

Gedling Local Development Plan

Publication Draft: Sustainability Appraisal Report

Appendix M: Reasonable Alternative Sites in Linby

Introduction

Appendix M contains the sustainability schedules and the full detailed findings of the SA assessment of the reasonable alternative option in Linby.

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

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G1375 – Land Rear of Main Street

Factors	Details
SHLAA reference	G1375
Size	0.55
No of dwellings/ estimated employment floorspace	10 at 18 dph
Existing Use	Field

Satellite image



Map



SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	++	The dwelling capacity of the site is 10 at 18 dph in accordance with the SHLAA Methodology/Density Policy.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	0	No impact as the site is not proposed for employment, retail or mixed use purposes and is proposed solely for housing development. It is not known whether a local labour agreement would be provided for the construction of houses on site. The site is not located within or adjoining a deprived area (30% worst area).	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The nearest shopping centre is Hucknall Centre, which 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.	

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 Doctors surgery, Dental surgery and pharmacy which are within 30 minutes travel time by public transport, cycling and walking of health facilities. The site is within 5 minute walk of accessible green infrastructure former Linby Colliery Local Green Space (LGS12) including link to national cycle route. The current use of the site is agricultural land former paddock so development would not result in a loss of a recreational area or blue green infrastructure.	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	There is a Public House and Place of Worship within 5 minutes walking time (400 m). There is a primary school within 10 minutes walk. There is a post office, library and other community facilities in Hucknall centre within 30 minutes travel time by public transport, walking and cycling. Hucknall Leisure Centre is within 30 minutes travel time by public transport, walking and cycling. The current use of the site is agricultural land so development would not lead to the loss of a community facility. The site is not located within or adjoining a deprived area (30% worst area).	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
8. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	++	There are bus stops within 5 minutes walking distance served by Stagecoach bus 141 Nottingham to Sutton in Ashfield (and vice versa) service which provides an hourly service including Hucknall Shopping Centre which is within 30 minutes travel time. Linby Primary School is within a 10 minute walk. Hucknall Town Centre is within 30 minutes travel time by public transport and walking. There is a key employment area off Waterloo Way which is within 7 minutes walking time. DfT connectivity score: 61.	
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?	--	Site is on greenfield land.	

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

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	The site is not within the Nottingham Urban Area agglomeration zone. The site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on routes A611, B683 or A60 towards Nottingham.	

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

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. No known designated nature conservation assets and/or local designations within or adjacent 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. The current use of the site is a field so there would not be a loss of open space. Linby Docks (small streams which originally fed Watermill Barn for example, amongst others) run along Main Street in close proximity to the site and then feed into the River Leen. 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 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?	-	Landscape and Visual Study 2025 - this site is located on gently sloping landform to the south of Linby, forming part of a private	Retain and enhance vegetation around the site boundaries, and

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?		garden bounded with fences and hedges. The site is visually contained by boundary vegetation and layers of vegetation in the wider landscape. The value of the landscape within the study area is considered to be medium due to natural and cultural heritage features, medium landscape condition, presence of recreational features and positive perceptual aspects. There is medium landscape susceptibility to the proposed development type due to loss of localised rural character and change in land use. There is medium visual value and susceptibility associated with key views identified within Linby Conservation Area and views of nearby residential and recreational receptors associated with the settlement edge. Overall landscape and visual sensitivity is medium. This site is able to accommodate development with an appropriate mitigation strategy to retain and enhance the boundary vegetation to protect views from the surrounding countryside to the rural settlement edge.	provide a landscape buffer to the south-east, to protect views towards the village conservation area.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	--	It is located within the Linby Conservation Area and an important part of the rural / agricultural origins of the village. It is identified as a “significant” green space in the Linby Conservation Area Appraisal. The site’s southern boundary forms the southern extent of the Conservation Area which follows the ancient field boundaries along the south side of the village including the subject site. These field boundaries also include two Grade II Listed glebe boundary markers to the south of the Old Rectory. Development of the site would have a major impact on character of the Conservation Area if fields to the south of the village are lost to development. It would have a major impact on the Watermill Barn listed building and its setting and also a major impact on the setting of the listed buildings at Town Farmhouse and the Old Rectory. Archaeology - considered Moderate to high potential for medieval archaeological remains.	Heritage assets - no avoid this site for heritage impact reasons. 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.

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