

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix I: Reasonable Alternative Sites in Calverton

May 2026

Serving people, Improving lives

Introduction

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

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

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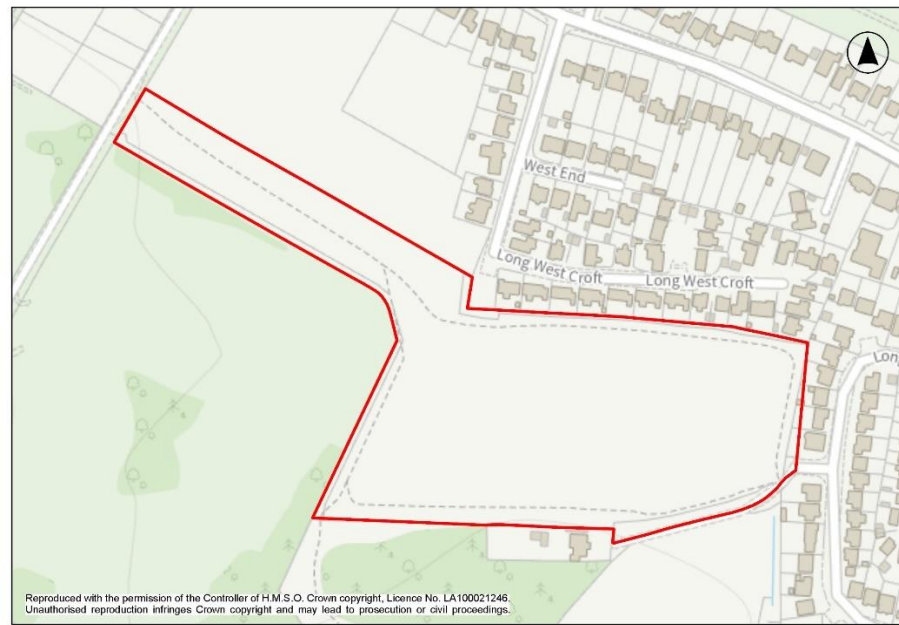
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G33 Hollinwood Lane/Long West Croft

Satellite image



Map



Factors	Details
SHLAA reference	G33
Size	4.54 ha

No of dwellings/estimated employment floorspace	125 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 125 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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	+	The site is not within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	or mixed use in a 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 is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Hollinwood Cemetery. The land use is agricultural so it would not result in a loss of recreational area.	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.
6. Community Safety	Will the site be designed to contribute to a safe secure built environment	?	Uncertain as the impact of development upon crime is dependent upon design and a series	Ensure policies in the Local Plan in general promote a safe secure

To improve community safety, reduce crime and the fear of crime.	through designing out crime?		of secondary factors not related to site allocation.	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 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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. The land use is agricultural so it would not result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure 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 Calverton village to the west and southwest. There are bus stops on Georges Lane and Collyer Road for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham The site scores 48 on the (Department for Transport) Connectivity Tool.	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land	Is the site a brownfield site?	--	The site is greenfield.	

and recognise biodiversity value where appropriate				
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?	?	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.

	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and

				public car changing points).
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	-	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 does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding (0.2) medium risk of flooding from surface water (0.26 ha) and low risk of flooding from surface water (0.35 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	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.

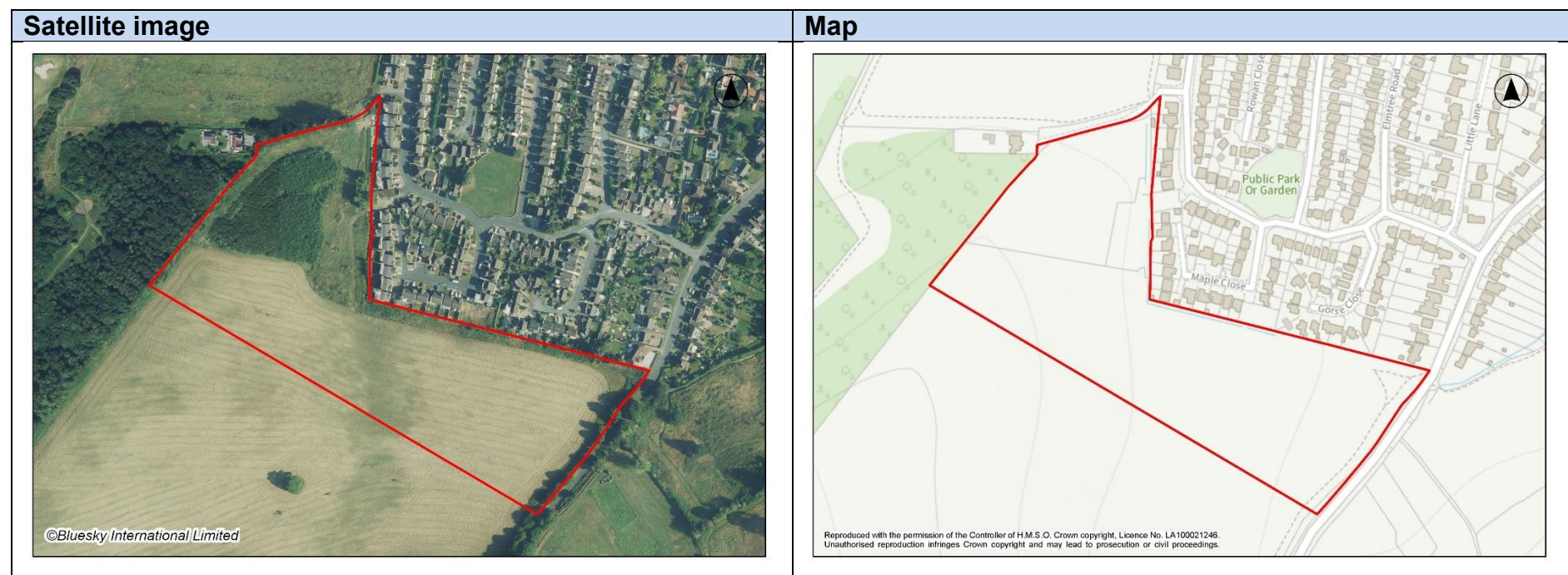
	managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated 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 offsite 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 likely result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

	Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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 Calverton North Village Farmlands (S PZ 17) and the Dumbles Rolling Farmland (MN015). For the Calverton North Village Farmlands (S PZ 17) 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 Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Landscape and Visual Analysis (2025) concluded, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce

				visual intrusion upon the landscape. Retain and enhance boundary vegetation along the southern boundary.
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	0	Site is within 1 km of Calverton Conservation Area, various listed buildings including Hollinwood House and Attached Outbuilding and the Cockpit Hill, Ramsdale Park Scheduled Monument. Due to intervening modern urban development there would be no effect on the Calverton Conservation Area or its setting. Due to topography, terrain and vegetation there would be no effect on Hollinwood House Listed Building nor on the Scheduled Monument or their settings. Archaeology considered very high potential for currently undated archaeological remains, and moderate to high potential for pre-historic, Roman and medieval archaeology. Minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of	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.

	to the adaptive reuse of a heritage asset?		NPPF and establish character, extent and significance of archaeological remains within the site 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?	-	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 upon the Minerals Local Plan Policies Map, 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 good (grade 3a) agricultural land.

G45 Georges Lane/Gorse Close



Factors	Details
SHLAA reference	G45
Size	6.62 ha

No of dwellings/estimated employment floorspace	185 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 185 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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	+	The site is not within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	or mixed use in a 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 is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at James Seely Playing fields. The land use is agricultural so it would not result in a loss of recreational area.	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.
6. Community Safety	Will the site be designed to contribute to a safe secure built environment	?	Uncertain as the impact of development upon crime is dependent upon design and a series	Ensure policies in the Local Plan in general promote a safe secure

To improve community safety, reduce crime and the fear of crime.	through designing out crime?		of secondary factors not related to site allocation.	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 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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. The land use is agricultural so it would not result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure 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 Calverton village to the west and southwest. There are bus stops on Georges Lane for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 46 on the (Department for Transport) Connectivity Tool.	Major public transport improvements. Ensure connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise	Is the site a brownfield site?	--	The site is greenfield.	

biodiversity value where appropriate				
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?	?	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.

	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and

				public car changing points).
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	-	The vast majority of the site falls within EA Flood Zone 1. Less than 0.01 hectares falls 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 (0.3) medium risk of flooding from surface water (0.09 ha) and low risk of flooding from surface water (0.2 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	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.

	managed without increasing flood risk elsewhere?			
13. Natural Environment 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 offsite 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. There are two protected trees on the site, however it is likely these trees could be retained. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

	Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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 Calverton North Village Farmlands (S PZ 17) and the Dumbles Rolling Farmland (MN015). For the Calverton North Village Farmlands (S PZ 17) 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 Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Landscape and Visual Analysis (2025) concluded the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce

