

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix H: Reasonable Alternative Sites in Bestwood Village

May 2026

Serving people, Improving lives

Introduction

Appendix H contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options in Bestwood Village.

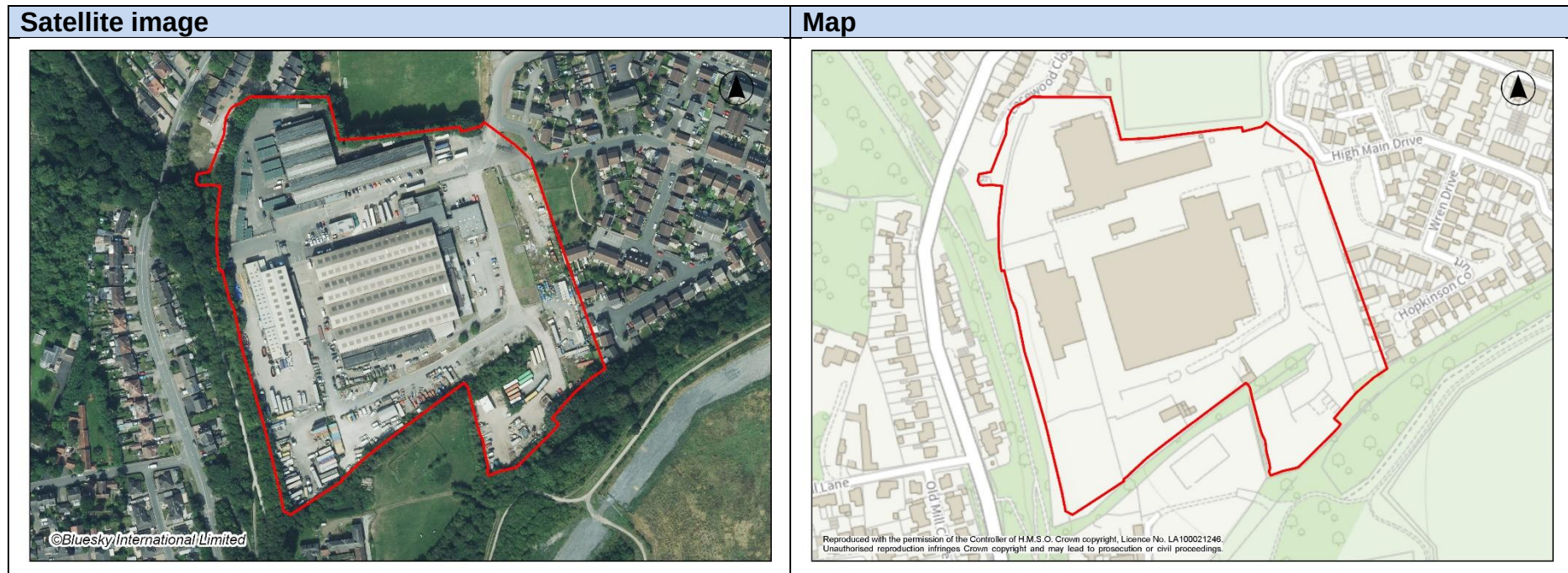
The SA Matrix used in the SA assessment is included in the SA Main Report.

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G20 Bestwood Business Park, Park Road, Bestwood Village

Factors	Details
SHLAA reference	G20
Size	6.01 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 220 (LPD allocation)
Existing Use	Industry (Business Park)



