor's surgeries, Arnold Health Centre and Daybrook Medical Practice, in Arnold and Plains View Surgery in Mapperley Plains. The site is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. The site is within a 10-minute (800 metres) walking distance of Gedling Country Park. The existing use of the site is residential, 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 areas 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.

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?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walking distance of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Lambley Village Hall and Killisick Children's Centre are within 30 minutes travel time by public transport and cycling. There is direct bus service (bus services no. 56/56B Arnold to City, 57/57X Plains Estate to City and 61 Calverton to Nottingham) from the site, with conveniently located bus stops on Newcombe Drive to the west and Spring Lane to the south. Killisick Children's Centre is within 30 minutes walking distance. Eagle's Nest Community Centre is within 30 minutes travel time by public transport, walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport and cycling to the site. The nearest ones are Killisick Junior School, Christ The King Catholic Voluntary Academy, Arnold Hill Spencer Academy,	Ensure access to community facilities to support the development are provided.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Coppice Farm Primary School, Robert Mellors Primary School and Arnold View Primary School. The existing use of the site is residential, so development 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).	

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 east. There are bus stops on Mapperley Plains, Coppice Road, Spring Lane and Newcombe Drive for the following bus services no. 19 (which runs from Top Valley to Sherwood), no. 46, no. 47 (Nottingham to Woodborough and Lambley), no. 56 (Nottingham to Arnold), no. 57 (Nottingham to Plains Estate) and no. 61 (Calverton to Nottingham). Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus service from the site to Arnold town centre and Mapperley Plains shopping centre. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold. The above bus services provide connectively to main built-up area of Nottingham (including Arnold and Sherwood) and Calverton.	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 on previously developed land/brownfield land adjoining the main built-up area.	

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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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 (0.005 ha), medium risk of flooding from surface water (0.03 ha) and low risk of flooding from surface water (0.12 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk 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. 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 residential, 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	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland	Ensure development proposals are supported by

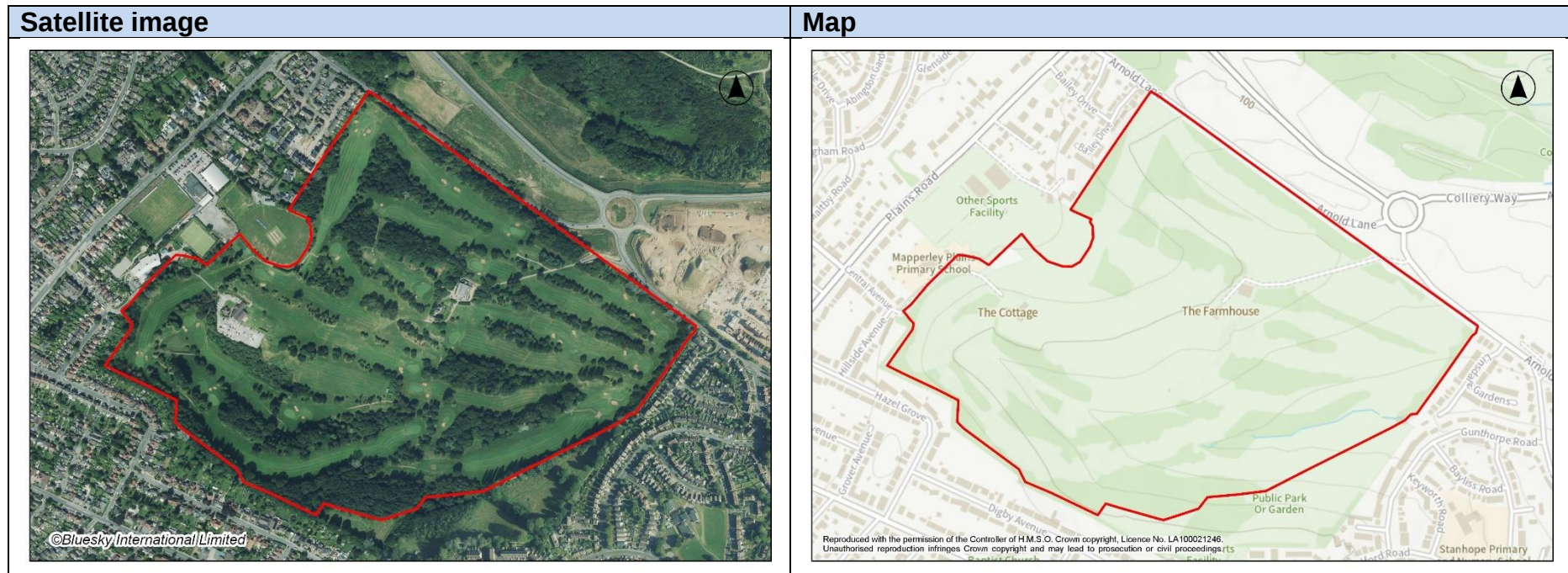
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The site is on previously developed land/brownfield land, however, the landscape condition of the areas surrounding the site is good and the character strength is strong. The overall landscape strategy is to 'conserve'. The Gedling Landscape and Visual Analysis (2025) states the site is located on relatively flat land at the top of gently sloping landform to the east of the B684. Residential development lines the opposite side of the roads to the south and west of the site and there is a farm shop to the southeast. The site is bound by hedgerows with trees and is visually contained. The value of the landscape within the study area is considered to be low, with some localised natural heritage and recreational value and intact landscape features, and intrusions from busy roads and adjacent urban edge. There is a low landscape susceptibility to the proposed development type, due to limited loss of tranquillity and an extension forming part of the existing settlement edge. There is low visual value and medium visual susceptibility associated with limited indicators of value and relatively high number of residential and recreational receptors experiencing views of the existing settlement edge. Overall, the	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. Incorporate the watercourse and vegetation along the southeast boundary and public footpath within the site, as well as retaining and enhancing field boundary vegetation particularly to the north, to reduce visibility of the settlement edge in longer views from the east.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate development with an appropriate 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?	0	Moderate impact on the setting of adjoining C19 farmstead. Archaeology - considered low potential for all periods given location and lack of reported finds on the NHER, however the presence of pre-medieval archaeology cannot be ruled out and will require some assessment given the size of the development.	Archaeology - Minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to fill the gap in HER data for the area and to meet Para. 207 of NPPF. Further work, if necessary at application, may include trial trench evaluation. Use a green boundary to the east to soften impact to Spring Lane Farm

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 including grades 3a and 3b with no further detail on the size of each grade. Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site falls within an area safeguarded for mineral extraction. Potential development on the site would sterilise existing mineral resources.	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.

