

# **Sustainability Appraisal Publication Draft**

## **Appendix C: Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall**

Local Planning Document

March 2016

# Introduction

Appendix C contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the urban area and on the edge of Hucknall.

The SA Matrix used in the SA assessment is included in **Appendix A**.

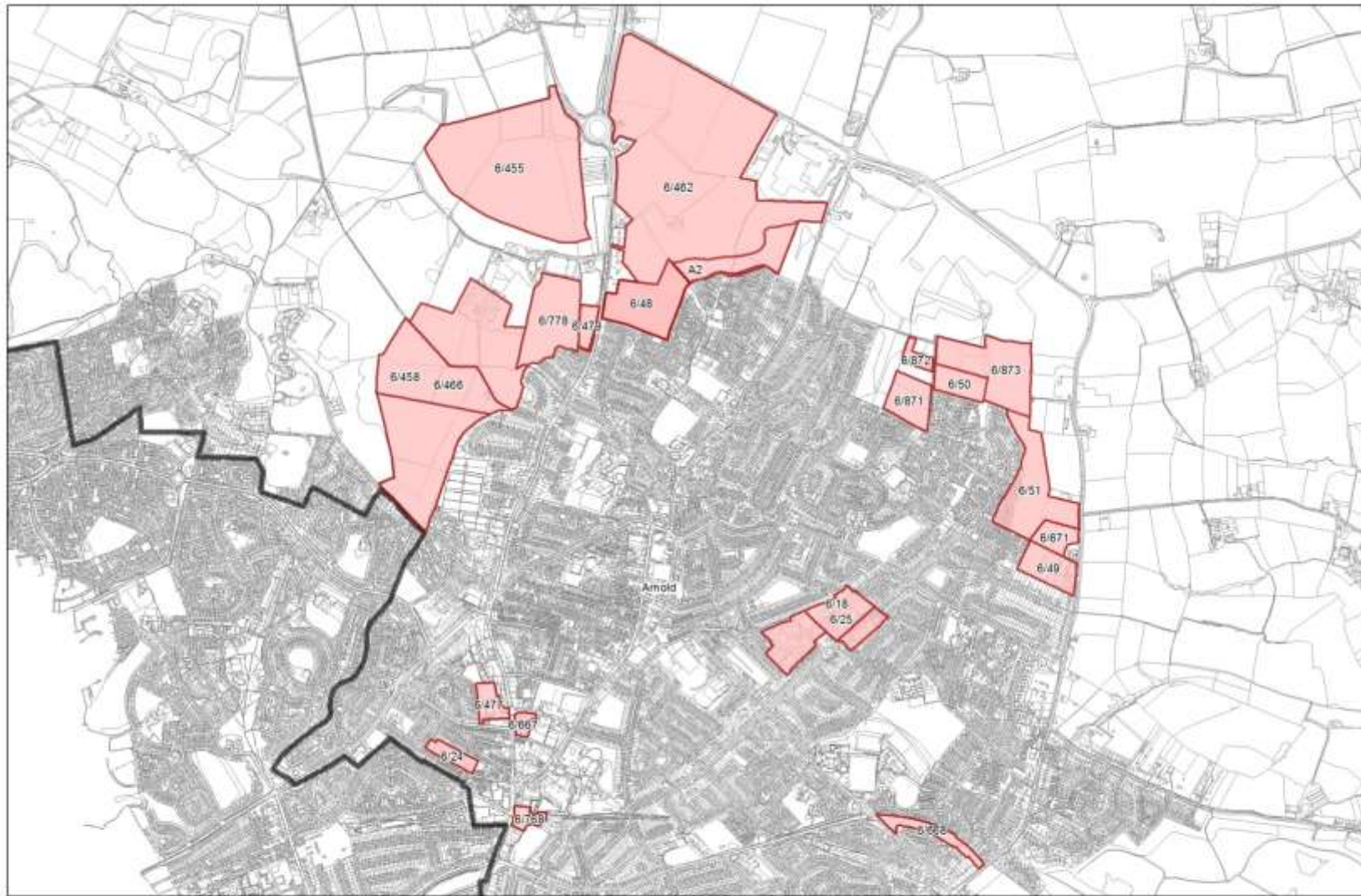
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## Appendix C1: Arnold

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# Map of Reasonable Alternative Sites for Housing in Arnold



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City Centre, Arnold High Park, Arnold, Nottinghamshire, NG5 8LU