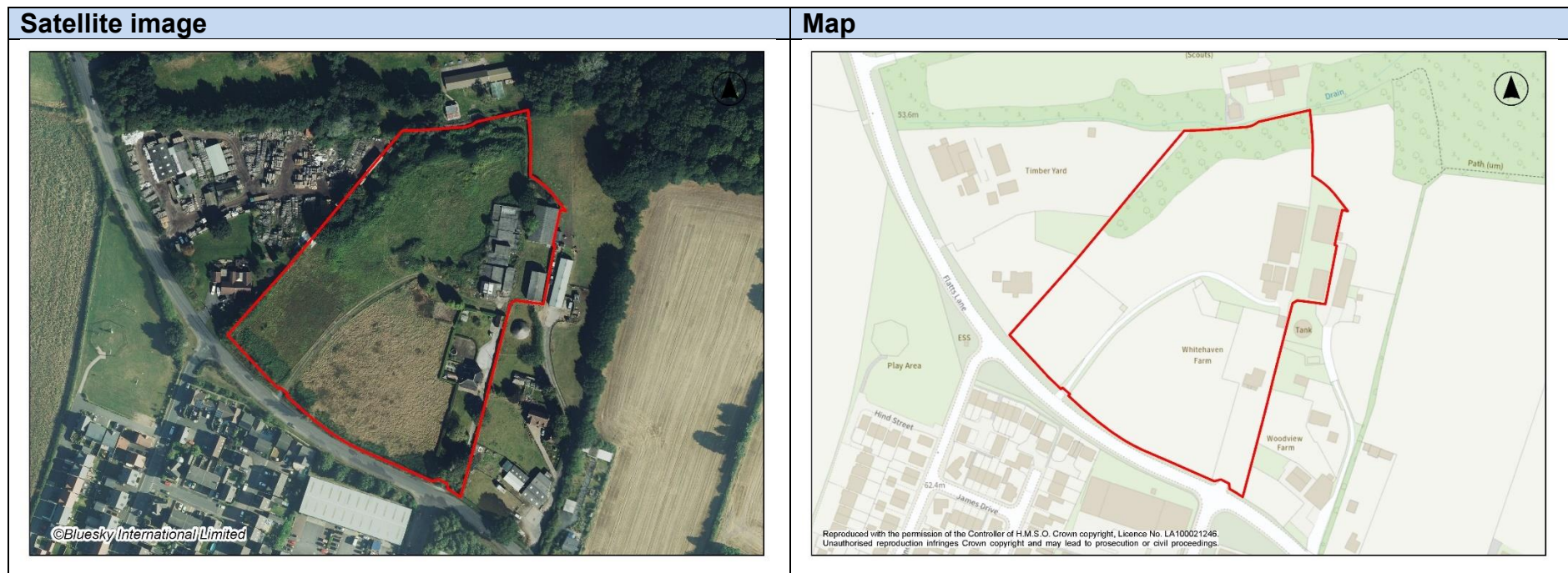
				visual intrusion upon the landscape. Provide landscape buffers to the north and south-eastern boundaries and new planting along the southwestern boundary to soften the settlement edge.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better	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	-	This site is on the edge of the village and is a parcel of farmland which encloses the settlement. The fields that slope down to the village creates significant areas of rural openness that forms the setting of the village. Land rising to the south of the site is significant for its rurality and link up the hill to the woodland. The character is of traditional farmed landscape with hedgerows and trees. The development of the site would impact on the rural approach to the Conservation Area. The south side of the Calverton Conservation Area has a far greater relationship to the countryside. This site set with road frontage	Reduction in size of the site and its concentration in the north would reduce impact on the Conservation Area and its setting. The key consideration would be to avoid any further development going up the gradient of this proposed allocation site, noting that modest development at the same land level

opportunities for people to enjoy culture and heritage	based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		to the lane is an important approach to the historic core of Calverton. It is visible from views from the Conservation Area as views of farmland and also acts as a historic link to the agricultural historic core of the village. The development of the site would have an impact on the heritage asset as it would encroach into views from the Conservation Area of farmland. The development of the site would also impact on the setting of the Conservation Area. The extension of built development in this area may have a low level of impact on the rural setting of the SM at Cockpit Hill. Due to distance and intervening topography there would be no impact on Fox Hill Earthworks. Archaeology - considered very high potential for currently undated archaeological remains, and moderate to high potential for pre-historic, Roman and medieval archaeology.	of Gorse Close, and at bungalow height to match, would probably not urbanise the setting of the CA if a soften and green approach along George's Lane could be created. Landscaping on the southern boundary may mitigate impact on the rural setting of Cockpit Hill. Look to avoid further sprawl of this southern entrance into the historic core of Calverton, especially on the hillside and against the road. In reality only a much reduced area of this allocation could be developed without harm to setting of the CA.
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				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.
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	-	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 upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for Brick Clay 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.

	site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			
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G587 Mansfield Lane (Whitehaven Farm)



Factors	Details
SHLAA reference	G587
Size	2.83 ha
No of dwellings/estimated employment floorspace	80 dwellings (28 dph)
Existing Use	Agricultural Buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 80 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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.	
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	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	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?			
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,	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Flatts Lane play area. The current use of the site is agricultural land and buildings 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.

	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?			
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	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. 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% worst 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	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?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.	Public transport improvements. Ensure connectivity to the site by non-car modes.

travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 53 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield	
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?	?	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

	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?			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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	++	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 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.

	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?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Thorndale Plantation, which is a designated site of botanical 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes the landscape and visual sensitivity is low. The site is able to accommodate development with an	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		appropriate mitigation strategy to retain field boundary vegetation and individual trees within the site. The site should be developed in parallel with G588 and/or G834, not stand alone.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
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	0	The site is located a significant distance from the Lodge Farmhouse. Views from the vicinity of the access to the site on Flatts Lane are limited to the upper storey of the Farmhouse and the site does not form part of the setting of the heritage asset. The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from intervening topography, trees and built development. Considered moderate potential for medieval and post-medieval remains. moderate to low potential for pre-historic and Roman remains.	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.

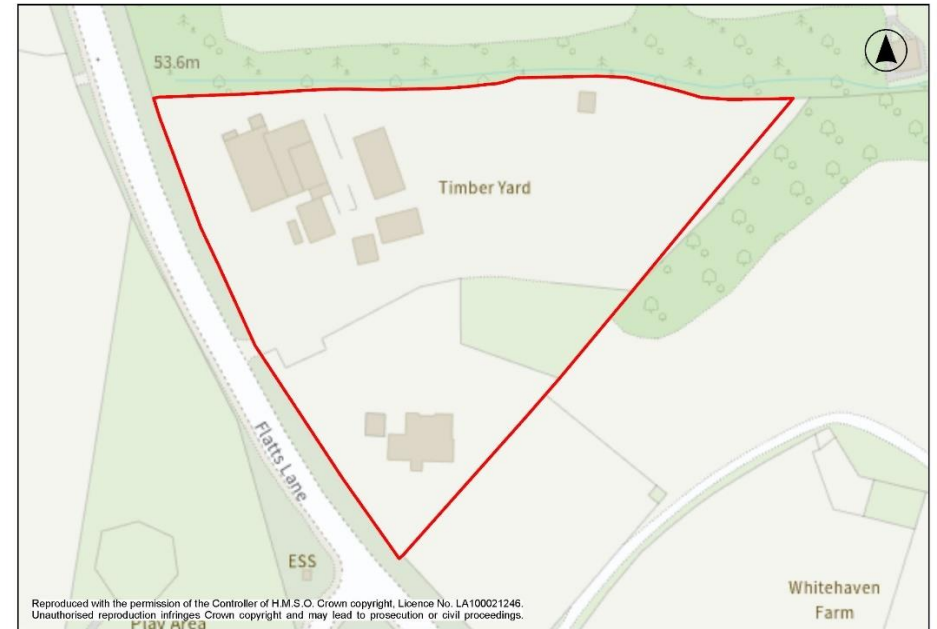
	regeneration? Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - - Grade 2 (very 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 upon the Minerals Local Plan Policies Map, 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 good (grade 3a) agricultural land.

G588 Mansfield Lane (250)

Satellite image



Map



Factors	Details
SHLAA reference	G588
Size	1.27 ha
No of dwellings/estimated employment floorspace	35 dwellings (28 dph)
Existing Use	Timber Yard

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 35 homes based on 28 dph in accordance with the SHLAA methodology, however in conjunction with adjacent sites the capacity would be 50+.	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 not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. There will be a small loss in jobs due to the loss of the timber merchants. 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.

			The site is located within or adjoining a deprived area (30% worst area).	
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.	
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?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure development enhances connectivity with existing 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?		There would be no loss of a town centre use or mixed use.	
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.	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Flatts Lane play area. The current use of the site is agricultural buildings so development on site would not	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.

	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?		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.	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	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre.	Ensure community facilities to support the development are provided.

inclusion and to close the gap between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural buildings so it would not lead to the loss of a community facility. The site is located within or adjoining a deprived area (30% worst 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	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?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton	Public transport improvements. Ensure connectivity to the site by non-car modes.

and to improve travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 52 on the (Department for Transport) Connectivity Tool.	
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.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	Will it improve energy efficiency of existing or historic buildings?	?	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

solutions to climate change.	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			of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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	depend, including water, food, and materials, now and under future climates?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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	++	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 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

	- 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?			run-off are secured within the site.
13. Natural Environment 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	-	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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site.

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		No indication at this stage if offsite or onsite open space would be provided. The current use of the site is agricultural buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	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 Character	Will it have an adverse impact on local landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape	Ensure development proposals are supported by appropriate landscape

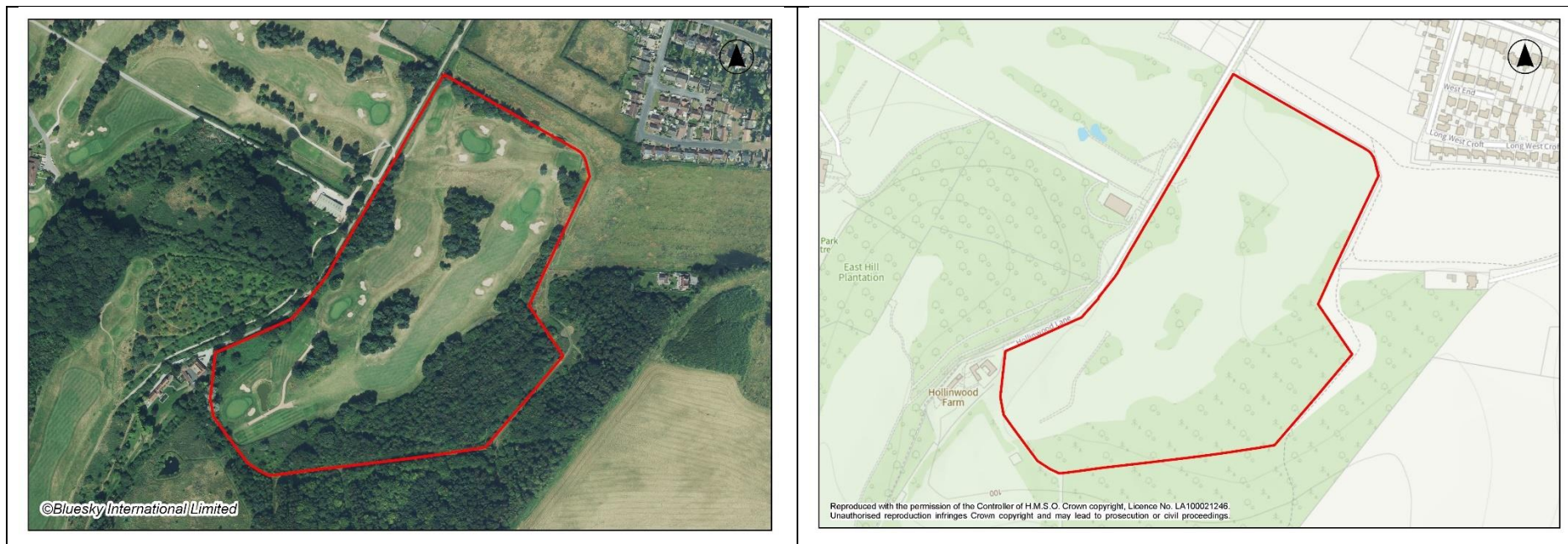
To protect and enhance the landscape character.	Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy to retain field boundary vegetation. Should be developed in parallel with G587, not stand alone.	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
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	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	0	The site is located a significant distance from the Lodge Farmhouse. Views from the vicinity of the access to the site on Flatts Lane are limited to the upper storey of the Farmhouse and the site does not form part of the setting of the heritage asset. The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from	Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	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?		intervening topography, trees and built development. Archaeology - considered moderate to high potential for pre-historic and Roman remains, and low potential for medieval and post-medieval archaeological remains. However, existing site development will have affected the potential for surviving archaeological remains to be present.	
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	-	The site is not classified as agricultural land. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction. Development on site would likely increase household waste per head.	

	commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			
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G780 Ramsdale Golf Course Site A

Satellite image	Map
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Factors	Details
SHLAA reference	G1159
Size	13.01 ha
No of dwellings/estimated employment floorspace	220 dwellings (28 dph at 60% net developable area)
Existing Use	Golf Course

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for mitigation
1. Housing	Is the site allocated for housing?	++	The dwelling capacity on site is 220 homes based on 28 dph in accordance with the	Ensure development includes a range of

To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople	Will it meet the housing need?		SHLAA methodology, assuming 60% of the site is developable area. The reason for the 40% being considered as not developable is due to extensive woodland which would be retained.	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 would result in a small number of jobs associated with the Golf Course being lost. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	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.	

support the use of new technologies.	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?		It is not known whether educational buildings and mixed live-work units would be provided on site.	
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 within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

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 surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Hollinwood Cemetery. The majority of the land is a golf course so it would result in a loss of recreational area.	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.