G658 Mapperley Golf Course, Arnold Lane, Carlton

Factors	Details
SHLAA reference	G658
Size	47.56 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 750 dwellings (masterplan)
Existing Use	Golf Course (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 750 homes. 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?	-	It is understood that Mapperley Golf Club provides employment across various areas, including greenkeeping, clubhouse operations, catering and golf services. It is considered that development on this site would result in small number of jobs lost. 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 currently used for employment, retail or mixed use.	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 (Mapperley Plains). 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?	--	There are doctor's surgeries, including Plains View Surgery in Mapperley Plains local centre within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy, Boots Pharmacy and Mapperley Pharmacy in the local centre. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Mapperley Plains). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre, which has a wide range of health facilities including a dentist and optician. Although the site lies in close proximity to Gedling Country Park, its accessibility is constrained by the intervening highway infrastructure and challenging topography, resulting in limited direct and convenient access to the park. The park lies within approximately a 40-minute walk from the site. The current use of the site is golf course (outdoor recreation), so development on site would result in a loss of recreational area or accessible blue-green infrastructure. The site qualifies to be considered minor positive (+) as it has access to health	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
			facilities within 30 minutes travel time. However, it also results in the loss of recreational area or accessible blue-green infrastructure, therefore the site has been marked as major negative.	
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.

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?	--	There is a post office (Woodthorpe Drive Post Office) in Mapperley Plains. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Mapperley Plains). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre which has leisure and community centres (i.e. Westdale Lane Community Centre, Haywood Road Community Centre, Carlton Forum Leisure Centre), a library (Mapperley Library), post office, superstore and bank (ATM) within 30 minutes travel time by public transport, walking and cycling from the site. Mapperley Plains Primary School, Westdale Junior School and Westdale Infant School are within a 5-minute (400 metres) walk of the site. Additional school provision, including Good Shepherd Primary Catholic Academy and Haywood Road Pre-School, is available within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is golf course (outdoor recreation), so development on site would result in a loss of a community facility.	Ensure access to community facilities to support the development are provided.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site qualifies to be considered minor positive (+) as it has access to community facilities within 30 minutes travel time. However, it also results in the loss of outdoor recreational area and open space accessible to the wider community, which constitutes a community facility. As such, the site has been marked as major negative. The site is not located within or adjoining a deprived area (30% most deprived area).	

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 lies within the main built-up area of Nottingham. There are conveniently located bus stops on Plains Road, served by bus routes 19 and 61, and on Shelford Road, served by route 60. Bus 60 provides a regular and frequent service, up to every 15 minutes, between Gedling and Nottingham city centre. Route 61 offers connections to Calverton, while route 19 provides limited service to Arnold with four journeys per day approximately between 9am and 6pm, operating Monday to Saturday. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank (ATM), GP surgery, pharmacy, dentist, optician and shopping centre. There are several employment areas within 30 minutes travel time by public transport and cycling including Brookfield Road, Rolleston Drive, Catton Road, Colwick Industrial Estate and Victoria Business Park.	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 comprising an outdoor recreation area (golf course) and several existing buildings used for the club and associated services within the main built-up area. These buildings have a total floorspace of 5,734 m ² .	

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 will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Plains Road and Arnold Lane towards Arnold, Colwick/Netherfield and Nottingham city centre.	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 (0.57 ha), medium risk of flooding from surface water (0.99 ha) and low risk of flooding from surface water (2.1 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. A small portion of the site, at its northern edge, 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?	--	The site is designated open space, so development on the site would lead to 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.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		No indication at this stage if offsite or onsite open space would be provided.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		It is expected that the site would meet the biodiversity net gain requirements.	Planning application will need to include mitigation for loss of open space
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		The site is adjacent to designated open space Digby Park.	Retain where possible and enhance trees and hedgerows within the site.
	Will the site include the provision of on-site or off-site open space?		Development on site would result in the loss of existing mature trees and hedgerows.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site involve the loss of existing open space?			
	Will the site improve the underused or undervalued open space?			
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 is located on sloping, undulating landform, which is	Ensure development proposals are supported by

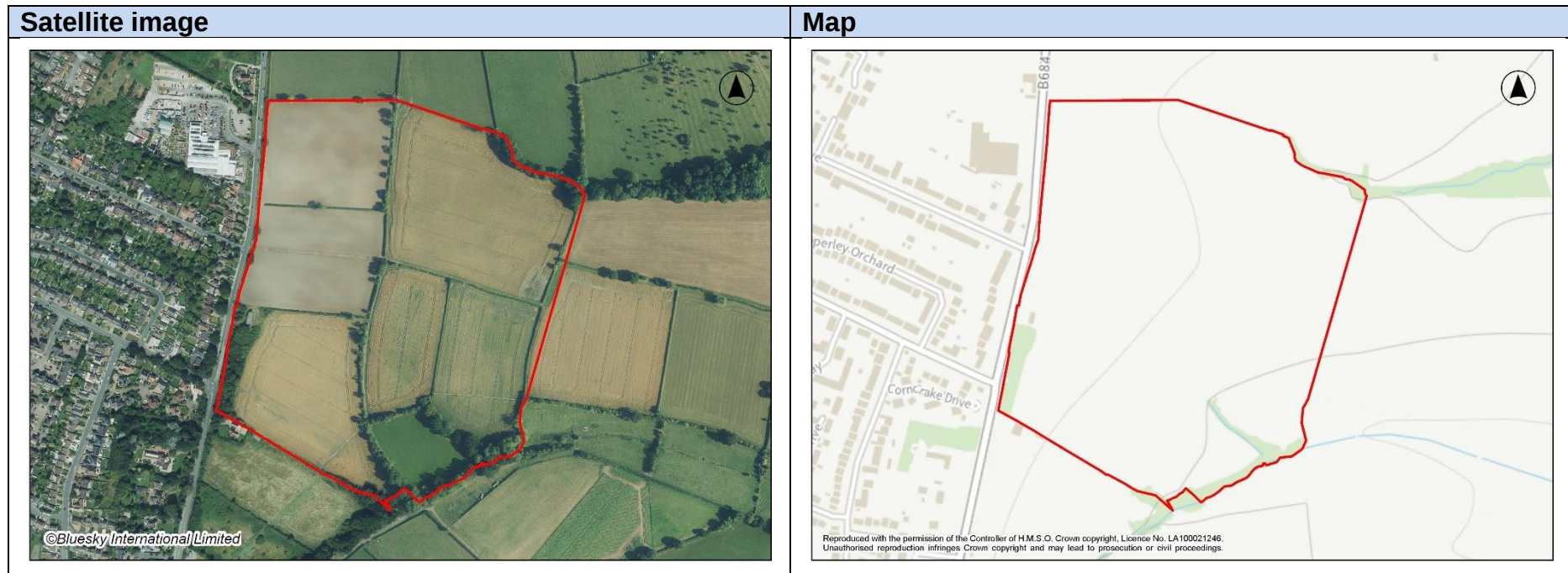
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		moderately steep in places, comprising a golf course with woodland planting around the boundaries and defining the fairways. It is visually well contained by vegetation and landform. The value of the landscape within the study area is considered to be low, due to limited natural and cultural features, the medium condition of landscape elements, recreational amenity and local detractors associated with the urban edge. There is low landscape susceptibility to the proposed development type, noting the loss of a green break between settlement areas and reduction of recreational amenity. There is low visual value and medium visual susceptibility, associated with local indicators of value and number of receptors experiencing views of the existing settlement edge. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	appropriate landscape character assessments and design and access statements specifically address landscape impacts. Retain the woodland vegetation around the edges of the site and links through to nearby recreational spaces. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

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 - consider moderate potential for medieval (mostly agricultural) activity. Low or currently undetermined potential pre-medieval activity.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF. Depending on the GP results, it is unlikely that further assessment work would be recommended at the application stage due to the current site use. Exception might be made if highly dense and complex results are returned in the GP results and then limited, targeted evaluation trenching would be recommended.