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 220 homes. The site provides 50+ houses adjacent to a key settlement	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 currently used for industrial purposes and includes Bestwood Business Park. It is considered that development on this site would result in large 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?	--	Development would result in the loss of land in employment 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 (Hucknall). However, it is within 30 minutes travel time by public transport 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 is no doctor's surgery in Bestwood Village. The nearest GP surgery, Oakenhall Medical Practice (in Hucknall), is within 30 minutes travel time by public transport and cycling. There is a direct bus service from the site to the doctor surgery, with the nearest bus stop conveniently located on Moor Road, west of the site. There is no pharmacy in Bestwood Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However it is within 30 minutes travel time by public transport and cycling to the centre. There is a direct bus service (number 141) to Hucknall town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is adjacent to Bestwood Country Park. The current use of the site is industry (business park), 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 in Bestwood Village within a 10-minute (800 metres) walking distance. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. Hucknall town centre has leisure and community centres, a library, post office and bank within 30 minutes travel time by public transport and cycling from the site. There is one school within Bestwood Village (Hawthorne Primary & Nursery School) which is within 30 minutes travel time by public transport, walking and cycling from the site. Other nearest schools within 30 minutes travel time by public transport and cycling include Park Vale Academy, Heart Preschool and Rise Park Primary and Nursery School. Hucknall has schools (i.e. Broomhill Junior School, Beardall Fields Primary School, Annie Holgate Infant & Nursery School, Leen Mills Primary School) within 30 minutes travel time by public transport and cycling from the site.	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 industry (business park), 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 Bestwood Village to the south. There are bus stops on Moor Road for bus services 141 and 528, both of which stop at a bus stop conveniently located near the site. Bus 141 runs between Nottingham city centre and Ashfield, connecting the site to Hucknall town centre. This service runs hourly from Monday to Saturday between 7:45am and 8:00pm. Bus 528 runs between Selston and Bestwood Village operating from Monday to Saturday between 7am and 6pm, with buses running every 60 minutes. The site is within 30 minutes travel time by public transport and cycling to primary a school, post office, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Baker Brook Industrial Estate (within Ashfield District Council boundaries) is well-located for the site.	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 key settlement of Bestwood Village.	No mitigation required.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that 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 Moor Road and Bestwood Road (B683) 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. The River Leen is situated about 170 metres from the site. It is unlikely that the 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 (0.15 ha), medium risk of flooding from surface water (0.32 ha) and low risk of flooding from surface water (0.81 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?	?	Development on site would provide 10% open space on existing brownfield land. The site abuts Bestwood Country Park, which is a designated site of nature conservation interest (Local Wildlife Site). The current use of the site is for industrial purposes, so there would not be a loss of open space. Past use of the site includes former landfill. In addition, a small part of the site (0.20 ha) may contain potential hazards arising from coal mining and falls within 'Development High Risk Area'. Therefore, the site will improve the undervalued open space. The site qualifies to be considered minor positive (+) as development on site would provide 10% open space on existing brownfield land. However, it also adjoins open space, biodiversity or designated site of nature conservation interest (Bestwood Country Park), therefore the site has been marked as uncertain.	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 site comprises industrial units and is predominantly surrounded by residential development. Redevelopment would be	Ensure development is sensitively designed in keeping with the