Arnold

Reasonable Alternative Sites  
Borough Boundary



## Site 6/18: Rolleston Drive (NCC Offices)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/18			
Site name:	Rolleston Drive (NCC Offices)			
Locality:	Arnold			
Location:	Within PUA			
Site area:	3.64 ha			
Existing use:	(J) Offices			
Site commentary:	Existing employment site			
Dwellings capacity:	109 homes			
Brownfield/greenfield:	Brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	13 mins	17 mins	5 mins	
Travel time (minutes) to hospital:	17 mins	30 mins	9 mins	
Travel time (minutes) to primary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	8 mins	7 mins	2 mins	
Travel time (minutes) to leisure centre:	16 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	11 mins	11 mins	3 mins	
Travel time (minutes) to employment zone:	3 mins	2 min	1 min	
Travel time (minutes) to town centre:	11 mins	16 mins	5 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	109 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	++	Within 400 m of post office, a community centre and schools.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	-	Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	--	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the north and east edges of the site. A small percentage of high risk surface water flooding also occurs within the site.	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency	

		measures.	
12. Transport	++	Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work.	
13. Employment	-	It is understood that some units are vacant so loss in jobs in occupied units.	
14. Innovation	0	Mainly depot buildings on site.	
15. Economic Structure	-	Site is part of the "Brookfield Road/ Rolleston Drive" employment site.	

## Site 6/24: Sherbrook Road/Prior Road

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/24			
Site name:	Sherbrook Road/Prior Road			
Locality:	Arnold			
Location:	Within PUA			
Site area:	1.42 ha			
Existing use:	(I) Industry			
Site commentary:	Existing employment site			
Dwellings capacity:	43 homes			
Brownfield/greenfield:	Brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	7 mins	12 mins	4 mins	
Travel time (minutes) to hospital:	12 mins	14 mins	4 mins	
Travel time (minutes) to primary school:	8 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	18 mins	24 mins	7 mins	
Travel time (minutes) to leisure centre:	12 mins	22 mins	6 mins	
Travel time (minutes) to community centre:	10 mins	10 mins	3 mins	
Travel time (minutes) to employment zone:	1 min	1 min	0 min	
Travel time (minutes) to town centre:	9 mins	19 mins	6 mins	




## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	43 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of several recreational open spaces.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 400 m of a school. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	-	Although the site is brownfield land, it is near the Air Quality Management Area.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus	

		stops for No.58 (every 10 minutes), Pronto (every 10 minutes), CC (every 15 minutes). Good direct bus route to Arnold, Nottingham City and Mansfield for work.	
13. Employment	--	Loss in large number of jobs.	
14. Innovation	0	Mainly warehouses on site.	
15. Economic Structure	--	Loss of the "Sherbrook Road" employment site.	

## Site 6/25: Brookfield Road/Rolleston Drive

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/25			
Site name:	Brookfield Road/Rolleston Drive			
Locality:	Arnold			
Location:	Within PUA			
Site area:	9.46 ha			
Existing use:	(I) Industry			
Site commentary:	Existing employment site. Part of the site is currently under construction for residential development.			
Dwellings capacity:	284 homes			
Brownfield/greenfield:	Brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	1 Listed Building within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	12 mins	14 mins	4 mins	
Travel time (minutes) to hospital:	16 mins	29 mins	9 mins	
Travel time (minutes) to primary school:	7 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	9 mins	7 mins	2 mins	
Travel time (minutes) to leisure centre:	15 mins	17 mins	5 mins	
Travel time (minutes) to community centre:	11 mins	13 mins	4 mins	
Travel time (minutes) to employment zone:	6 mins	5 mins	2 mins	
Travel time (minutes) to town centre:	10 mins	12 mins	4 mins	


## Sustainability Appraisal

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	284 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	--	Significant impact on heritage building if developed.	The development of the site for apartments and other communal housing may be the most appropriate form of housing, i.e., buildings set in communal spaces, to reflect the historical grouping (from records of the site).
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	++	Within 400 m of schools. Approx half of the site within 400 m of post office and a community centre.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	-	Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	--	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the north and east	Requires good sustainable drainage systems in place to ensure surface water

		edges of the site. A small percentage of high risk surface water flooding also occurs within the central of the site.	runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work.	
13. Employment	--	Loss in large number of jobs.	
14. Innovation	--	Loss of office uses on part of the site.	
15. Economic Structure	--	Loss of the "Brookfield Road/ Rolleston Drive" employment site.	