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 used for outdoor recreation, so no loss of agricultural land. The majority of the site (45.62 ha) is classified as grade 3 agricultural land. No information has been given on whether the site is best and most versatile land i.e. grade 3a. Development on site would increase household waste per head. 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.

G1194 Land East of Mapperley Plains, Carlton

Factors	Details
SHLAA reference	G1194
Size	37.4 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 550 (promoted by developer)
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 550 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?	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 Arnold town centre or Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town 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 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?	--	There are doctor surgeries Arnold Health Centre and Daybrook Medical Practice in Arnold, and Plains View Surgery in Mapperley Plains. The site is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. The site is within a 10-minute (800 metres) walk of a designated Local Wildlife Site (Marshy Grasslands). The current use of the site is agricultural land. However, a small area in the south-western corner is protected open space (Coppice Road/Mapperley Plains). Development on site would result in the loss of this recreational area.	Ensure development enhances connections into nearby recreational areas 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.

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?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walking distance of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Lambley Village Hall and Killisick Children's Centre are within 30 minutes travel time by public transport and cycling. There is direct bus service (bus services no. 47 and no. 56) from the site. Killisick Children's Centre is within 30 minutes walking distance. Eagle's Nest Community Centre is within 30 minutes travel time by public transport (bus services no. 56 and no. 57), walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport and cycling to the site. The nearest ones are Killisick Junior School, Coppice Farm Primary School, Christ The King Catholic Voluntary Academy, Robert Mellors Primary School, Arnold Hill Spencer Academy and Arnold View Primary School.	Ensure access to community facilities to support the development are provided.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The current use of the site is agricultural land so development 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).	

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 east. There are bus stops on Mapperley Plains, Coppice Road, Spring Lane and Newcombe Drive for the following bus services no. 19 (which runs from Top Valley to Sherwood), no. 46, no. 47 (both run from Nottingham to Woodborough and Lambley), no. 56 (runs from Nottingham to Arnold) and no. 57 (runs from Nottingham to Plains Estate). Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus service from the site to Arnold town centre and Mapperley Plains shopping centre. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road in Arnold. The above bus services provide connectively to main built-up area of Nottingham (including Arnold and Sherwood).	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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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 (0.19 ha), medium risk of flooding from surface water (0.37 ha) and low risk of flooding from surface water (1.14 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. 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, but it contains a small, wooded area in the south-west corner designated as protected open space (Coppice Road/Mapperley Plains). Development of the site would result in the loss of this 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	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland	Ensure development proposals are supported by

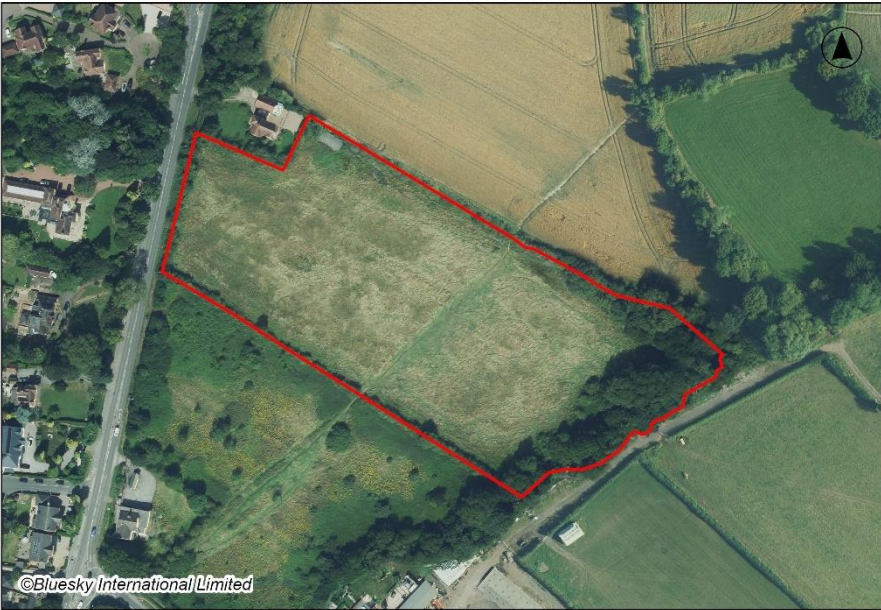
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The landscape condition is good and the character strength 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 landform, which descends from the eastern settlement edge of Arnold into the narrow valley of Lambley Dumble and the edge of Lambley. Vegetation boundaries provide some localised containment of the site, with longer views of the sloping landform available from the east. The value of the landscape within the study area is considered to be low, noting priority habitats and network of hedgerows connecting green and blue infrastructure, and public rights of way. There is medium landscape susceptibility to the proposed development type, considering the perceived extension beyond the existing ridgeline with localised screening and some loss of vegetation including grassland habitat. There is low visual value and medium visual susceptibility, associated with limited indicators of value and number of nearby residential and recreational receptors associated with the settlement edge. Overall, the landscape and visual sensitivity is low. The site is able to	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. Include lower density development in the east, with fingers of woodland planting into the site and incorporating the watercourse and vegetation along the southeast boundary and public footpath within the site, as well as retaining field boundary vegetation to reduce visibility of the

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			accommodate development with an appropriate mitigation strategy.	settlement edge in longer views from the east and providing a landscape buffer to the east edge to maintain visual separation from Lambley.
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 - considered low potential for all periods given location and lack of reported finds on the NHER, however the presence of pre-medieval archaeology cannot be ruled out and will require some assessment given the size of the development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to fill the gap in HER data for the area and to meet Para. 207 of NPPF. 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 increase household 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.

G1210 Land East of Mapperley Plains, Carlton

Factors	Details
SHLAA reference	G1210
Size	2.84 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 55 (promoted by agent)
Existing Use	Agricultural land - Stables (currently redundant)

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 55 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?	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 Arnold town centre or Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town 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 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?	+	There are doctor's surgeries, i.e. Arnold Health Centre and Daybrook Medical Practice, in Arnold and Plains View Surgery in Mapperley Plains. The site is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. The site is not within a 5-minute (400 metres) walking distance of a recreational area or accessible blue-green infrastructure. 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 areas 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.

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?	+	There is Arnold Post Office and Arnold Library within Arnold town centre. The site is not within a 5-minute (400 metres) walking distance of Arnold town centre and Mapperley Plains shopping centre, however it is within 30 minutes travel time by public transport and cycling to both centres and within 30 minutes travel time by walking to Arnold town centre. Arnold Leisure Centre and Redhill Leisure Centre are within 30 minutes travel time by public transport, walking and cycling to the site. Lambley Village Hall and Killisick Children's Centre are within 30 minutes travel time by public transport and cycling. There is direct bus service (bus services no. 56/56B Arnold to City, 57/57X Plains Estate to City and 61 Calverton to Nottingham) from the site, with conveniently located bus stops on Newcombe Drive to the west and Spring Lane to the south. Killisick Children's Centre is within 30 minutes walking distance. Eagle's Nest Community Centre is within 30 minutes travel time by public transport, walking and cycling. There are primary and secondary schools within 30 minutes travel time by public transport and cycling to the site. The nearest ones are Killisick Junior School, Coppice Farm Primary School, Christ The King Catholic Voluntary Academy, Robert	Ensure access to community facilities to support the development are provided.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Mellors Primary School, Arnold Hill Spencer Academy and Arnold View Primary School. The current use of the site is agricultural land so development 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).	