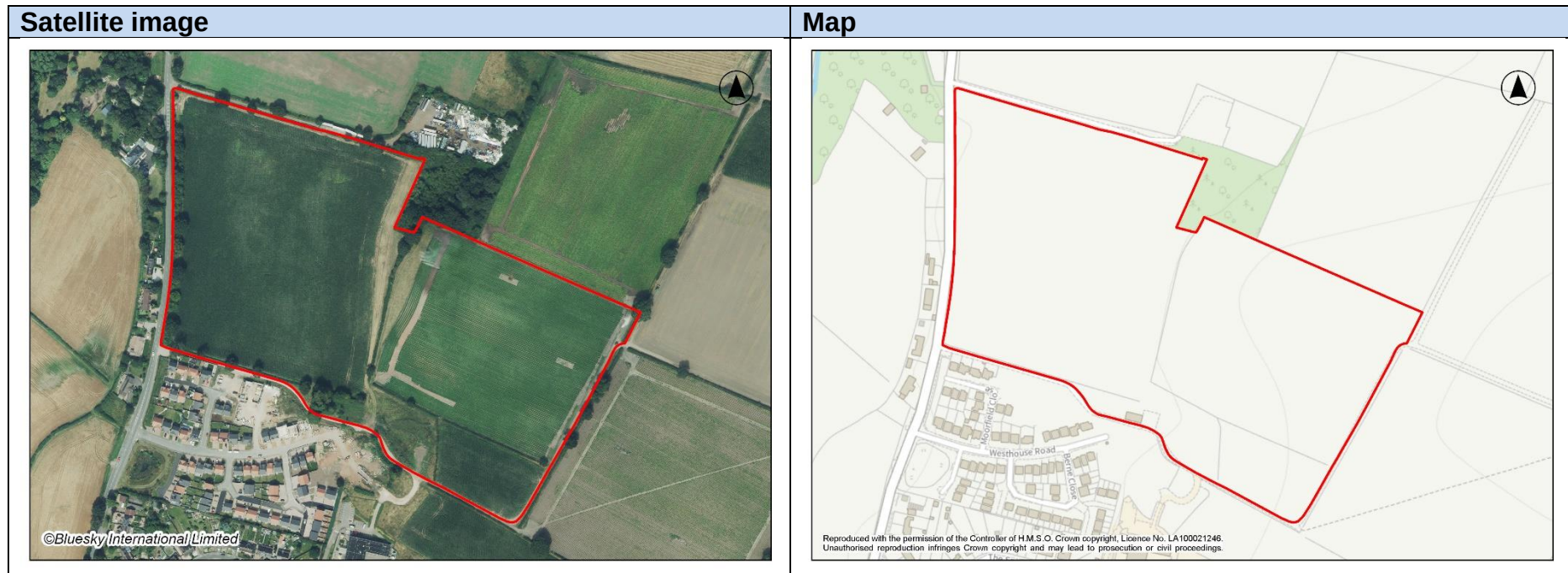
SA objectives	Site criteria questions	Score	Commentary	Mitigation
landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		expected to make a positive contribution to the character of the surrounding built environment. Potential development will be expected to achieve at least 10% biodiversity net gain, although at this stage there is no indication whether this would be delivered on-site or off-site. The site has accordingly been marked as uncertain.	adjoining Bestwood Country Park.

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	Site is adjacent to Bestwood Village Conservation Area and within the setting of Bestwood Winding House and Headstocks (grade II* listed building and scheduled monument). The site is largely screened from the adjoining Cricket Pitch which forms an open space in the Conservation Area. In comparison with existing development on site, the development of the site would have little impact on the character of the Conservation Area and with an appropriate design could make a positive contribution to the setting of the Conservation Area Bestwood Colliery winding house and headstocks is located some 500 metres east of the proposed development area and is a listed building, listed at Grade II* and a scheduled monument. The designated asset is well screened from the proposed development by existing built development and there would be no effect on its setting of the designated asset. There would be no impact on the War Memorial or its setting. Unlikely to be harm to setting of NDHA farm given altered setting at present, however, a green boundary to southern edge would soften any harm to the setting of this NDHA. Archaeology - considered moderate potential for pre-historic and medieval	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. The scheduled monument could be mitigated by including a buffer zone at a suitable contour height together with suitable landscaping. Lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to the Scheduled Monument. Green boundary to southern edge recommended to soften any impact on the
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			archaeology. However, there is a negligible potential for surviving archaeological remains due to disturbance from previous development. Additionally, the site is within 400 metres of several listed buildings in and around Bestwood Village Conservation Area, notably the Grade II British Coal Offices.	setting of NDHA Forge Farm. Leave the southeast end of the site as green space and introduce boundary tree planting along the Bestwood Country Park boundary.
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 existing industrial use may not be significantly lower than that of domestic waste. 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.