## Site 6/48: Lodge Farm Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/48			
Site name:	Lodge Farm Lane			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	7.31 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	150 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 2			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	14 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	27 mins	41 mins	12 mins	
Travel time (minutes) to primary school:	18 mins	20 mins	6 mins	
Travel time (minutes) to secondary school:	14 mins	13 mins	4 mins	
Travel time (minutes) to leisure centre:	14 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	14 mins	16 mins	5 mins	
Travel time (minutes) to employment zone:	5 mins	5 mins	1 min	
Travel time (minutes) to town centre:	15 mins	20 mins	6 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	
2. Health	+	Not within 400 m of GP. It is within 30 minutes public transport, walking and cycling time.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 400 m of a school. Within 30 minutes public transport of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	-	Trees on site. Site adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	0	Score: 51. The site is part of an undulating arable field which sits on the edge of the main Arnold conurbation. Its landform is complex and generally precludes long views from the north. Overall there is a low landscape sensitivity of the study area to development of the site as development would be an extension of the existing urban edge. Visually, the study area has a low sensitivity to development of the site, although there is a ridgeline to the northwest that needs consideration to prevent development on site having an adverse effect on the wider landscape.	<ul style="list-style-type: none"> <li>- east area of the site to include landscape buffer to high ground to prevent long range views and urban sprawl.</li> <li>- north side of the site to include mitigation tree and shrub planning to create a buffer between mature woodland setting proposed development site.</li> <li>- create new hedgerow to ridge line to define development area</li> </ul>


			and to maintain field pattern.
8. Natural Resources	--	Loss of agricultural grade 2 land and greenfield land. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	<p>Paragraph 112 of the National Planning Policy Framework states “Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”. Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p>
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site).	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	



11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Site adjacent to existing bus route and part of site falls within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work. North of the site adjacent to Rights of Way.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/49: Brookfields Garden Centre

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/49			
Site name:	Brookfields Garden Centre			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	3.52 ha			
Existing use:	(K) Retailing			
Site commentary:	Brookfield Garden Centre and two dwellings			
Dwellings capacity:	106 homes			
Brownfield/greenfield:	Brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	22 mins	32 mins	10 mins	
Travel time (minutes) to hospital:	34 mins	46 mins	14 mins	
Travel time (minutes) to primary school:	14 mins	13 mins	4 mins	
Travel time (minutes) to secondary school:	26 mins	19 mins	6 mins	
Travel time (minutes) to leisure centre:	24 mins	31 mins	9 mins	
Travel time (minutes) to community centre:	16 mins	20 mins	6 mins	
Travel time (minutes) to employment zone:	18 mins	16 mins	5 mins	
Travel time (minutes) to town centre:	20 mins	31 mins	9 mins	

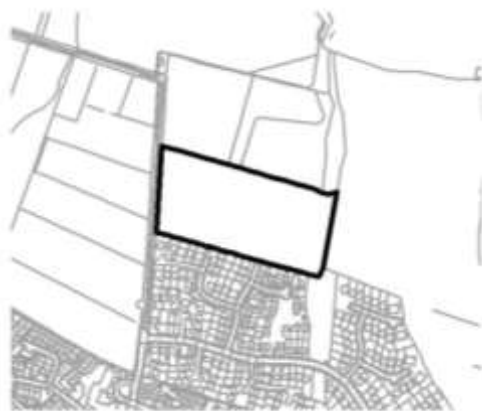
## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	106 homes.	
2. Health	+	Not within 400 m of GP. It is within 30 minutes public transport and cycling time. Within 400 m of private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 51. The site is currently a garden centre situated on a low plateau to the settlement edge and therefore already includes built development which influences views and character. There is a high level of human influence both on the site and in the study area, with the busy road and settlement edge detracting from the quality of the surrounding landscape. The study area has relatively low landscape value - with the exception of Mature Landscape Areas to the east of the site - and the developed nature of the site at present means that the study area has a low level of susceptibility to further development on site. Overall the study area has a low landscape sensitivity to development on	- north of the site to include hedgerow improvements and additional hedgerow trees to contain potential development, restrict views from the north and to align with the adjacent defined field patterns.

		site and the lack of sensitive receptors along with relatively low value of views of the site means that the study area also has a low visual sensitivity to its development.	
8. Natural Resources	++	Site is brownfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops (on Coppice Road) for No.56 (every 10, 20 and 30 minutes depending on time of day) and No.46 (hourly). Good direct bus routes to Arnold and Nottingham City for work. North of the site adjacent to public rights of way.	
13. Employment	-	Loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	-	Loss of existing garden centre on land not identified for employment or retail use on the Proposals Map.	