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 east. There are bus stops on Mapperley Plains, Coppice Road, Spring Lane and Newcombe Drive for the following bus services no. 19 (which runs from Top Valley to Sherwood), no. 46, no. 47 (Nottingham to Woodborough and Lambley), no. 56 (Nottingham to Arnold), no. 57 (Nottingham to Plains Estate) and no. 61 (Calverton to Nottingham). They provide connectivity to the main built-up area of Nottingham (including Arnold and Sherwood) and Calverton. Arnold town centre and Mapperley Plains shopping centre are within 30 minutes travel time by public transport. There is frequent direct bus service from the site to Arnold town centre and Mapperley Plains shopping centre. There are several employment areas within 30 minutes travel time by public transport including Brookfield Road 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 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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Mapperley Plains towards Nottingham.	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. A narrow water network element follows the eastern boundary of the site which should be appropriately addressed through the masterplan. Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.12 ha) and low risk of flooding from surface water (0.28 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 was designated as a Local Wildlife Site in the Local Planning Document (2018), but this designation has since been revoked. 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	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland	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?		(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 relatively flat land at the top of gently sloping landform to the east of the B684. Residential development lines the opposite side of the road to the west of the site and there is a farm shop to the south. The site is visually contained by hedgerows with trees and riparian vegetation along the southeast boundary. The value of the landscape within the study area is considered to be low, with some localised natural heritage and recreational value and intact landscape features, and intrusions from busy roads and adjacent urban edge. There is a medium landscape susceptibility to the proposed development type, due to limited loss of tranquillity and an extension forming part of the existing settlement edge. There is low visual value due to limited indicators of value in the site context, however, a medium visual susceptibility is perceived due to the relatively high number of residential and recreational receptors experiencing views of the existing settlement edge. Overall, the	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. Incorporate a lower density development in the southeast, fingers of woodland/riparian planting that would assist in incorporating the watercourse along the southeast boundary and public footpath within the site, and retaining field boundary vegetation to reduce visibility of the settlement edge in

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			landscape and sensitivity is low and the visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	longer views from the east. The site should be developed in parallel with G519, not stand alone.
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 - considered low potential for all periods given location and lack of reported finds on the NHER , however the presence of pre-medieval archaeology cannot be ruled out and will require some assessment given the size of the development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical survey to fill the gap in HER data for the area and to meet Para. 207 of NPPF. 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 increase household 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.

G1221 Land at Gedling Wood Farm, Wood Lane, Carlton

Factors	Details
SHLAA reference	G1221
Size	0.96 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 27 based on 28 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 27 homes. The site provides at least 50 houses in conjunction with adjoining sites (G459) 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 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 (Gedling Village). 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 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?	+	There are doctor's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site adjoins a designated open space and Local Nature Reserve (Gedling House Woods) to the east. 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 areas 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 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?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. Willow Farm Primary School is within a 10-minute (800 metres) walking distance of the site. Additional school provision (i.e. Carlton le Willows Academy, All Hallows C of E Primary School, Phoenix Infant and Nursery School and Netherfield Primary School) is available within 30 minutes travel time by public transport, walking 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 is not located within or adjoining a deprived area (30% 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 the main built-up area of Nottingham to the south. The nearest bus stop for a regular and frequent bus service is at Church View near Arnold Lane, located about a 15-minute walk from the site. Church View is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, within a 10-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site which fall within 30 minutes travel time by public transport and cycling.	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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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. 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 is adjacent to Gedling House Woods, which is a designated Local Nature Reserve. Development on site would result in the loss of existing trees and hedgerows, especially as further access is likely to be required from Wood Lane. 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	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland	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?		(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 on the northeast settlement edge of Carlton, comprising a single arable field, with hedgerow and tree boundaries. The site is visually contained. The value of the landscape within the study area is considered to be medium, due in particular to natural heritage and recreational features, local cultural heritage and condition of landscape features. There is low landscape susceptibility to the proposed development type, noting the extension of a 'finger' of development into open countryside. There is low visual value and susceptibility, and limited views of nearby receptors. Overall, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate 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 and enhance boundary vegetation particularly to the south and east. Should be developed in parallel with G459, not stand alone.

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?	-	Gedling House is approximately 500 m to the south. Due to distance and terrain there would be little intervisibility with the listed former country house itself, but proposed development here would further urbanise the setting of its grounds, which contribute to its setting and significance, and are a potential Non Designated Heritage Asset Park and Garden in its own right. Development here would also contribute to further annexation of Keeper's Cottage and Gedling Woods to Gedling Lodge, albeit it is accepted that Colliery Way is already a significant new physical and visual barrier to this link. Archaeology - no known archaeology within site boundary. Considered moderate potential for medieval archaeology, and moderate to low potential for pre-historic, Roman 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 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 minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1262 Land to east of Teal Close, Stoke Lane, Carlton

Factors	Details
SHLAA reference	G1262
Size	87.75 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 500 (promoted by agent) and employment provision of up to 7.5 hectares (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 500 homes. The site provides 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 would provide a large number of 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?	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.	