G27 Westhouse Farm, Moor Road, Bestwood Village

Factors	Details
SHLAA reference	G27
Size	13.32 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 300 (masterplan)
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 300 homes. The site provides 50+ houses adjacent to a key settlement	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 (Hucknall). However, it is within 30 minutes travel time by public transport 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 is no doctor's surgery in Bestwood Village. The nearest GP surgery, Oakenhall Medical Practice (in Hucknall), is within 30 minutes travel time by public transport, walking and cycling. There is a direct bus service from the site to the doctor surgery, and the nearest bus stop is conveniently located on the edge of the site. There is no pharmacy in Bestwood Village. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. There is a direct bus service (number 141) to Hucknall town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is within a 5-minute (400 metres) walking distance to Mill Lakes (part of Bestwood Country Park). The current use of the site is agricultural land, so development on site would not result in a loss of a 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?	+	The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Hucknall). However, it is within 30 minutes travel time by public transport and cycling to the centre. Hucknall town centre has a leisure and community centres, a library, post office and bank within 30 minutes travel time by public transport and cycling from the site. There is one school within Bestwood Village (Hawthorne Primary & Nursery School) which is within a 5-minute (400 metres) walking distance. Bestwood (i.e. Park Vale Academy) and Hucknall (i.e. Broomhill Junior School, Beardall Fields Primary School, Annie Holgate Infant & Nursery School, Leen Mills Primary School) has schools within 30 minutes travel time by public transport and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site 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 Bestwood Village to the south. There are bus stops on Moor Road and Coronation Road for bus services number 141 and 528. Bus 141 runs between Nottingham city centre and Ashfield, connecting the site to Hucknall town centre. However, this is an infrequent service, running hourly from Monday to Saturday between 7:45am and 8:00pm. Bus 528 runs between Selston and Bestwood Village, with a stop on Coronation Road, which is within a 5-minute walk of the site. However, this is an infrequent service, operating only from Monday to Saturday between 7am and 6pm, with buses running every 60 minutes. The site is within 30 minutes travel time by public transport and cycling to a primary school, post office, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Bestwood Business Park is adjacent to Bestwood Village to the south and is well-situated for the site. Additionally, Baker Brook Industrial Estate (within Ashfield District Council boundaries) lies 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 from 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 greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area Agglomeration Zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	--	The site is within the Nottingham Urban Area Agglomeration Zone (UK0008). The site will impinge on the Nottingham Urban Area Agglomeration Zone with increased traffic and congestion on Moor Road and Bestwood Road (B683) 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. River Leen is close to the site (175 m), 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 high risk of flooding from surface water (0.01 ha), medium risk of flooding from surface water (0.10 ha) and low risk of flooding from surface water (0.31 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 in close proximity but not within or adjacent to a designated site of nature conservation interest. Site contains trees protected by Tree Preservation Orders. Development on site would result in the loss of existing trees and hedgerows, especially the trees and hedgerows across the site frontage along the Moor Road when building a footway and creating visibility splays to any proposed junctions. No indication at this stage if offsite or onsite open space would be provided. The site may be affected by the possible potential Special Protection Area (ppSPA) as it falls within 5 km of the RSPB IBA (Royal Society for the Protection of Birds, Important Bird Area) Boundary. The current use of the site is agricultural land so there would not be a loss of open space.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site. Protect and enhance green infrastructure provision. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Killarney Park Wooded Farmlands (S PZ 2). The landscape condition is moderate and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. The Gedling Landscape and Visual Analysis (2025) states the site is located on gently sloping arable land abutting ongoing residential development, on the north edge of Bestwood Village. The visibility of the site is varied, with some long views of the site and some limited by landform and vegetation. The value of the landscape within the study area is considered to be low due to few natural, cultural and distinctive features, albeit several footpaths contributing to recreational value. There is medium landscape susceptibility to the proposed development type, where it would further extend the settlement edge into the rural landscape, becoming more prominent. There is medium visual value and susceptibility associated with indicators of value and numbers of receptors experiencing open views. Overall, the landscape sensitivity is low, and the visual sensitivity is medium. The site is able to	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.