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?	--	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. Development would result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing	Is the site accessible by public transport?	+	The site adjoins Calverton village to the west and southwest, however the connectivity to the west is poor.	Major public transport improvements. Ensure

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 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 Georges Lane and Collyer Road for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 47 on the (Department for Transport) Connectivity Tool.	connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate	Is the site a brownfield site?	--	The site is predominantly greenfield.	

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?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	-	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	Ensure surface water management/mitigation measures including SuDS (limiting

To minimise the risk of flooding and to conserve and improve water quality.	- 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?		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 (0.02 ha), medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.04 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
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13. Natural Environment 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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or	--	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. Site contains trees protected by Tree Preservation Orders No indication at this stage if offsite or onsite open space would be provided. The majority part of the site is a protected open space (golf course). 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
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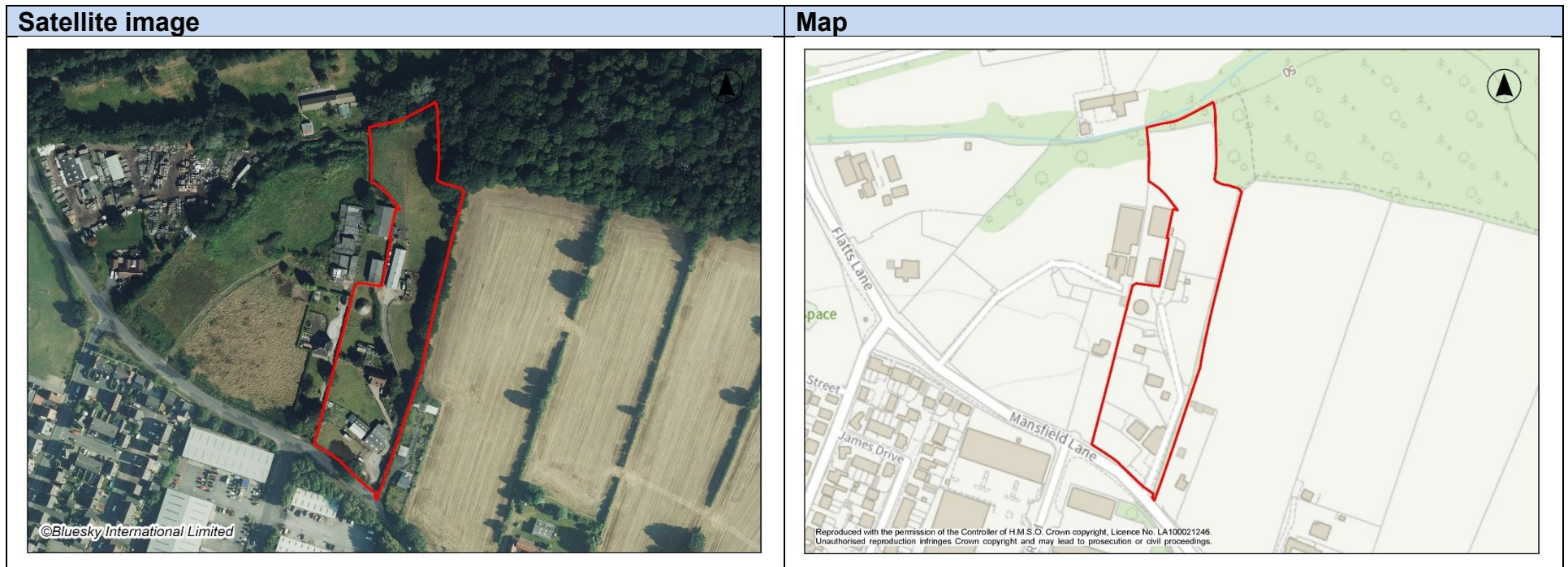
	undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17) and the Dumbles Rolling Farmland (MN015). For the Calverton North Village Farmlands (S PZ 17) 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 Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium and visual sensitivity is low. The site is able to accommodate development if it is brought forward with G33 to avoid separation from the settlement.	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 low density development that retains the woodland vegetation structure. In addition, the south-

				west of the site is inappropriate for development in landscape and visual terms and should be avoided; although this area may be used for the provision of public open space
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	-	The Scheduled Monument is located within woodland to the east of Calverton Hill House, but there is little visible evidence of any above ground earthworks/structures. Consequently, the Scheduled Monument has only a limited physical or visual presence in the wider landscape. The extension of built development into this area of land may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill Listed Farmhouse in isolated position on edge of the Golf Course. Currently residential, looking out on a south east direction over open land. Small outbuildings associated with Listed Building. Listed Building is in an open remote location and has a close relationship with the countryside and its former use.	Reduce site area, leaving southern area open, with green screening to south of any remaining allocation. 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

	to the adaptive reuse of a heritage asset?		The development of the site would result in a major impact on the Listed Building, especially from the development of the south western part of the site. Development of an urban nature so close to the Listed Building would have an impact on its setting in the landscape. There would be some harm to the setting of Ramsdale House a C18th grade II Listed Farmhouse and stables due to encroachment from the east. Archaeology - considered very high potential for currently undated archaeological remains, and moderate to high potential for pre-historic, Roman and medieval archaeology.	within the site boundary.
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils,	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	-	Part of the site is classified as grade 3 agricultural land with the remainder of the site being an outdoor recreation (golf course). No information has been given on whether the site is best and most versatile land i.e. grade 3a.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

safeguarding minerals and waste.	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?		Development on site would increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for mineral extraction.	
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G834 Woodview Farm



Factors	Details
SHLAA reference	G834
Size	1.56 ha
No of dwellings/estimated employment floorspace	45 dwellings (29 dph)
Existing Use	Agricultural buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 45 homes based on 29 dph in accordance with the SHLAA methodology. However, in conjunction with adjacent sites G587 Mansfield Lane (Whitehaven Farm) or G1327 Broom Farm (land north of) the site would provide over 50 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?	-	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. There will be a small loss in jobs due to the loss of Woodview Business Park. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.

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.	
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	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	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?			
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,	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Flatts Lane play area. The current use of the site is agricultural land and buildings 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.

	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?			
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	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure	Ensure community facilities to support the development are provided.

between the most deprived areas within the plan area.	Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?		Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. 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% worst 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	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?	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.	Public transport improvements. Ensure connectivity to the site by non-car modes.

travel choice and accessibility.	Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 54 on the (Department for Transport) Connectivity Tool.	
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 predominantly brownfield	
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?	?	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

	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?			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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	++	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 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.

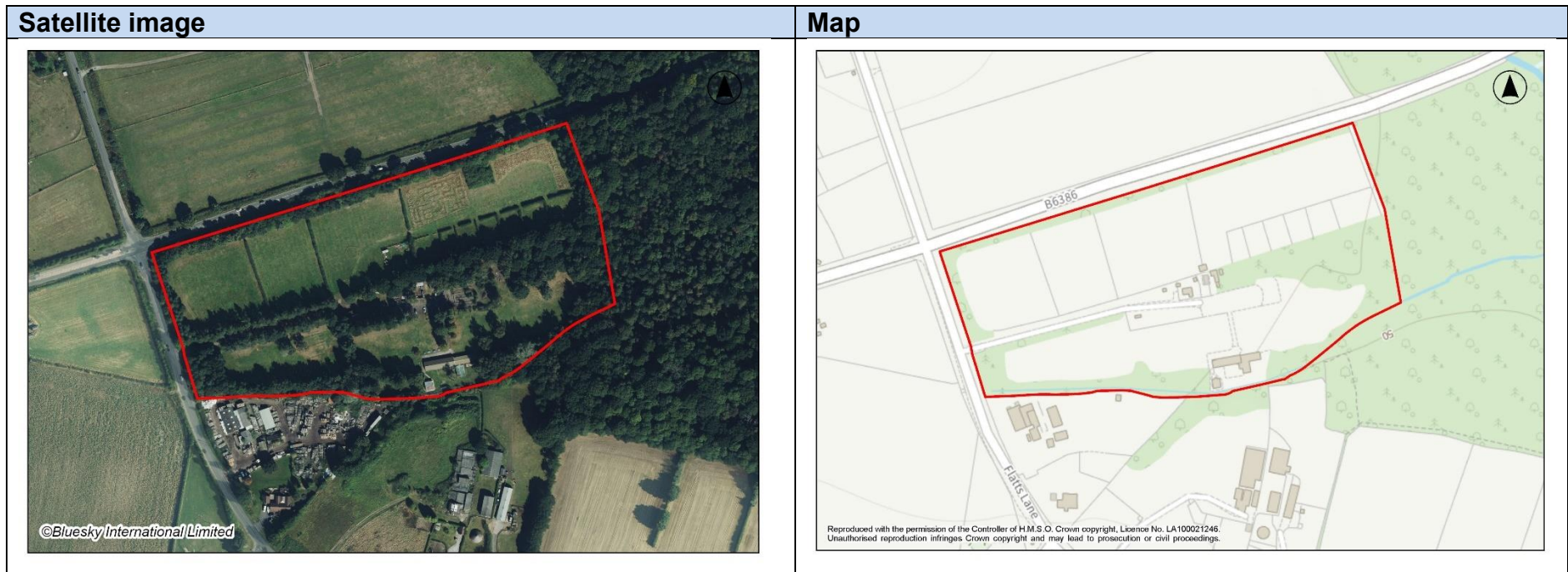
	adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Thorndale Plantation, which is a designated Local Wildlife Site. 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 and buildings 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 predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

	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 offsite 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 in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		appropriate mitigation strategy to retain field boundary vegetation and individual trees within the site. Should be developed in parallel with G587 and/or G1327, not stand alone.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
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	0	The site is located a significant distance from the Lodge Farmhouse. Views from the vicinity of the access to the site on Flatts Lane are limited to the upper storey of the Farmhouse and the site does not form part of the setting of the heritage asset. No impact. The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from intervening topography, trees and built development. There would be no impact on the setting of the Conservation Area due to distance and intervening urban development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA), and trial trench evaluation* to meet Para. 207 of NPPF and establish character, extent and significance of archaeological remains within the site boundary.

	regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered moderate to high potential for pre-historic and Roman remains, and low potential for medieval and post-medieval archaeological remains.	
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 not classified as agricultural land. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1123 Land to the east of Flatts Lane (South of Oxton Road)



Factors	Details
SHLAA reference	G1123
Size	7.03 ha

No of dwellings/estimated employment floorspace	200 dwellings (28 dph)
Existing Use	Scout Camp

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 200 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a 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	--	There is a doctor surgery, The Calverton Practice, within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Oxtan Woods. The current use of the site is agricultural buildings, but the site also includes a scout hut. Therefore, development on site would result in the loss of this recreational land.	Ensure development enhances connections into nearby recreational area or accessible blue green infrastructure.