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 in Netherfield. The site is not within a 5-minute (400 metres) walk of Teal Close local 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 new local 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 is a doctor surgery (Netherfield Medical Centre) in Netherfield. Victoria Retail Park has a pharmacy (Boots) which is within 30 minutes travel time by public transport, walking and cycling. The site is within 5 minutes walking distance of Rivendell Eco Park. 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?	+	The nearest library is Burton Joyce Library which is within 30 minutes travel time of public transport and cycling. Carlton Library is within 30 minutes travel time of public transport and cycling to the site. There are two community centres within 30 minutes travel time of public transport and cycling: St George's Community Centre in Netherfield and Burton Joyce & Bulcote Village Hall in Burton Joyce. St George's Community Centre is within 30 minutes walking distance. The nearest school to the site is Rivendell Flying High Academy built on the adjacent Teal Close site (and opened in September 2022). Additional school provision (i.e. Netherfield Primary School and Carlton le Willows Academy) is available within 30 minutes travel time by public transport, walking and cycling from the site. 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?	+	There are bus stops on Stoke Lane for service 775, and on Magenta Way for services 24 and 45. The 775 runs from Burton Joyce to Netherfield, linking the site to Burton Joyce; however, it is infrequent, operating only on weekdays and every two hours between 8 am and 6 pm. Both services 24 and 45 are frequent and run between Nottingham city centre and Victoria Retail Park. However, service 45 operates seven days a week, while the 24 runs from Monday to Saturday. The site is within 30 minutes travel time by walking, cycling and public transport to two employment sites at Teal Park and Colwick Industrial Estate. Victoria Retail Park is within 30 minutes travel time by public transport, walking and cycling.	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 will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colwick Loop Road towards Nottingham, Colwick 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 falls within EA Flood Zones 2 (54.08 ha) and 3 (22.47 ha). River Trent is in close proximity to the site, and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Part of site falls within area of low risk of flooding from surface water (0.45 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Site falls within area susceptible to groundwater flooding.	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site. 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. Site adjoins two Local Wildlife Sites 5/210 Netherfield Dismantled Railway Sidings and 2/379 Netherfield Pits and Netherfield Lagoons Local Nature Reserve. 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.	Avoid developing in close proximity to the nearby Local Wildlife Sites. 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 mostly within the Stoke Bardolph Village Farmlands (TW PZ 5) and a small portion of the site lies within the Stoke Lock Meadowlands (TW PZ 51). For the Stoke Bardolph Village Farmlands (TW PZ 5) the landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. For the Stoke Lock Meadowlands (TW PZ 51) the landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. The Gedling Landscape and Visual Analysis (2025) states the site is located on flat land forming part of the Trent Valley to the southeast of the urban extents of Carlton and south of the rural settlement of Stoke Bardolph. The visibility of the site is varied, although generally limited by flat landform combined with layers of vegetation. The value of the landscape within the study area is considered to be medium due to natural heritage features and recreational amenity, with elements of scenic quality and sense of remoteness. There is medium landscape susceptibility to the proposed development type, as a result	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. Provide a landscape buffer and avoid development in the northeast of the site where development would be unsuitable in landscape and visual terms to prevent coalescence of the urban area with Stoke Bardolph. This would include the retention,
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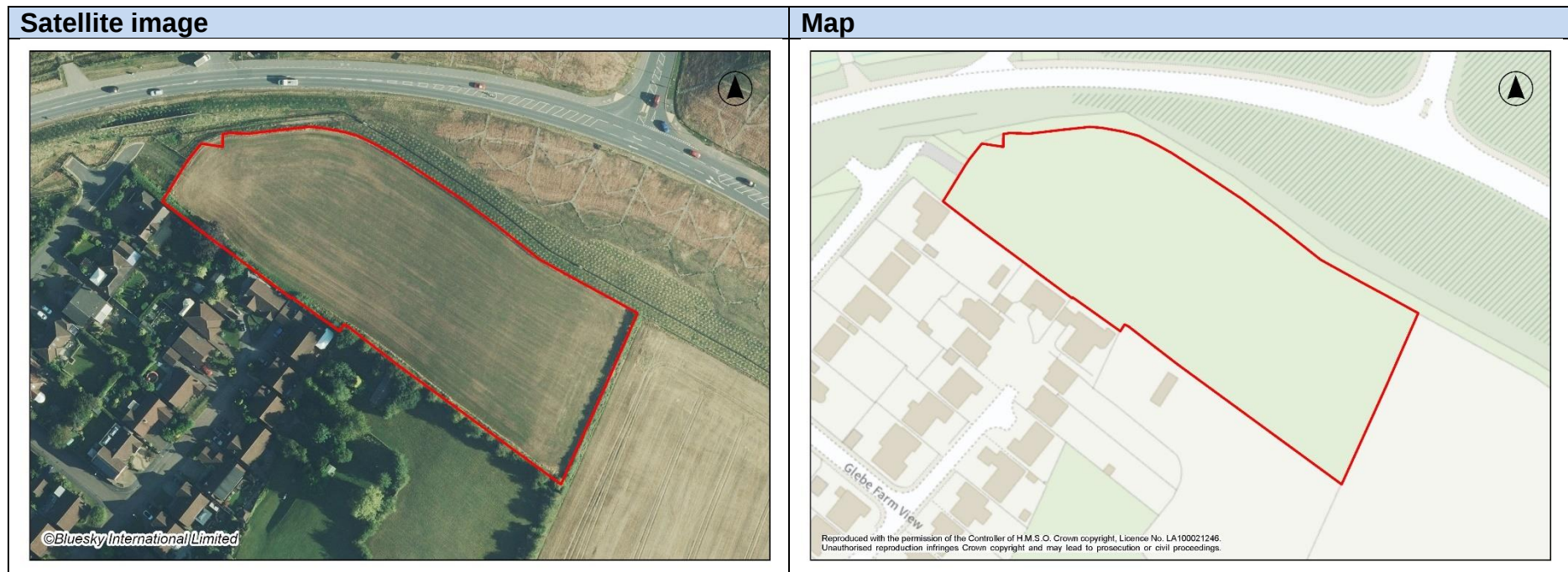
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			of the large scale of extension resulting in loss of tranquillity and coalescence of Stoke Bardolph and Carlton. There is low visual value and medium visual susceptibility, associated with the public rights of way network and existing rural views of residential and recreational receptors. Overall, the landscape and visual sensitivity is Medium. The site is able to accommodate development with an appropriate mitigation strategy.	enhancement and new planting of field boundary vegetation and consideration of local vernacular and settlement form in the design of the new development.

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 north-western boundary adjoins the small village of Stoke Bardolph and would be within 0.5 km by road distant from the Grade II Listed Lowes Farmhouse. Other non-designated heritage assets are closer including 22 Stoke Lane which is in close proximity to the site boundary, 27/28 Stoke Lane, 35/37 Stoke Lane, Stoke House and St Lukes Church. The significant designated and non-designated heritage assets include farmhouses, workers cottages and church in a small linear village located within a rural setting. There would be harm to the setting of the non-designated heritage assets within Stoke Bardolph and the Grade II Listed Lowes farmhouse through encroachment to the approach in to Stoke Bardolph from the west, the Listed Building drawing significance from the small hamlet and its rural setting. Railway Bridge – distance, topography and intervening development and vegetation limits views to and from this heritage asset from the site. No significant impact Archaeology - considered very high potential for significant Bronze Age, other pre-historic archaeology and Roman archaeological remains. High potential for medieval remains.	That part of the north-west field and the northern and north-east fields adjacent to St Lukes Way on its south side enclosed by hedgerows and closest to the village of Stoke Bardolph remains undeveloped in order to preserve the rural open landscape character of Stoke Bardolph and setting of the heritage assets there. 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.
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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 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 avoids areas that are classified as good (grade 3a) agricultural land.