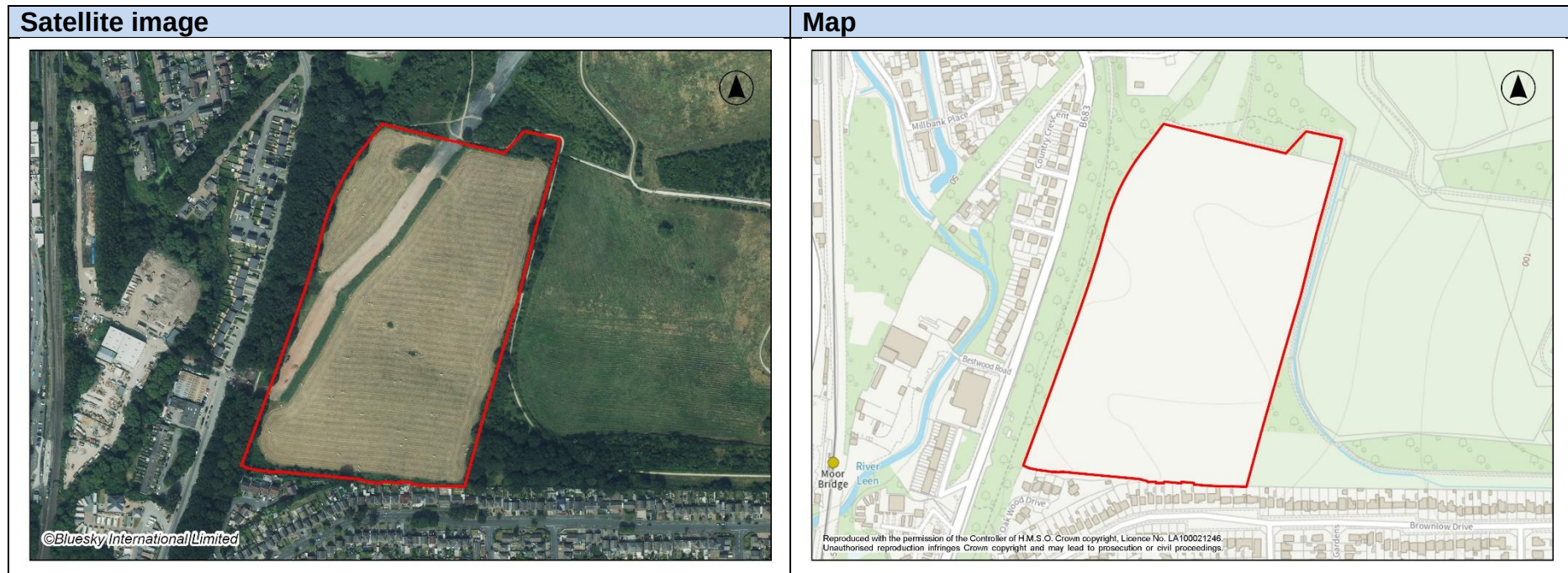
SA objectives	Site criteria questions	Score	Commentary	Mitigation
			accommodate development, with an appropriate mitigation strategy that provides a substantial landscape buffer to the north and west, incorporating enhanced and new planting to the boundaries.	