	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?			
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?	--	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes	Ensure community facilities to support the development are provided.

	Is the site located in or adjoining a deprived area?		travel time by public transport, walking and cycling. The current use of the site is a Scout Hut, so it would result in the loss of a community facility. The site is located within or adjoining a deprived area (30% worst 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 Calverton village to the north. There are bus stops on Flatts Lane the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 50 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield.	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
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	-	The site is not within EA Flood Zones 2 and 3. Part of site fall within area of high risk of flooding from surface water (0.45 ha), medium risk of flooding from surface water (0.75 ha) and low risk of flooding from surface water (1.76 ha). Site falls within area susceptible to groundwater flooding The site is in proximity to the Dover Beck 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 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.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site is adjacent to Thorndale Plantation, which is a designated Local Wildlife Site. 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 buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

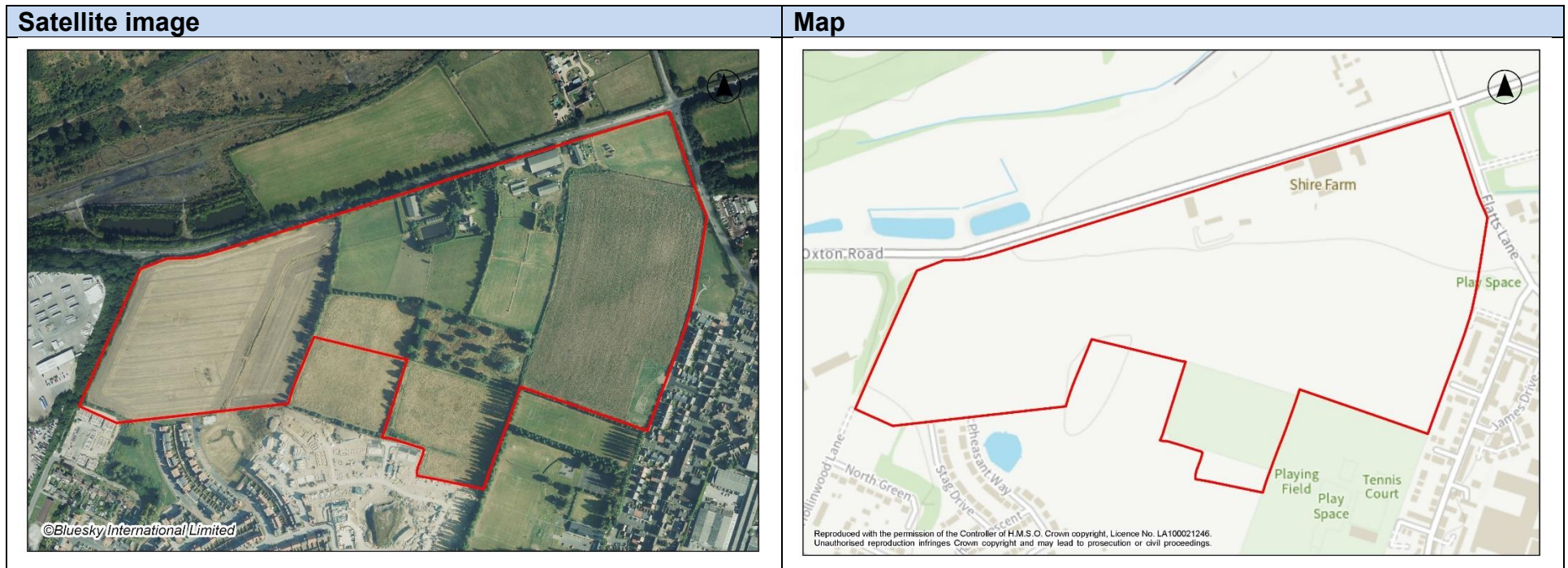
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local 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 Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is not recommended for development in landscape and visual terms in order to retain the rural gateway to the settlement and considering the high recreational amenity.	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
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 site is on the opposite side of Oxton Road which forms the southern boundary of the Roman Camp. The Roman camp is located immediately to the north on higher and rising ground which would have afforded the original occupants extensive views to the south over the site. The site currently in use as a Scout camp is open in nature albeit screened by extensive stands of trees around the perimeter including along the Oxton Road boundary. Development of the site would impact on the setting of the SAM, especially as it sits on higher land than the allocation site and that being positioned specifically for a good vantage point around the countryside is part of the form and function of the SAM, and thereby significance. It is accepted that the SAM survives primarily as below ground archaeology, but that does not remove the fact that setting helps with the understanding and experience of this SAM. Given the slope of land it is felt that edge screening could not	Pulling the proposal back from Oxton Road, especially in the north west corner with regard to the listed farmstead would help slightly, as would low density and low height, but such factors could not overcome the fact that topography would create clear intervisibility and therefore harm to significance. Archaeology - minimum requirement for Desk-Based Assessment (DBA), geophysical survey and trial trench evaluation to meet Para. 207 of NPPF

			mitigate suburbanising impact alone, further such screening would make the SAM secluded in the landscape, rather being at an obvious vantage point in the landscape (which is specifically part of its significance). Development of the site is likely to impact on the setting of Lodge Farmhouse when viewed from the approaches along Oxton Road in either direction in the vicinity of Oxton Road/Flatts lane. Would be intervisible and would urbanise/suburbanise the setting of this farmstead, which specifically draws from a rural setting. While it is accepted that the expansion of Calverton has now crested the ridge to the south, there remains a strong and clear rural and agrarian setting to the farmstead still. The proposal would significantly suburbanise the setting here. This harm to setting would cause less than substantial harm to the significance of these designated heritage assets. Archaeology - considered high potential for Roman remains, moderate to high for pre-historic remains and low potential for	and establish character, extent and significance of archaeological remains within the site boundary.
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			medieval and post-medieval archaeological remains.	
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?	-	Agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, 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 good (grade 3a) agricultural land.

G1159 Land off Oxton Road



Factors	Details
SHLAA reference	G1159
Size	28.51

No of dwellings/estimated employment floorspace	650 (masterplan)
Existing Use	Agricultural land, dwelling and equestrian

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 650 homes based on the promoted masterplan.	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 local labour agreement would be provided for the construction of houses on site. The site is located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	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?		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.	
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,	+	The site is for a housing proposal which includes a small local supermarket and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Calverton Play Park and playing fields. 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.

	or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?			
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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in	Ensure community facilities to support the development are provided.

	Is the site located in or adjoining a deprived area?		Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so it would not lead to the loss of a community facility. The site is located within or adjoining a deprived area (30% worst 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 Calverton village to the north. There are bus stops on Flatts Lane and Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 50 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield, but 1.3 ha of the 26.16 ha site is brownfield due to equestrian facilities on site.	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
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	-	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 (0.07 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (2.24 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere. Part of site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	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 so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

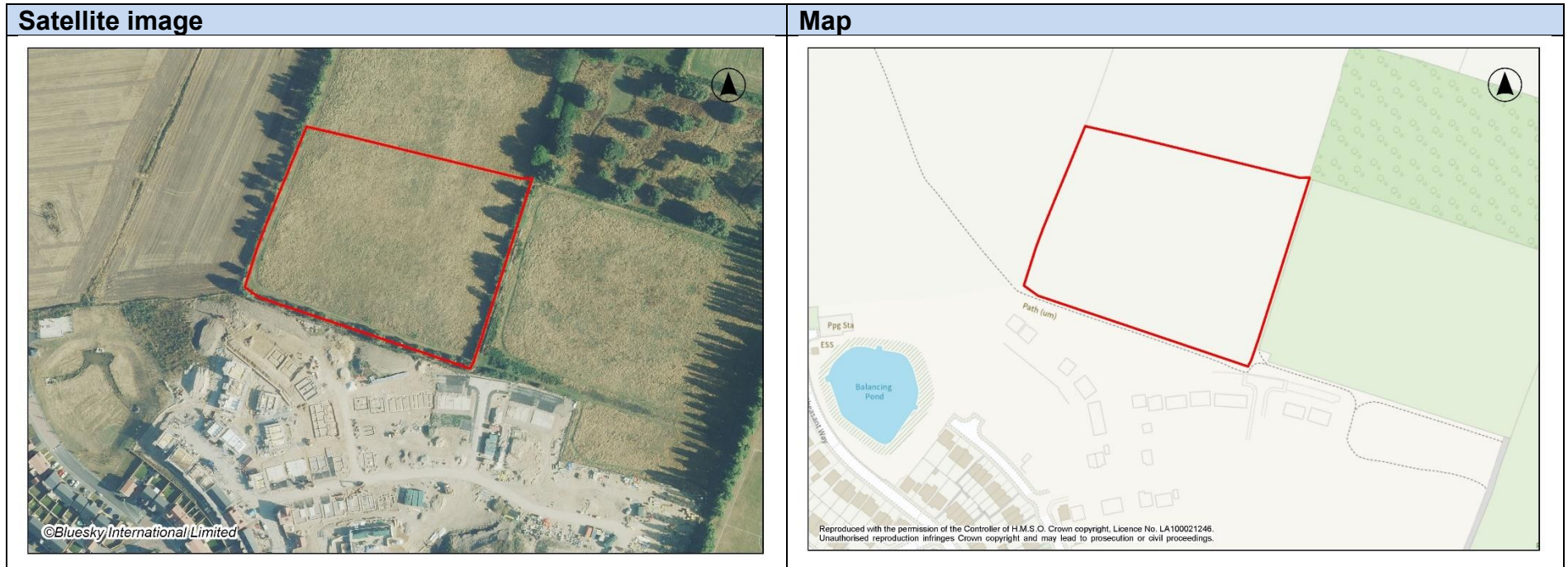
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local 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 Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape Retain the open gateway to Calverton in the north-east of the site – where development would not be suitable in landscape and visual terms – and retain its recreational value, as well as field boundaries
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	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	-	The rural and open setting of Calverton to the northern edge of the village would be significantly eroded and in turn development here would encroach upon the remote rural and open landscape setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of grade II Listed Lodge Farm. The level of impact would be high and there is potential for hidden archaeology in the vicinity of the Scheduled Monument. There would be harm, at less than substantial level, to setting of Listed	Heritage assets - the degree and proximity of encroachment on the Scheduled Monument will determine the impact upon the setting of the Scheduled Monument and listed farm's significance. That significance is derived from the remote open