G1356 Land east of Glebe View Farm, Colliery Way, Carlton

Factors	Details
SHLAA reference	G1356
Size	1.15 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 32 based on 28 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 32 homes (28 dph). The site provides at least 50 houses in conjunction with adjacent sites (G459 and G1221) 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 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 (Gedling Village). 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 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?	+	There are doctor's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site is not adjacent to but is in close proximity to Gedling Country Park. 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 areas 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 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?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. Willow Farm Primary School is the nearest primary school, and it is within a 12-minute walk (900 metres) of the site. Additional school provision (i.e. Carlton le Willows Academy, All Hallows C of E Primary School, Phoenix Infant and Nursery School and Netherfield Primary School) is available within 30 minutes travel time by public transport, walking 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 is not located within or adjoining a deprived area (30% 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 the main built-up area of Nottingham to the south of the site. The nearest bus stop for a regular and frequent bus service is on Arnold Lane, located about a 10-minute walk from the site. Arnold Lane is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, within a 5-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site which fall within 30 minutes travel time by public transport and cycling.	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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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. Site partly 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 is not adjacent to but is in close proximity to Gedling Country Park. 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	Will it have an adverse impact on local landscape character?	-	The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping landform abutting the	Ensure development proposals are supported by

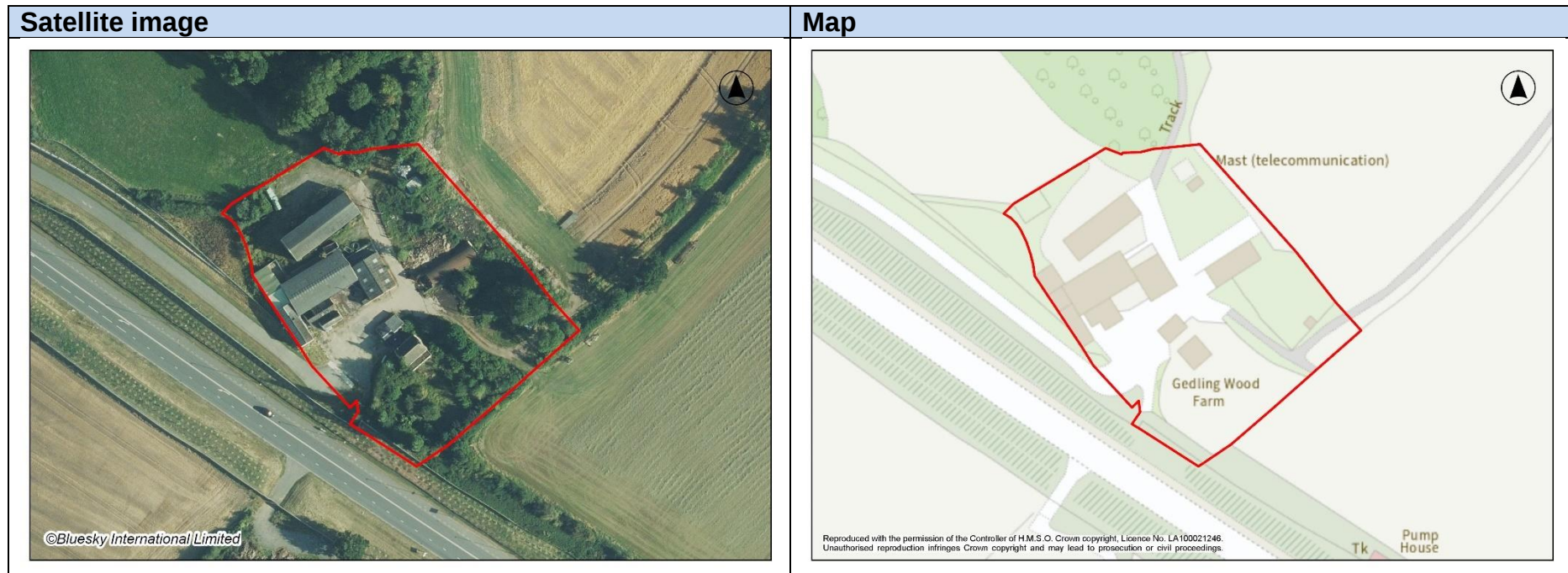
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		northern extent of Carlton and enclosed by the A6211 to the north. The site comprises a single, small arable field bound by hedgerow to the south and roadside fence and planting to the north. The site is generally open and visible due to the sloping landform. The value of the landscape within the study area is considered to be low, with some local natural heritage and recreational value. There is low landscape susceptibility to the proposed development type, noting increased perception of the urban edge to the north. There is low visual value and high visual susceptibility, associated with few indicators of value and visibility of the site to residential and recreational receptors at the urban edge. Overall, the landscape sensitivity is low and visual sensitivity is medium. The site is not recommended for the proposed development type, however, would be able to accommodate development in the northwest part of the site.	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. Avoid development above the 75m contour line where development would be unsuitable in landscape and visual terms and incorporating new planting around the roadside boundaries.

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	Due to distance and terrain, there would be no effect on heritage assets. Archaeology - considered moderate to low potential for medieval archaeology, and low potential for pre-historic, Roman 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 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 minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1358 Gedling Wood Farm, Colliery Way, Carlton

Factors	Details
SHLAA reference	G1358
Size	0.77 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 22 based on 28 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?	0	The dwelling capacity of the site is 22 homes (28 dph). The site would contribute to the delivery of at least 50 dwellings in conjunction with adjacent sites (G459 and G1221) 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 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 (Gedling Village). 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 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?	+	There are doctor's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However it is within 30 minutes travel time by public transport and cycling to the centre. Gedling Village, Carlton Square and Netherfield local centres, all within 30 minutes travel time by public transport and cycling, have a wide range of health facilities including a dentist, optician and pharmacy. The site adjoins a designated Ancient Woodland (Gedling Wood) to the north-west. In addition, a designated Local Wildlife Site (Barrons Plantation with Gedling District Wood) is located within 500 metres of the site. 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 areas 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 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?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village, Carlton Square and Netherfield local centres which have leisure and community centres, a library (Carlton Library), post office and bank within 30 minutes travel time by public transport, walking and cycling from the site. Willow Farm Primary School and Carlton le Willows Academy are accessible within 30 minutes travel time by public transport, walking 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 is not located within or adjoining a deprived area (30% most deprived area).	Ensure access to community facilities to support the development are provided.

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 Nottingham to the south. The nearest bus stop for a regular and frequent bus service is on Arnold Lane, located more than a 15-minute walk from the site. Arnold Lane is served by bus routes 44/44A, which provide a regular and frequent service (up to every 10 minutes) between the City centre and Gedling. A closer bus stop on Jessop's Lane, just over a 10-minute walk, provides access to service 774 - an orbital route connecting Netherfield and Gedling. However, this is not a frequent service, operating only between 7:20am and 5:20pm, with buses every 2 hours (Monday to Friday only). However, the site is located across Colliery Way, a busy highway, which makes these bus stop less accessible as they are on the opposite side of the road. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Colwick Business Park and Victoria Business Park are well-situated for the site	Major public transport improvements. Ensure connectivity to the site by non-car modes.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			which fall within 30 minutes travel time by public transport and cycling.	
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 adjoins the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Colliery Way and Arnold Lane towards Arnold and Colwick/Netherfield.	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 low risk of flooding from surface water (0.01 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. 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 contains agricultural buildings, trees and hedgerows. The site is adjacent to Gedling Wood, which is a designated Ancient Woodland. Barrons Plantation with Gedling District Wood, a designated Local Wildlife Site, is located 500 metres to the north of the site. Gedling House Wood is located approx. 200 south of the site, across Colliery Way. 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. 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 Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Dumbles Rolling Farmland	Ensure development proposals are supported by