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	No known designated or non-designated heritage assets within, adjacent to or in close proximity to the site. Archaeology - no known archaeology within site boundary. Lies within Bestwood Park, a hunting park with medieval origins (HER: MNT26776). Considered moderate potential of pre-historic, Roman, early medieval and medieval activity. The site is within 1 km of several Grade II Listed Buildings in and around Bestwood Conservation Area, such as Alexandra Lodges and Bestwood Winding House and Headstocks (II* listed building and scheduled monument). Bestwood Pumping Station (II* listed building) and associated heritage assets including Grade II Registered Park and Garden are located approximately 2 km to the east of the site. Due to distance and terrain, it is unlikely that any heritage assets or their settings will be affected.	Archaeology - minimum requirement at application for updated Desk-Based Assessment to include the results of assessment work just to the south and a new HER search), geophysical survey to meet Para. 207 of NPPF. Need for further assessment work at the application stage to be informed by the updated DBA & GP results. Further work, if necessary at application, may include trial trench evaluation.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	--	The majority of the site is classified as grade 3a (11.85 ha) agricultural land with the remainder of the site containing grade 3b (1.11 ha) and other (0.25 ha). Development on site would increase household waste per head. Based on Appendix 3 of the Nottinghamshire Minerals Local Plan (2021) the site does not fall within an area safeguarded for mineral extraction.	Ensure development minimises the loss of areas that are classified as good (grade 3a) agricultural land.

G1359 Land south of Bestwood Village, Moor Road, Bestwood Village

Factors	Details
SHLAA reference	G1359
Size	9 ha
No of dwellings/ estimated employment floorspace	The site has a dwelling capacity of 252 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 252 homes (28 dph). 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 the nearest shopping centre (Bulwell). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is also within a 30-minute cycling distance from Arnold town centre. However, the lack of a direct bus service reduces its connectivity to this shopping 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?	+	The nearest GP surgery, Rise Park Surgery is just over a 10-minute (800 metres) walk from the site. There are additional GP surgeries in Bestwood (i.e. Southglade Medical Practice, The Practice Nirmala) within 30 minutes travel time by public transport and cycling. There are bus services (i.e. 79/79A, 89, 141) from the site to the doctor surgeries. There are pharmacies in Bestwood within 30 minutes travel time by public transport, walking and cycling from the site. Additionally, Bestwood has an optician and dental practice. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Bulwell). However it is within 30 minutes travel time by public transport, walking and cycling to the centre. There is a direct bus service (number 79/79A) to Bulwell town centre which has a wide range of health facilities including a dentist, optician and pharmacy. The site is adjacent to Bestwood 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?	+	Hucknall Lane Post Office is within 30 minutes travel time by walking and cycling but has poor connectivity to the site. The site is not within a 5-minute (400 metres) walking distance of the nearest shopping centre (Bulwell). However, it is within 30 minutes travel time by public transport, walking and cycling to the centre. Rise Park Community Centre (Bestwood) is within 30 minutes travel time by walking and cycling from the site. Bestwood has additional community and leisure centres (i.e. Top Valley Community Centre, Southglade Leisure Centre) within 30 minutes travel time by public transport, walking and cycling from the site. Bestwood has a library, post office and bank (ATM) within 30 minutes travel time by public transport and cycling, and just over 30 minutes on foot from the site. Bestwood has several schools including Rise Park Primary and Nursery School, Park Vale Academy, Westglade Primary School and Stanstead Flying High Academy within 30 minutes travel time by public transport, walking and cycling. The nearest, Rise Park Primary and Nursery School, is slightly over a 10-minute (800 metres) walk from the site.	Ensure access to community facilities to support the development are provided.
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SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Bulwell and Hucknall have schools (i.e. Broomhill Junior School, Beardall Fields Primary School, Annie Holgate Infant & Nursery School, The Bulwell Academy, Bulwell St Mary's C Of E Primary School) within 30 minutes travel time by public transport and cycling from the site. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site adjoins a deprived area (10% most deprived area).	

