

# **Gedling Local Development Plan**

## **Publication Draft: Sustainability Appraisal Report**

### **Appendix N: Reasonable Alternative Sites in Newstead**

## Introduction

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

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

## Contents

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## G132 Station Road

| Factors                                          | Details           |
|--------------------------------------------------|-------------------|
| SHLAA reference                                  | G132              |
| Size                                             | 1.85 ha           |
| No of dwellings/ estimated employment floorspace | 40                |
| Existing Use                                     | Agricultural land |

| Satellite image                                                                                                           |                         |       | Map                                                                                                                                                                                                                                                                                                      |            |
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| SA objectives                                                                                                             | Site criteria questions | Score | Commentary                                                                                                                                                                                                                                                                                               | Mitigation |

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| <b>1. Housing</b><br>To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople. | Is the site allocated for housing?<br><br>Will it meet the housing need?                                                                                                      | ++ | The capacity of the site is 40 dwellings adjoining Newstead Village.                                                                                                                                                                                                                                                                      |  |
| <b>2. Employment and Jobs</b><br>To create employment opportunities.                                                                    | Will the site provide jobs?<br><br>Will the site provide job opportunities for unemployed people?<br><br>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.<br><br>It is not known whether a local labour agreement would be provided for the construction of houses on site.<br><br>The site is not located within or adjoining a deprived area (10% worst area). |  |

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| <p><b>3. Economic Structure and Innovation</b><br/>To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p> | <p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p> | 0 | <p>No impact as the site is not proposed for employment, retail, or specific employment uses and is proposed solely for housing development.</p> <p>The development of the site would not result in the loss of employment, retail or mixed-use land.</p> <p>It is not known whether educational buildings and mixed live-work units would be provided on site.</p> |  |
| <p><b>4. Shopping Centres</b><br/>Increase the vitality and viability of existing shopping centres.</p>                                                                                    | <p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 5 minutes (400 metres) walk of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>                        | + | <p>The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.</p> <p>The nearest shopping centre is Hucknall Town Centre which is approximately 15 minutes travel time by public transport, cycling and walking.</p> <p>There would be no loss of a town centre use or mixed use.</p>                         |  |

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| <p><b>5. Health and Well-Being</b><br/>To improve health and well-being and reduce health inequalities.</p> | <p>Is the site within 30 minutes travel time of a health facility?</p> <p>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?</p> <p>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?</p> | + | <p>There is a Doctors surgery, Dental surgery and pharmacy in Hucknall which are within 30 minutes travel time by public transport and cycling of health facilities.</p> <p>Newstead and Annesley Country Park is within 5 minutes walk.</p> <p>The current use of the site is agricultural land so development would not result in a loss of a recreational area or accessible blue green infrastructure.</p> |                                                                                                            |
| <p><b>6. Community Safety</b><br/>To improve community safety, reduce crime and the fear of crime.</p>      | <p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>                                                                                                                                                                                                                                                                                                                                        | ? | <p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>                                                                                                                                                                                                                                                            | <p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p> |

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| <p><b>7. Social Inclusion</b><br/>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.</p> | <p>Is the site within a 5 minutes (400 metres) walk of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p> | <p>++</p> | <p>The Newstead Centre and Newstead Post Office are within 5 minutes walking distance.</p> <p>Newstead Primary School is within seven minutes walk.</p> <p>Other community facilities including a Leisure Centre are within 30 minutes travel time by public transport walking and cycling.</p> <p>The current use of the site is agricultural land so development would not lead to the loss of a community facility.</p> <p>The site is not located within or adjoining a deprived area (30% worst area). However, it is in the 50% most deprived LSOAs (Gedling LSOA 001 within Newstead Abbey Ward) and there is wide disparity between Newstead and Linby and the site offers potential for regeneration.</p> |  |
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| <p><b>8. Transport</b><br/>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.</p> | <p>Is the site accessible by public transport?</p> <p>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?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p> | <p>++</p> | <p>There is a railway station – Newstead within 5 minutes walking distance (within 400 m) served by the Robin Hood rail service with an hourly service to Hucknall which is within 15 minutes train ride. Bus stops served by the “Threes” Mansfield to Nottingham via Hucknall service are 8 minutes walking distance which is half hourly.</p> <p>Newstead primary School is within 10 minutes walk.</p> <p>Hazelford Way Industrial Estate is within 10 minutes walk.</p> <p>DfT connectivity score: 48</p> |  |
| <p><b>9. Brownfield Land</b><br/>To make efficient use of previously developed land or ‘brownfield’ land and recognise biodiversity value where appropriate.</p>                                                                         | <p>Is the site a brownfield site?</p>                                                                                                                                                                                                                                                                                                     | <p>-</p>  | <p>The site is on predominantly greenfield land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |