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	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?		Building and the Scheduled Monument, especially as both draw from open rural setting and the Scheduled Monument is specifically noted for being located for having a clear vantage point over surrounding terrain. No effect on the Calverton Conservation Area due to distance, intervening topography and modern urban development. Archaeology - considered moderate to high potential for Roman remains, moderate potential for pre-historic and low potential for medieval and post-medieval archaeological remains.	and rural character of their surroundings.. Pulling the allocation back off Oxton Road (B8386), especially at the north east corner, would help with impact to setting of both sites, but with the proposed allocation being on rising land it would be still be visually impactful to the setting, and thereby significance, of these designated heritage assets. Archaeology - Minimum requirement for updated Desk-Based Assessment to include the results of assessment work just to the south and a new HER search), geophysical survey to
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				meet Para. 207 of NPPF.
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 part of the site is classified as grade 3 agricultural land with the remainder of the site contains a dwelling and equestrian. 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 upon the Minerals Local Plan Policies Map, 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 good (grade 3a) agricultural land.

G1224 Warren Place (Part of H16)



Factors	Details
SHLAA reference	G1224
Size	1.73
No of dwellings/estimated employment floorspace	50 dwellings (29 dph)
Existing Use	Agricultural land

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 50 homes based on 29 dph in accordance with the SHLAA methodology. However, in conjunction with adjacent SHLAA site G1159 Land off Oxton Road will provide 50+ 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?	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 local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a 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?	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at Calverton Play Park and playing fields. 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.

	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?			
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	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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. 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% worst 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	++	The site adjoins Calverton village to the north. There are bus stops on Flatts Lane and Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.	Major public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 54 on the (Department for Transport) Connectivity Tool.	
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.	
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?	?	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

	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?			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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	++	The site is not within EA Flood Zones 2 and 3. There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. The site is not at risk from surface water flooding. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	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.

	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?			
13. Natural Environment 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?	-	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 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 predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		There are no rivers in close proximity to the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		accommodate development with an appropriate mitigation strategy.	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 field boundary vegetation as a buffer to the surrounding countryside.
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and	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	0	As a result of the relative distance between the Park Road site and the Roman Camps Scheduled Monument, there are no direct visual associations between the proposed development site and the Scheduled Monument, and the development of this site will not encroach into the open rural setting that this Monument currently enjoys. Due to distance and topography there would be no impact on Lodge Farmhouse.	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.

non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	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?		No effect on the Conservation Area due to distance intervening topography and modern built development. Archaeology - considered moderate potential for Roman remains, moderate potential for pre-historic and low potential for medieval and post-medieval archaeological remains.	
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 part of the site is classified as grade 3 agricultural land with the remainder of the site contains a dwelling and equestrian. 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 upon the Minerals Local Plan Policies Map, 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 good (grade 3a) agricultural land.

G1325 St Clements Lodge



Factors	Details
SHLAA reference	G1325
Size	0.57
No of dwellings/estimated employment floorspace	16 dwellings (29 dph)
Existing Use	Equestrian

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 16 homes based on 29 dph in accordance with the SHLAA methodology. However, in conjunction with G130 Dark Lane the site will provide 50+ 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?	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 local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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 within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

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 surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is within a 5 minute walk of open space at James Seely Playing fields. The land use is equestrian so it would result in a loss of recreational area.	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.

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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. The land use is equestrian so it would not result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing	Is the site accessible by public transport?	++	The site adjoins Calverton village to the south.	Major public transport improvements. Ensure

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 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 Main Street for The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 63 on the (Department for Transport) Connectivity Tool.	connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate	Is the site a brownfield site?	++	The site is brownfield.	

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?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	++	The site is not within EA Flood Zones 2 or 3. There are no rivers in close proximity to the site so it is considered unlikely that	Ensure surface water management/mitigation measures including SuDS (limiting

To minimise the risk of flooding and to conserve and improve water quality.	- 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?		development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats. Site does not fall within area at risk of surface water flooding. It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
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13. Natural Environment 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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within or adjacent to a designated site of nature conservation interest. Development on site would result in the loss of existing trees and hedgerows. There are two protected trees on the site, however it is likely these trees could be retained. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
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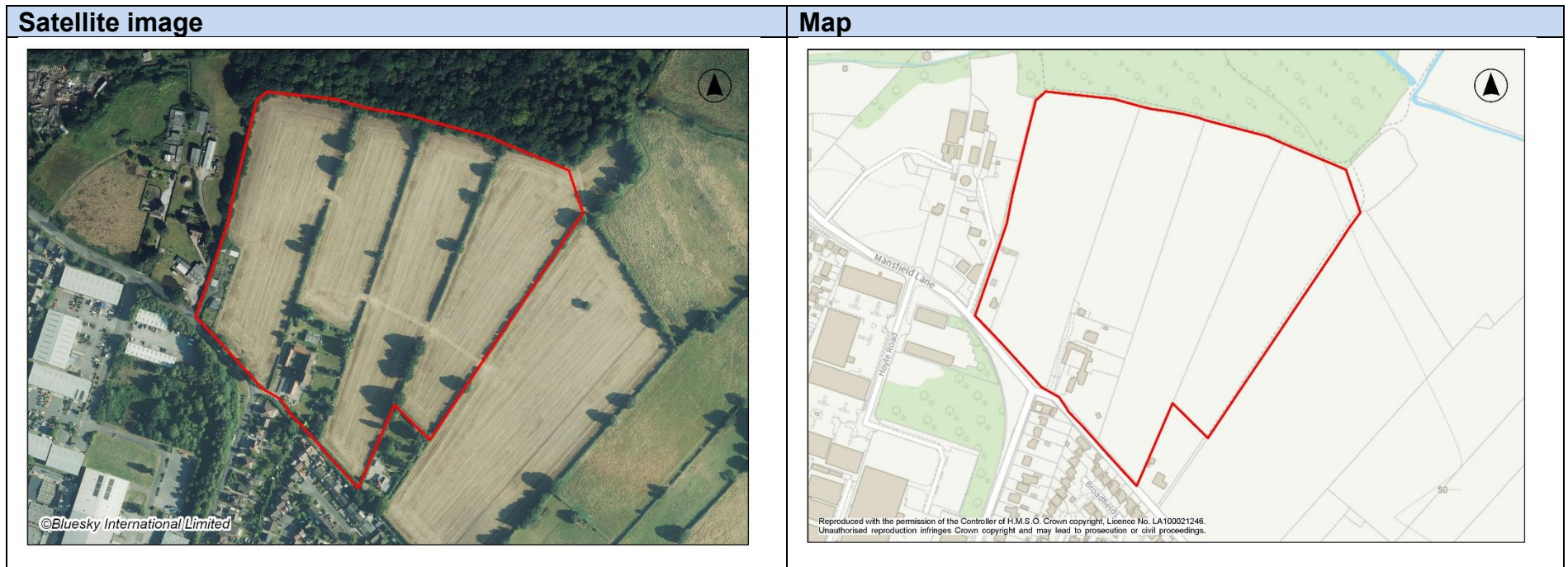
	undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17) and the Dumbles Rolling Farmland (MN015). For the Calverton North Village Farmlands (S PZ 17) 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 Dumbles Rolling Farmland (MN015) the landscape condition is good and the character strength of the area is strong. The overall landscape strategy is to 'conserve'. effect on the study area. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape. Retain and enhance field boundary vegetation where possible, to provide screening of the

				development – particularly from the south.
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 development of the site would not extend the existing limit of the settlement further to the south. Impacts on the view to the north will also be partially mitigated by the substantial ridge to the south of the site. The site does not form part of the setting for the Grade II Listed Building 115 Main Street. The existing buildings are just visible from views north of Main Street on the edge of the Conservation Area a key view identified in the CAMP and significant in terms of the historic connection between the historic settlement and its rural hinterland. A more intensive form of development is likely to encroach further into the view having an impact on the setting of the Conservation Area. The proposal site sits adjacent to a swathe of open land that comes into the heart of the CA, which is a key feature of this southern part of the Conservation Area. This area is visible from the old back lane that leads to the playing field, this therefore being a view from the Conservation Area which support the rural	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.

			setting of historic Calverton. Development here would impinge on the rural setting of the Conservation Area and create a suburban backdrop to views across the Conservation Area to the south, where the village has remained the least developed. Such setting and views are a key factor in understanding the history of Calverton as a once small rural village. Further, the proposal sits in a remnant of the long thin open field system once existing to the south of the village. Harm would be less than substantial or moderate. Archaeology - considered moderate to high potential for pre-historic, Roman and medieval archaeology. However, there is a low potential for surviving archaeological remains due to previous ground disturbance.	
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)	-	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.	Further assessment required to establish whether site is 3a or 3b. Ensure development avoids areas that are classified as good (grade 3a) agricultural land.