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 (Bestwood) of Nottingham to the south. There are bus stops on Bestwood Park Drive, Brunlow Drive, and Bestwood Road within a 5-minute walk, except for those on Bestwood Park Drive, which are farther away. These stops serve the following bus services: Bus A2 runs between Bulwell and Aspley Schools providing a link between the site and key locations such as Bulwell. Service 16C runs between Nottingham city centre and Rise Park, connecting the site to areas like Aspley and the city centre. Bus 79/79A/79B runs between Arnold and Nottingham city centre, passing through areas like Bestwood Park, Top Valley, Rise Park, Bulwell, Broxtowe, Nuthall Road, Bobbers Mill, and Alfreton Road, offering connections to various parts of the city. 141 runs between Nottingham city centre and Ashfield, connecting the site to Hucknall town centre. However, this is an infrequent service, running hourly from Monday to Saturday between 7:45am and 8:00pm. Service 528 runs between Selston and Bestwood Village, linking the site to locations such as Bulwell and Phoenix Park. However, this is an infrequent service, operating only from Monday to	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
			Saturday between 7am and 6pm, with buses running every 60 minutes. These services provide comprehensive connectivity between the site, surrounding areas, and Nottingham city centre. The site is within 30 minutes travel time by public transport and cycling to a primary school, post office, library, leisure centre, community centre, bank, GP surgery, pharmacy, optician, dentist and shopping centre. Bestwood Business Park is adjacent to Bestwood Village to the south, but due to accessibility issues it is accessible within 30 minutes by walking and cycling from the site. Additionally, Baker Brook Industrial Estate (within Ashfield District Council boundaries) is well-located for 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 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 Bestwood Road and Hucknall Road towards Nottingham, and Bestwood Park Drive towards Arnold.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	The site is not within EA Flood Zones 2 and 3. The River Leen is situated about 100 metres from the site. It is unlikely that the 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 (0.15 ha), medium risk of flooding from surface water (0.25 ha) and low risk of flooding from surface water (0.74 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 Bestwood Country Park to the east, which is a designated site of nature conservation interest (Local Wildlife Site). The site is adjacent to the Hucknall Disused Railway, a local wildlife site, to the west. Development on site would result in the loss of existing hedgerows. No indication at this stage if offsite or onsite open space would be provided. The site may be affected by the possible potential Special Protection Area (ppSPA) as it falls within 5 km of the RSPB IBA (Royal Society for the Protection of Birds, Important Bird Area) Boundary. 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 Killarney Park Wooded	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?		Farmlands (S PZ 2). The landscape condition is moderate, and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve and create'. The Gedling Landscape and Visual Analysis (2025) states the site is located on undulating landform and comprises pastoral land with woodland edges. The elevated residential edge of Rise Park forms the southern boundary. The site is visually enclosed by woodland and landform. The value of the landscape within the study area is considered to be medium due to natural, cultural and recreational features of Bestwood Country Park and perception of tranquillity, away from the settlement. There is a high landscape susceptibility to the proposed development type where it would be separate from the existing settlement, within the country park and remove the rural character. There is medium visual value and high visual susceptibility associated with the indicators of value and recreational features/routes within the Country Park and number of receptors. Overall, the landscape sensitivity is high, and visual sensitivity is medium. The site is assessed as unsuitable for the proposed development type.	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	Site is close to Bestwood Village Conservation Area and within the setting of several listed buildings including Winding House and Headstocks at Bestwood Colliery, The Clock Tower formerly offices of the Bestwood Coal and Iron Company, War memorial, and the scheduled monument, Bestwood Colliery Engine House. Non-designated heritage assets in Bestwood Village including colliery workers housing. NDHA Forge Farm is close by to the north. Archaeology - No known archaeology within site boundary. Lies within Bestwood Park, a hunting park with medieval origins. Considered moderate potential of pre-historic, Roman, early medieval and medieval activity. Heritage assets - due to distance and intervening terrain there would be no effect on the heritage assets.	Green screen to north to soften impact to setting of NDHA Forge Farm. Archaeology - Minimum requirement at application for updated Desk-Based Assessment to include the results of assessment work just to the south. and a new HER search), geophysical survey to meet Para. 207 of NPPF. Need for further assessment work at the application stage to be informed by the updated DBA & GP results. 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.