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| <p><b>10. Energy and Climate Change</b><br/>To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p> | <p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>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?</p> | <p>?</p> | <p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p> | <p>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.</p> |
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| <p><b>11. Pollution and Air Quality</b><br/>To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p> | <p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p> | <p>-</p> | <p>The site is not located within the Nottingham Urban Area agglomeration zone.</p> <p>However, the site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone with increased traffic and congestion on the A611 towards Nottingham.</p> |  |
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| <p><b>12. Flooding and Water Quality</b><br/>To minimise the risk of flooding and to conserve and improve water quality.</p> | <p>Is the site within or adjacent EA Flood Zone:-<br/> - 1 (Low Probability);<br/> - 2 (Medium Probability);<br/> - 3a (High Probability); or<br/> - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p> | <p>—</p> | <p>The site falls within Flood Zone 1. .</p> <p>There is no river within or in the vicinity of the site so it is considered unlikely that development would deteriorate river habitat in-stream or riparian zone adjacent to floodplain habitats .</p> <p>Part of site falls within area of medium risk of flooding from surface water (0.01 ha) and low risk of flooding from surface water (0.53 ha). It is unknown if surface water run off could be appropriately managed without increasing flood risk</p> <p>The site is susceptible to ground water flooding.</p> |  |
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| <p><b>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</b><br/>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p> | <p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p> | - | <p>It is expected that the site would meet the biodiversity net gain requirements. The site does not fall within and is not adjacent to a designated site of nature conservation interest.</p> <p>No known designated nature conservation assets and/or local designations within or adjacent the site</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural so there would not be a loss of open space.</p> <p>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.</p> |                                                                                      |
| <p><b>14. Landscape</b><br/>To protect and enhance the landscape character.</p>                                                                                                                      | <p>Will it have an adverse impact on local landscape character?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | - | <p>Gedling Landscape and Visual Study 2025 - the site is a part of an arable field lying to the south-eastern corner of the village of Newstead; it is not currently publicly accessible. The surrounding</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>Ensure development proposals are supported by appropriate landscape character</p> |

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|  | <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p> |  | <p>landscape has a medium value, arising from the large amount of recreational provision and representativeness with the PZ in which it sits. There is a medium susceptibility to development, which occurs due to the site extending the urban edge into the surrounding rural countryside, especially the proposed access road as it is unrelated to the village edge and may invoke issues with lighting in a rural unlit location. Overall, there is a medium landscape sensitivity. In visual terms, there is a low visual value due to the lack of recognition of value or indicators of value. The site forms part of the landscape context of adjacent residential properties, but has few receptors and this gives a low visual susceptibility and overall, a low visual sensitivity to development of the site. This site is able to accommodate development with an appropriate mitigation strategy to incorporate development of similar density and type as adjoining and providing a green frontage to Station Road.</p> | <p>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.</p> <p>Gedling Landscape and Visual Study 2025 - use of similar density and building heights to surrounding settlement. Incorporate a landscape buffer to the east edge, to soften the transition to the woodland opposite and contribute to Green Infrastructure.</p> |
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| <p><b>15. Built and Historic Environment</b><br/>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.</p> | <p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p> | <p>--</p> | <p>Newstead village is a potential NDHA as an important example of the planned colliery village. This site is the former football ground for the village and is an important amenity area in terms of village plan form and significance.</p> <p>Archaeology - no known archaeology within the site boundary. Generally limited evidence for pre railways and colliery activity.</p> | <p>Heritage assets - only avoidance can prevent the physical loss of one of the important townscape elements of this planned colliery village. Failing that retaining an element of public open space would preserve this element in part, perhaps concentrated around the Miner's Welfare.</p> <p>Archaeology - minimum requirement for Desk-Based Assessment (DBA) to meet Para. 207 of NPPF.</p> |
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| <p><b>16. Natural Resources and Waste Management</b><br/>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p> | <p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> <li>- Grade 1 (excellent)</li> <li>- Grade 2 (very good)</li> <li>- Grade 3a (good)</li> <li>- Grade 3b (moderate)</li> <li>- Grade 4 (poor)</li> <li>- Grade 5 (very poor)?</li> </ul> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p> | <p>-</p> | <p>Whilst the site is agricultural there is no information on its grading. 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.</p> <p>Based upon the Nottinghamshire Minerals Local Plan Policies Map (2021), the site does not fall within an area safeguarded for mineral extraction.</p> |  |
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