	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?		Based upon the Minerals Local Plan Policies Map, the site does fall within an area safeguarded for Brick Clay mineral extraction.	
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G1327 Broom Farm (land north of)



Factors	Details
SHLAA reference	G1327
Size	11.38 ha
No of dwellings/estimated employment floorspace	320 dwellings (28 dph)
Existing Use	Agricultural land and buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 320 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Will the site result in a loss of town centre use or mixed use in a 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	spaces, playing fields, allotments, watercourses?			
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 Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes	Ensure community facilities to support the development are provided.

			travel time by public transport, walking and cycling. 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% worst 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 Calverton village to the north. There are bus stops on Park Road for the bus service N12 which runs from Lowdham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 54 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
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	-	The site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 (0.17 ha), and medium risk of flooding (<0.01 ha). Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

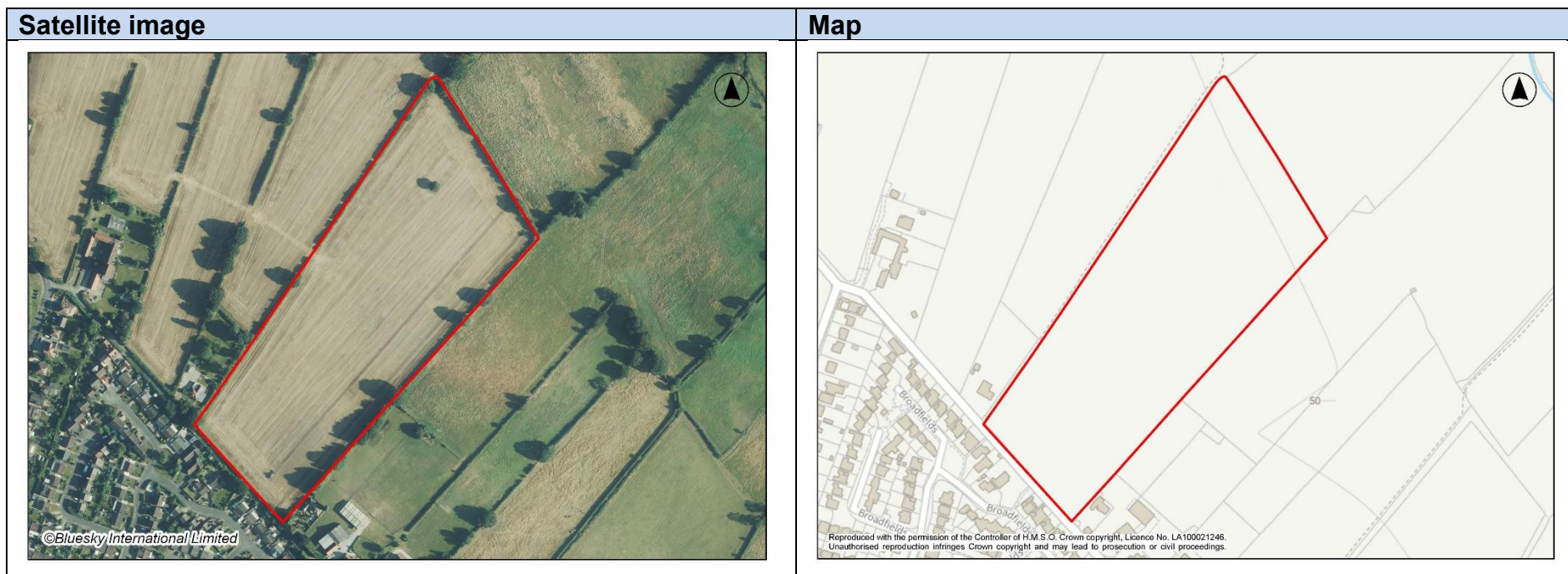
	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity 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?	-	It is expected that the site would meet the biodiversity net gain requirements. Site is adjacent to Thorndale Plantation which is a Local Wildlife Site. 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 and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character 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 Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium and the visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape Retain and enhance the field boundaries, with consideration of the historic field pattern and offsetting the development beyond from a landscape buffer from along Carrington Lane.
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	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	0	The site is distanced from the Scheduled Monument by intervening roads, countryside and some built development and views to and from the SM is largely screened from intervening topography, trees and built development. No impact. No impact on Lodge Farmhouse due to intervening topography, trees and built development. No impact on Conservation Area due to intervening topography and existing modern built development.	Retain Broom Farm 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.

provide better opportunities for people to enjoy culture and heritage	it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		Archaeology - considered moderate potential for pre-historic, Roman, medieval and post-medieval remains.	
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 not classified as agricultural land. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1328 Carrington Lane (land north of) Site 1



Factors	Details
SHLAA reference	G1328
Size	5.56 ha
No of dwellings/estimated employment floorspace	155 dwellings (28 dph)
Existing Use	Agricultural land

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 155 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a 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?	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	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?			
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	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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. 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% worst 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	+	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.	Public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 54 on the (Department for Transport) Connectivity Tool.	
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	
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?	?	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

	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?			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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 site is not within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 (0.30 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (0.66 ha). Site falls within area susceptible to groundwater flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	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?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. There are no known designated nature conservation assets and/or local designations within the site. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and

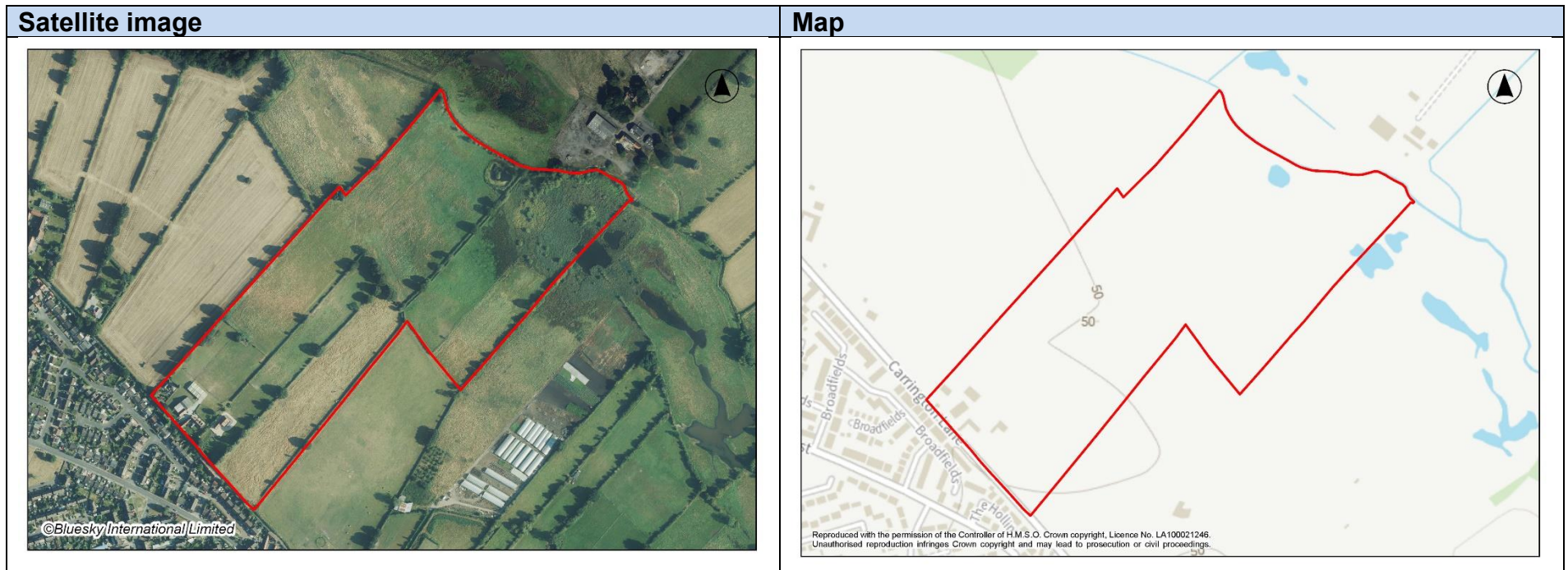
	Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity? Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character 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	-	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		accommodate development with an appropriate mitigation strategy.	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 field boundary vegetation. This will incorporate a landscape buffer to the north and offset of development from Carrington Lane to the south in order to avoid areas of the site which are unsuitable for development in landscape and visual terms. Should be developed in parallel with G1327 and/or G1329, not stand alone.
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15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	No impact on any heritage assets due to distance, topography and existing built development. Archaeology - considered moderate potential for medieval and post-medieval remains. moderate to low potential for pre-historic and Roman remains.	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.
16. Natural Resources and Waste Management To prudently manage the natural resources of the	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	-	The site is not classified as agricultural land. Development on site would likely increase household waste per head.	

area including soils, safeguarding minerals and waste.	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?		Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	
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G1329 Carrington Farm



Factors	Details
SHLAA reference	G1329
Size	15.82 ha
No of dwellings/estimated employment floorspace	450 dwellings (28 dph)
Existing Use	Agricultural land and buildings

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 450 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Will the site result in a loss of town centre use or mixed use in a 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	spaces, playing fields, allotments, watercourses?			
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 Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes	Ensure community facilities to support the development are provided.

			travel time by public transport, walking and cycling. 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% worst 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 Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is within a 10 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 52 on the (Department for Transport) Connectivity Tool.	
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 predominantly greenfield	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
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	-	Part of the site falls within EA Flood Zones 2 (2.21 ha) and 3 (1.75 ha). The site is in proximity to the Dover Beck 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 from surface water flooding (0.88 ha), medium risk from surface water flooding (1.31 ha) and low risk from surface water flooding (2.19 ha). Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. Part of the site contains the Dover Beck Wetland Local Wildlife site. 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 and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and mitigate impact upon the Local Wildlife site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site.