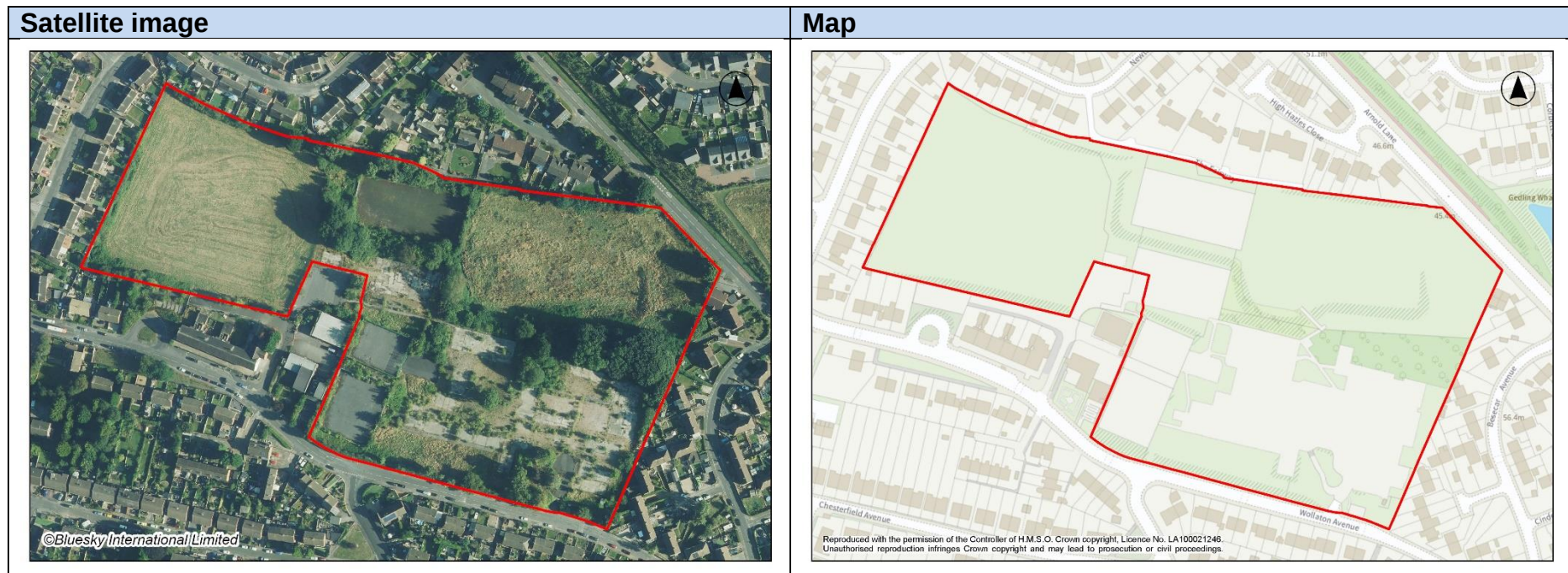
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		(MN015). The site includes agricultural buildings and is classified as previously developed land/brownfield land. However, the landscape condition of the areas surrounding the site is good and the character strength 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 to the north of the A6211, separated from the existing settlement edge by the road and arable farmland. The site comprises a farm dwelling and associated barns/outbuildings with treed boundaries. Roadside fencing and boundary vegetation provide localised screening of the site, with the site being more visible in longer views due to the elevated landform. The value of the landscape within the study area is considered to be medium, particularly noting the natural heritage features, recreational amenity and some good landscape condition that contributes to a green network. There is medium landscape susceptibility to the proposed development type, due to the perception of new settlement that is removed from the urban edge. There is low visual value and medium visual susceptibility, associated	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.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			with limited indicators of value and visibility of the site experienced by recreational and road users. Overall, the landscape sensitivity is medium and visual sensitivity is low. Considering the separation and visibility of the site, it is not considered for the proposed development type 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?	-	Due to distance and terrain, there would be no visual effect on Gedling House. The most likely associative link is to Gedling Lodge, and not Gedling House, so unlikely to be harm to the significance of this listed Building. However, the proposal would likely be for the wholesale loss of this building, which would therefore be wholesale destruction of the significance of this potential Non Designated Heritage Asset. Archaeology - considered moderate to low potential for pre-historic, Roman and medieval archaeology. However, there is a low potential for surviving archaeological remains where previous development has occurred.	Avoid demolition of the potential NDHA. Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. The DBA should include evidence of existing ground disturbance to determine potential for surviving remains. DBA should include the results of a building survey (Level 1) to determine if further Historic Building Recording is necessary for the farm.

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 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 minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1365 Sherwood E-ACT, Wollaton Avenue, Carlton

Factors	Details
SHLAA reference	G1365
Size	5.66 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 123 (masterplan)
Existing Use	Derelict land (demolished school site)



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 123 homes. 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 (Gedling Village). 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 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?	+	There are doctor's surgeries in Gedling Village, i.e. Westdale Lane Surgery and Jubilee Park Medical Centre, within 30 minutes travel time by public transport, walking and cycling. There are pharmacies, i.e. Peak Pharmacy Carlton and Peak Pharmacy, in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However it is within 30 minutes travel time by public transport, walking and cycling to the centre. Gedling Village and Carlton Square local centres, both within 30 minutes travel time by public transport, walking and cycling, have a wide range of health facilities including a dentist and pharmacy. The current use of the site is derelict land (demolished school building and playing field). Development on the site would not result in a loss of recreational area or accessible blue-green infrastructure.	Ensure development enhances connections into nearby recreational areas 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 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?	+	There is a post office (Westdale Lane Post Office) in Gedling Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Gedling Village). However, it is within 30 minutes travel time by public transport, walking and cycling to Gedling Village and Carlton Square local centres which have leisure and community centres, a library (Carlton Library), post office and bank (ATM) within 30 minutes travel time by public transport, walking and cycling from the site. There are schools (i.e. Stanhope Primary School, the Carlton Academy, Willow Farm Primary School, All Hallows C of E Primary School, and Phoenix Infant and Nursery School) within 30 minutes travel time by public transport, walking and cycling from the site. The current use of the site is derelict land (demolished school building and playing field), so development 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 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 lies within the main built-up area of Nottingham. There are conveniently located bus stops on Wollaton Avenue, Turpin Avenue and Arnold Lane for the bus services number 60 and 44/44A. The bus service number 44/44A is a regular and frequent service (up to every 10 minutes) between the city centre and Gedling. Bus 60 is a regular and frequent service (up to every 15 minutes) between Nottingham city centre and Gedling. The site is within 30 minutes travel time by public transport, walking and cycling to a primary school, post office, leisure centre, community centre, library, bank (ATM), GP surgery, pharmacy, dentist, optician and shopping centre. Colwick Business Park and Victoria Business Park fall within 30 minutes travel time by public transport and cycling.	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 consists partly of previously developed (brownfield) land and partly of school playing field (open space) within the main built-up area.	Ensure development proposals are sensitively designed to maximise the use of previously developed (brownfield) land while preserving as much greenfield land as possible and enhancing its quality.

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 will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Arnold Lane towards Arnold, Colwick/Netherfield and Nottingham city centre.	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 (0.32 ha), medium risk of flooding from surface water (0.82 ha) and low risk of flooding from surface water (1.95 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.