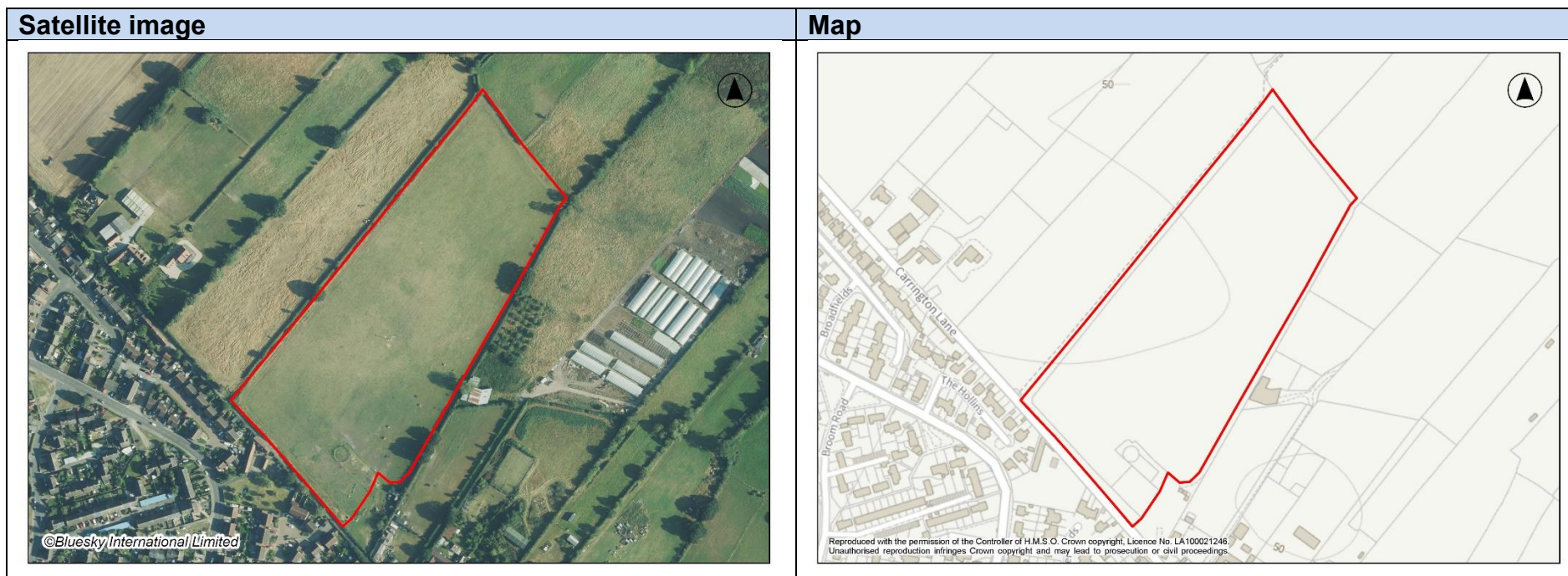
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			Ensure onsite and where possible off site open space is retained and enhanced.
14. Landscape Character To protect 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 Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is medium. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape. Retain field boundary vegetation and incorporate a substantial landscape buffer to the north to incorporate the wetland and avoid the ridgeline and offset of development from Carrington Lane to the south. These landscape buffer areas are unsuitable for development. The site should be developed in parallel with G1328 and/or G1330, not stand alone.
15. Built and Historic Environment	Will it result in development that is sympathetic to its surrounding in terms of design, layout and	0	No impact on any designated heritage assets due to distance, topography and existing built development.	Retain historic farmstead. Archaeology - minimum requirement

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	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?		Archaeology - considered moderate potential for medieval and post-medieval remains. moderate to low potential for pre-historic and Roman remains.	for Desk-Based Assessment (DBA) and geophysical survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
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	-	The site is agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

	1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			
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G1330 Carrington Lane (land north of Site 2)



Factors	Details
SHLAA reference	G1330
Size	5.01 ha
No of dwellings/estimated employment floorspace	140 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 140 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

including infrastructure to support the use of new technologies.	Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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?	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	Will the site result in a loss of town centre use or mixed use in a 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	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. 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.

	spaces, playing fields, allotments, watercourses?			
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 Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes	Ensure community facilities to support the development are provided.

			travel time by public transport, walking and cycling. 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% worst 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 Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is not within a 10 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham.	Public transport improvements. Ensure connectivity to the site by non-car modes.

			The site scores 51 on the (Department for Transport) Connectivity Tool.	
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	
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?	?	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

	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?			building design that optimises solar gain/shading and the use of renewable energy technologies.
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	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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

	existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			infrastructure (including private and public car changing points).
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	-	The site does not fall within EA Flood Zones 2 and 3. The site is in proximity to the Dover Beck 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 from surface water flooding (0.12 ha), medium risk from surface water flooding (0.26 ha) and low risk from surface water flooding (0.60 ha). Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

	Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment 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?	-	It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within or 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 and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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.

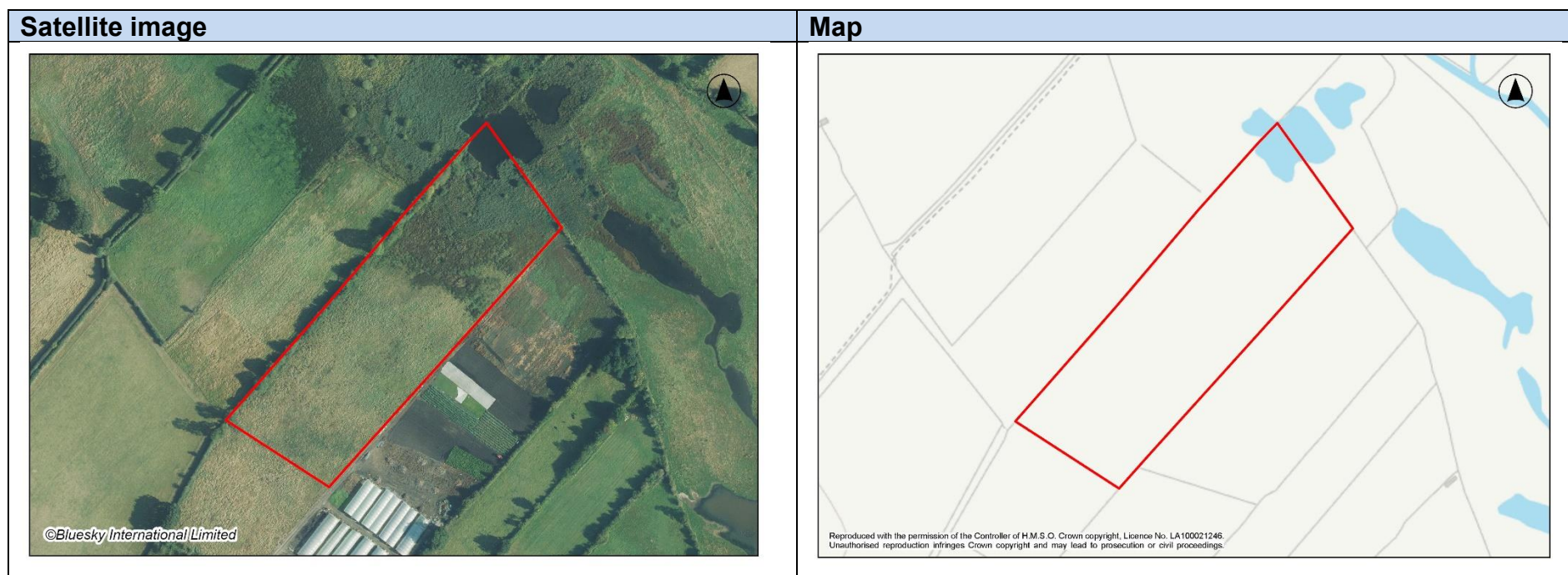
	Will the site include the provision of on-site or offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?			
14. Landscape Character To protect and enhance the landscape character.	Will it have an adverse impact on local 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 Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape and visual sensitivity is low. The site is able to accommodate development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure,

				sensitive design and layouts to reduce visual intrusion upon the landscape. Retain field boundary vegetation and incorporate a landscape buffer to the north to avoid the local ridgeline and offset of development from Carrington Lane to the south. The land within these landscape buffers would be unsuitable for development in landscape and visual terms. The site should be developed in parallel with G1329, not stand alone.
15. Built and Historic Environment	Will it result in development that is sympathetic to its surrounding in terms of design, layout and	0	No impact on any heritage assets due to distance, topography and existing built development.	Archaeology - minimum requirement for Desk-Based Assessment (DBA) and geophysical

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	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?		Archaeology - considered moderate potential for medieval and post-medieval remains. moderate to low potential for pre-historic and Roman remains.	survey to meet Para. 207 of NPPF which will inform further assessment work at the application stage.
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	-	The site is agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

	1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?			
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G1331 Carrington Lane (land north of Site 3)



Factors	Details
SHLAA reference	G1331
Size	2.26 ha
No of dwellings/estimated employment floorspace	63 dwellings (28 dph)
Existing Use	Agricultural

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is 63 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	0	No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.	

To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?		The development of the site would not result in the loss of employment, retail or mixed-use land. It is not known whether educational buildings and mixed live-work units would be provided on site.	
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,	+	The site is for a housing proposal and is not proposed for wider town centre uses or mixed use and does not fall within an existing shopping centre in Calverton. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

	district centre or local centre? Will the site result in a loss of town centre use or mixed use in a 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?	+	There is a doctor surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space but is within 30 minutes travel time. The current use of the site is agricultural land and buildings 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.

	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?			
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	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?	+	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion.	Ensure community facilities to support the development are provided.

deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. 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% worst 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	--	The site adjoins Calverton village to the north. There are bus stops on Park Road for the bus service The Calverton which runs from Nottingham to Calverton. The nearest bus stop is not within a 10 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling.	Public transport improvements. Ensure connectivity to the site by non-car modes.

	centres and employment areas?		Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 35 on the (Department for Transport) Connectivity Tool.	
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	
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?	?	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

	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?			sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes 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).
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	-	Part of the site falls within EA Flood Zones 2 (0.14 ha) and 3 (0.63 ha). The site is in proximity to the Dover Beck 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 from surface water flooding (0.36 ha), medium risk from surface water flooding (0.59 ha) and low risk from surface water flooding (1.07 ha). Site falls within area susceptible to groundwater flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

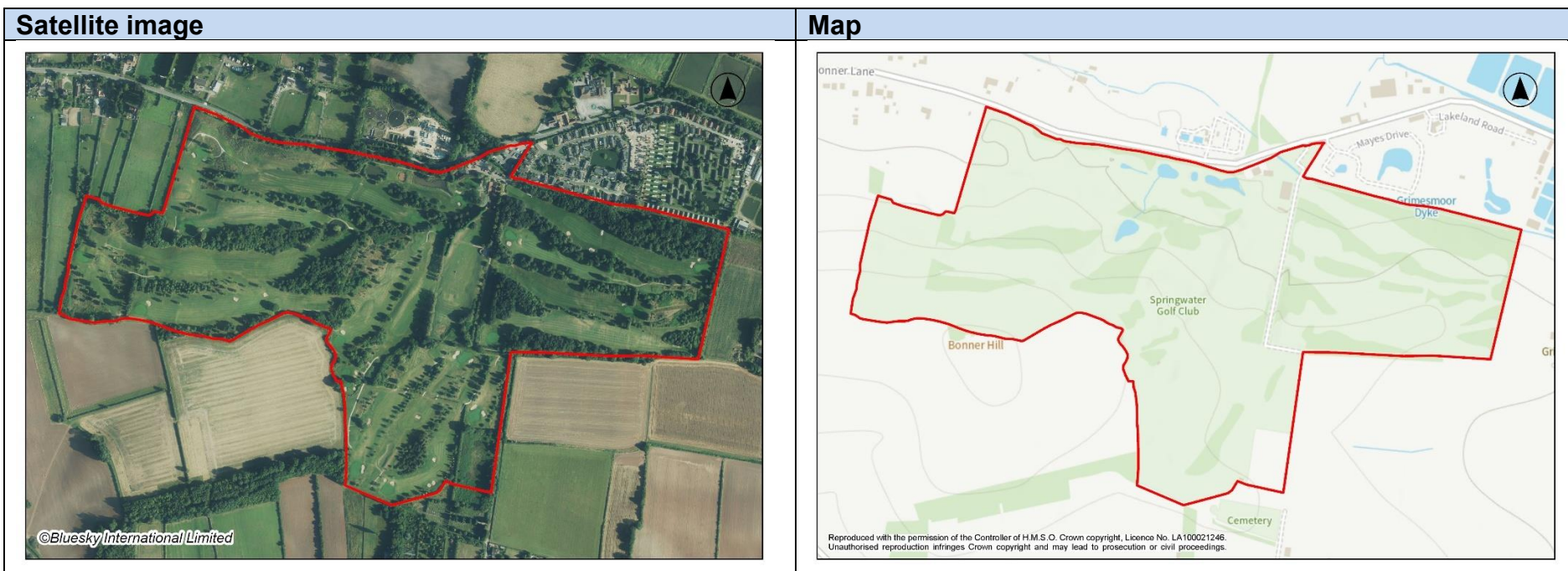
	the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			
13. Natural Environment To increase biodiversity levels and protect and enhance 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?	-	It is expected that the site would meet the biodiversity net gain requirements. Part of the site contains the Dover Beck Wetland Local Wildlife site. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly a greenfield site. Protect and mitigate impact upon the Local Wildlife site.

	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		The current use of the site is agricultural land and buildings so there would not be a loss of open space. The site is in proximity to the Dover Beck and it is unknown whether development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats.	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 Character 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	--	The Greater Nottingham Landscape Character Assessment (2009) shows the site is within the Calverton North Village Farmlands (S PZ 17). The landscape condition is very poor and the landscape sensitivity of the area is very low. The overall landscape strategy is to 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is medium and visual sensitivity is low. In landscape and visual terms, the site is not	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.

	new landscape character?		recommended for any development due to its separation from the settlement edge and presence of a local wildlife site and wetland.	Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape
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	0	No impact on any heritage assets due to distance, topography and existing built development. Archaeology - considered moderate potential for medieval and post-medieval remains. moderate to low potential for pre-historic and Roman remains.	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.

	regeneration? Will it lead to the adaptive reuse of a heritage asset?			
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 agricultural land Grade 3. Development on site would likely increase household waste per head. Based upon the Minerals Local Plan Policies Map, the site does not fall within an area safeguarded for mineral extraction.	

G1374 Springwater Golf Club



Factors	Details
SHLAA reference	G1374
Size	50 ha
No of dwellings/estimated employment floorspace	1000+ dwellings
Existing Use	Golf Course

SA Objectives	Site criteria questions	Score	Commentary notes	Ideas for 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 on site is over 1000 homes based on 28 dph in accordance with the SHLAA methodology.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	-	Development would result in a small number of jobs associated with the Golf Course being lost. It is not known whether local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	Require employment and skills strategy and apprenticeships for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based?	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.	

infrastructure to support the use of new technologies.	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?		It is not known whether educational buildings and mixed live-work units would be provided on site.	
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 within a 5 minute walk metres of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. There would be no loss of a town centre use or mixed use.	Ensure development enhances connectivity with existing shopping centre.

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 surgery The Calverton Practice within Calverton shopping centre. The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre. The site is not within a 5 minute walk of open space. The majority of the land is a golf course so it would result in a loss of recreational area.	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.

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?	--	There is Calverton Post Office and Calverton Library within Calverton shopping centre. The site is not within a 5 minute walk of Calverton shopping centre, however it is within 30 minutes travel time by public transport, walking and cycling to the centre. The site is within 30 minutes travel time by walking and cycling to Calverton Leisure Centre and Calverton Village Hall & Sports Pavilion. There are two primary schools and a secondary school St. Wilfrid's CofE Primary School, Sir John Sherbrooke Junior School and Colonel Frank Seely Academy in Calverton. They are all within 30 minutes travel time by public transport, walking and cycling. Development would result in a loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing	Is the site accessible by public transport?	+	The site is located to the south east of Calverton village.	Major public transport improvements. Ensure

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 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 Moor Lane The Calverton bus service which runs from Nottingham to Calverton. The nearest bus stop is within a 5 minute walk. There are two employment areas in the village (Hillcrest Park and Former Calverton Colliery) within 30 minutes travel time by public transport, walking and cycling. Calverton shopping centre is within 30 minutes travel time by public transport, walking and cycling from the site. The Calverton bus service provides connectivity to existing businesses outside the village such as Arnold and Nottingham. The site scores 43 on the (Department for Transport) Connectivity Tool.	connectivity to the site by non-car modes.
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate	Is the site a brownfield site?	--	The site is greenfield.	

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?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides onsite multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
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	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?			
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 will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality	Is the site within or adjacent EA Flood Zone:-	-	Part of the site falls within EA Flood Zones 2 (0.06 ha) and 3 (0.24 ha).	Ensure surface water management/mitigation measures including SuDS (limiting

To minimise the risk of flooding and to conserve and improve water quality.	- 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?		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 (0.51 ha), medium risk of flooding from surface water (0.58 ha) and low risk of flooding from surface water (1.11 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk elsewhere.	impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
13. Natural Environment	Will it meet the biodiversity net gain requirements?	--	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site

To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	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 offsite open space? Will the site involve the loss of existing open space? Will the site improve the underused or undervalued open space?		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. Site contains trees protected by Tree Preservation Orders No indication at this stage if offsite or onsite open space would be provided. The majority part of the site is a protected open space (golf course). 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.	provision a priority as it is predominantly a greenfield site. Protect and enhance green infrastructure provision. Retain where possible and enhance trees and hedgerows within the site. Ensure onsite and where possible off site open space is retained and enhanced.
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14. Landscape Character 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 Calverton Village Farmlands (S PZ 42). For the Calverton Village Farmlands (S PZ 42) the landscape condition and the landscape sensitivity of the area is moderate. The overall landscape strategy is to 'conserve' and 'create'. The Landscape and Visual Analysis (2025) concludes, the landscape sensitivity is high, and the visual sensitivity is medium. The site is able to accommodate some development with an appropriate mitigation strategy.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape Include low density development that respects the rural character, and retention of woodland vegetation incorporated in landscape buffers to
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				prevent coalescence of settlements. It is not suitable in landscape and visual terms to develop in the areas shown as landscape buffers.
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, topography and vegetation there would be no significant impact on the Foxwood Earthworks Scheduled Monument. Southern part of land parcel comes to the very crest of ridge of land here to the south side of Bonner Hill, so development here could be visible on the slopes that surround Woodborough CA, albeit at some distance, but nevertheless it could urbanise the rural setting of the village with potentially a major impact on its setting. The cemetery broadly marks the crest of the ridge here, so development, including when measured at full height and with associated infrastructure (e.g. street lights) should be set far enough back down the gradient so as to avoid being intervisible with Woodborough Conservation Area.	Reduce allocation away from the southern side of Bonner Hill contours, depending on land levels, to avoid intervisibility with Woodborough CA. 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

			Archaeology - considered moderate to high potential for pre-historic, Roman and medieval archaeology.	within the site 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?	-	Part of the site is classified as grade 2 agricultural land (6.67 ha) and the remainder of the site (43.24 ha) is agricultural grade 3. 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 upon the Minerals Local Plan Policies Map, the site does 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 good (grade 3a) agricultural land.

E001 Hill Crest Park

Factors	Details
SELAA reference	E001
Size	1 ha
No of dwellings/ estimated employment floorspace	Site is allocated for employment uses in the adopted Local Planning Document. Capacity estimated at 4000 sq m based on 40% plot ratio
Existing Use	Vacant

Satellite image	Map
 A satellite photograph showing a large, rectangular area of dense green trees and vegetation, outlined in red. The site is surrounded by industrial buildings, parking lots, and roads. A north arrow is visible in the top right corner. The copyright notice '©Bluesky International Limited' is in the bottom left corner.	 A map showing the site location within a larger area. The site is outlined in red and labeled 'Hill Crest Park'. It is situated next to 'Calverton Business Park' and 'Hoyle Road'. The map includes a north arrow and a copyright notice: 'Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100021246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.'

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.	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need. N/A Employment site
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 located within the key settlement of Calverton and is allocated for employment uses. The site has the potential to provide 34 jobs assuming an equal split between industrial and warehousing jobs (assuming a 50% reduction for displacement and leakage) that could include opportunities for unemployed people. The site is adjacent Gedling 002D which is within the 30% most deprived neighbourhoods in England. It is unknown at this stage whether the site would be subject to a local labour agreement	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site is allocated for employment uses. Development of the site will not lead to the loss of retail or mixed use land. The site is not proposed for new educational buildings. The site is not allocated for 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 allocated for town centre use or mixed use in a shopping centre. The site is not within 400 metres of a shopping centre. The site is within 30 minutes travel time by public transport, walking or cycling of Calverton Local Centre. The site would not result in a loss of town centre use or mixed use in a shopping centre.	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 Calverton Local Centre which is within 30 minutes travel time by public transport, cycling and walking. The site is within 5 minutes (400m) walk of Calverton Municipal Cemetery and about 6 minutes' walk to the William Lee Memorial Park. Development of the site would not lead to the loss of a 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 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?	+	No, however, the site is within a 6 – 7 minute walk of Colonel Frank Seely Academy, Calverton Leisure Centre, Calverton Village Hall and a place of worship. Development of the site will not result in the loss of a community facility The site adjoins a deprived area (30% most deprived).	Ensure 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 key bus service is the Calverton Connection Service (Nottingham to Calverton and return) providing a regular frequent service. Site is within 400 m of a bus stop. The site is located within the built up area of Calverton and has direct routes from the site to existing businesses and shopping centres. The site is within 30 minutes public transport time of community services.	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 green field 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 may impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on main radial routes towards Nottingham	Major public transport improvements. Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	++	The site is located within flood zone 1. The site is not at risk from surface water flooding. 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.	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 likely result in the loss of existing trees and hedgerows. No indication at this stage if offsite or onsite open space would be provided. 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.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is predominantly 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?	0	Site is located within an existing industrial estate within the built up part of Calverton.	N/A

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?		An adverse impact on landscape character is unlikely.	
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?	?	Unknown at this stage whether the site would result in development that is sympathetic to its surroundings in terms of design, layout and scale. Would not result in loss or harm to the significance of designated or non-designated heritage assets or their setting.	Archaeology – Potential only – Further desk based assessment and survey of the site at planning application stage if site is allocated.

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?	-	Agricultural land grade 3. Development would likely increase household/commercial waste per head. The site does not fall within an area safeguarded for mineral extraction	