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 in close proximity to Digby Park and Lambley Lane Recreation Ground. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing mature trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. Part of the site is designated as open space, so development on the site would lead to 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. Planning application will need to include mitigation for loss of playing fields 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
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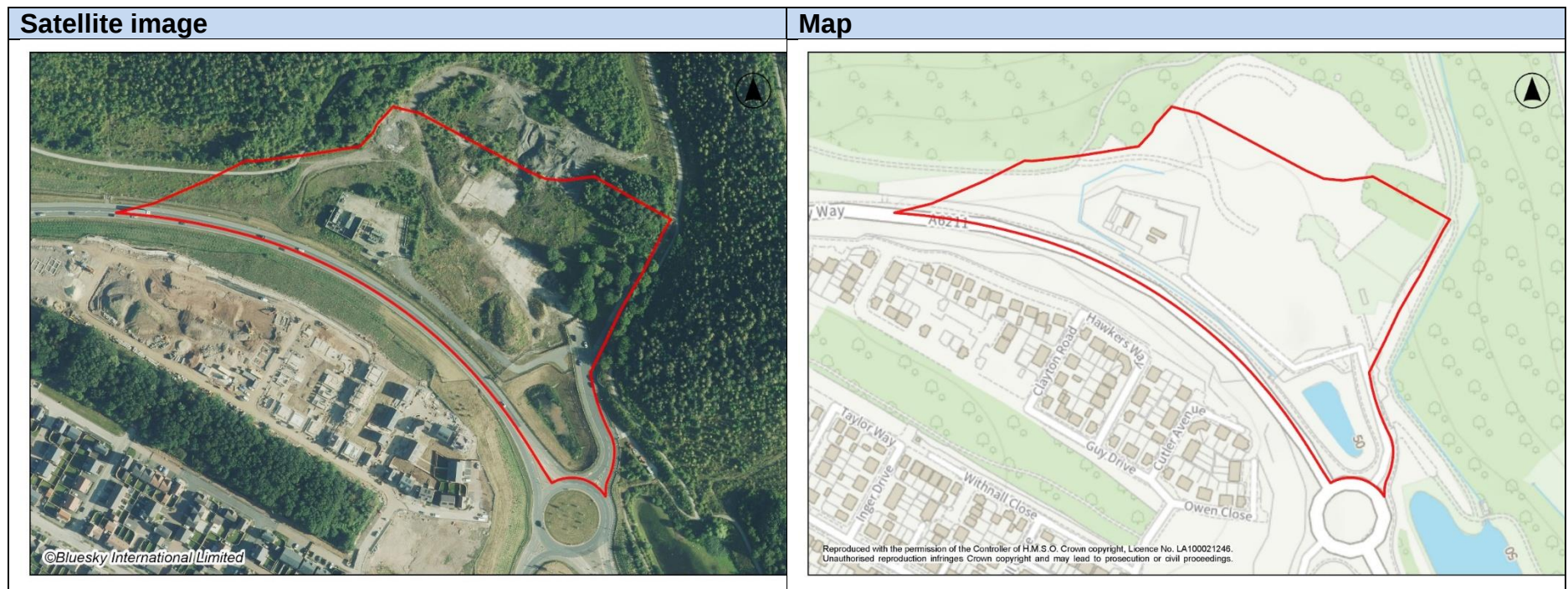
SA objectives	Site criteria questions	Score	Commentary	Mitigation
				open space is retained and enhanced.
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The site was previously used as a school and playing field. Development on site would potentially result in the loss of existing mature trees and hedgerows, and would therefore fail to conserve, enhance or restore the features and characteristics of the landscape in the present form. As the site has a partial greenfield status, it has been marked with a minor negative.	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.

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	Archaeology - considered low to negligible potential for archaeological remains based on limited HER data and potential existing ground disturbance.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF. This should include a detailed section on the likely extent of existing ground disturbance and potential (or lack of) for archaeological remains.

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 part Previously Developed Land/brownfield land and part playing field, so no loss of agricultural land. No impact as the site is not on best and most versatile 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.

E003 Gedling Colliery Employment Site

Factors	Details
SELAA reference	E003
Size	3.5 ha
No of dwellings/ estimated employment floorspace	Site has outline consent (2017/1571) for the erection of employment units on 4.12 ha for E(g) (iii), B2, B8 (5,574 sq m) pub restaurant (800 sq m) and drive thru diner (280 sq m).
Existing Use	Former pit head site and methane extraction plant on part.



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?	0	The site is not allocated for housing.	
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?	++	Outline planning permission 2017/1571 for the erection of employment units (Class B1c/B2/B8 Use), Pub/Restaurant (Class A3/A4 Use) and Drive Thru (Class A3 Use) granted on 21 st . July 2020. A reserved matters application (2025/0550) was submitted on 15/07/2025 and is currently pending. 168 jobs based on planning application 2017/1571. No local labour agreement for the site.	

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 currently has outline consent (2017/1571) for the erection of employment units on 4.12 ha equating to the net developable area for employment development. The development of the site would not result in the loss of employment, retail or mixed-use land. The site does not include new educational buildings and mixed live-work units	

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 use or mixed use and does not fall within an existing shopping centre. The site is not within 400 metres of Gedling and Mapperley Plains shopping centres; however, it is within 30 minutes travel time by public transport and cycling to Gedling both centres and within 30 minutes travel time by walking to Gedling shopping centre. The adjoining housing site which is under construction has outline consent (2020/1255) for a local centre. Paragraph 3.1 of the Planning Committee report for the 2020/1255 application states the local centre is intended to include shops and a nursery. There would be no loss of town centre use or mixed use	

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 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?	+	There are doctor surgeries in Mapperley Plains and on Westdale Lane. Site is within 400 m of Gedling Country Park. Development on site would not result in a loss of 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.	

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?	+	There are community facilities within 30 minutes travel time by public transport. The adjoining housing site has outline consent (2020/1255) for a local centre. Paragraph 3.1 of the Planning Committee report for the 2020/1255 application states the local centre is intended to include shops and a nursery. Development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area	

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 Carlton to the east. There are bus stops on Arnold Lane and Lambley Lane for the following bus services no. 44, no. 44A (both run from Nottingham to Gedling) and no. L74 which runs between Netherfield and Gedling Village from 9:30am to 4pm. Colwick Industrial Estate employment area is within 30 minutes travel time by public transport and cycling. The site is not within 400 metres of Gedling and Mapperley Plains shopping centres, however it is within 30 minutes travel time by public transport and cycling to Gedling both centres and within 30 minutes travel time by walking to Gedling shopping centre. The bus services provide connectively to existing businesses within the main built up area of Nottingham (including Carlton).	

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 previously developed 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	

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. The site will impinge on Nottingham Urban Area agglomeration zone with increased traffic and congestion on Mapperley Plains and on loop road towards Nottingham.	

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	

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?	-	The site is located adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. Site adjoins a protected open space (Gedling Country Park). No indication at this stage if offsite or onsite open space would be provided. The current use of the site is vacant / methane extraction so there would not be a loss of open space.	
14. Landscape To protect and enhance the	Will it have an adverse impact on local landscape character?	?	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Gedling Colliery Green	

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?		Space (MN013). The landscape condition is moderate and the character strength of the area is weak. The overall landscape strategy is to 'enhance and restore'. The Landscape and Visual Analysis 2025 did not cover this site.	
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	This site has not been assessed as it has planning permission for employment development.	

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 previously developed colliery land. Development on site would likely increase household waste per head. The site does not fall within an area safeguarded for mineral extraction.	