## Site 6/50: Killisick Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/50			
Site name:	Killisick Lane			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	2.60 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	110 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	18 mins	27 mins	8 mins	
Travel time (minutes) to hospital:	23 mins	49 mins	15 mins	
Travel time (minutes) to primary school:	11 mins	8 mins	2 mins	
Travel time (minutes) to secondary school:	15 mins	24 mins	7 mins	
Travel time (minutes) to leisure centre:	17 mins	26 mins	8 mins	
Travel time (minutes) to community centre:	7 mins	12 mins	4 mins	
Travel time (minutes) to employment zone:	8 mins	13 mins	4 mins	
Travel time (minutes) to town centre:	17 mins	26 mins	8 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	110 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	-	Score: 62. The site is a rolling pastoral field which is designated as a Mature Landscape Area. It bounds the settlement edge and runs into open countryside. The proximity of the site to existing development means that the study area is of low landscape value, but loss of the Mature Landscape Area on the site contributes to a medium susceptibility of the study area to changes on the site. However, overall it is considered that the study area has a low landscape sensitivity to development of the site. There is a localised high point within the site which contributes to its visual value as part of the landscape setting for Arnold. In addition, the site is within a	<ul style="list-style-type: none"> <li>- majority area (from north west to south east) of the site to include landscape buffer to restrict long range views from high ground in the south east.</li> <li>- mitigation planting to ridge line to provide further screen of potential development.</li> </ul>

		Mature Landscape Area. Therefore, the site contributes a medium visual value to the study area, which when coupled with a medium susceptibility, results in an overall medium visual sensitivity of the study area to development on site.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (every 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. West of the site adjacent to Rights of Way.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/51: Howbeck Road (Land East)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/51			
Site name:	Howbeck Road (Land East)			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	9.20 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land. Part of the site contains Howbeck Road housing allocation which is almost completed.			
Dwellings capacity:	250 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Majority of the site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	16 mins	28 mins	8 mins	
Travel time (minutes) to hospital:	20 mins	42 mins	13 mins	
Travel time (minutes) to primary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	13 mins	17 mins	5 mins	
Travel time (minutes) to leisure centre:	19 mins	26 mins	8 mins	
Travel time (minutes) to community centre:	10 mins	14 mins	4 mins	
Travel time (minutes) to employment zone:	5 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	14 mins	26 mins	8 mins	



## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	250 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 77. The site is an arable field that slopes westwards towards the settlement edge. The landform of the site means that the study area is of medium landscape value and has a high susceptibility to change due to the landform screening role currently performed by the site, preventing encroachment of the settlement into high quality landscape. Therefore the study	– the whole site excluding the Howbeck Road development (which is now built) to include landscape buffer to prevent urban sprawl.

		area has a high landscape sensitivity to development of the site. There is a medium visual value on site arising from the Mature Landscape Area to the east of the site; the visual susceptibility is medium, which arises from the position of the site both on a valley side and on a ridgeline. Overall, these give a medium visual sensitivity of the study area to development on site.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work. South of the site adjacent to Rights of Way.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for	

		training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/455: New Farm (Site B)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/455			
Site name:	New Farm (Site B)			
Locality:	Arnold			
Location:	Separated from urban/village boundary			
Site area:	31.81 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	954 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grades 2 and 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	25 mins	36 mins	11 mins	
Travel time (minutes) to hospital:	21 mins	53 mins	16 mins	
Travel time (minutes) to primary school:	30 mins	36 mins	11 mins	
Travel time (minutes) to secondary school:	20 mins	27 mins	8 mins	
Travel time (minutes) to leisure centre:	20 mins	30 mins	9 mins	
Travel time (minutes) to community centre:	25 mins	32 mins	10 mins	
Travel time (minutes) to employment zone:	> 60 mins	17 mins	5 mins	
Travel time (minutes) to town centre:	25 mins	37 mins	11 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	954 homes.	
2. Health	+	Not within 400 m of GP. It is within 30 minutes public transport and cycling time, however part of the site within 400 m of existing bus stops.	
3. Heritage and Design	-	Reduced site would ensure a minimum impact on the heritage asset.	Reduce site area using the topography of the land to define the site boundaries nearest the Pumping Station would ensure no impact on the heritage asset.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Big site. Not within 400 m of community facilities, however they are within 30 minutes public transport time for part of the site within 400 m of existing bus stops.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 79. The site is a series of arable fields that fall within open rural countryside, with wide	– retain site as a landscape buffer to prevent isolated

		<p>views obtainable of the site from the east. The settlement pattern in the area is dispersed and it feels removed from the main Arnold conurbation which is behind the ridgeline to the south of the site. The landform and dispersed settlement pattern of the study area means that although it is of medium landscape value, it has a high susceptibility to change due to any development on the site affecting both the dispersed settlement pattern and open countryside, having a clear urbanising effect on its surroundings within a Policy Zone that has the highest level of sensitivity. Therefore the study area has a high landscape sensitivity to development of the site. There is a medium visual value on site - due to its location as the setting of several designations - which when coupled with a medium susceptibility, gives an overall medium visual sensitivity of the study area to development on site.</p>	<p>area of development.</p>
<p>8. Natural Resources</p>	<p>--</p>	<p>Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.</p>	<p>Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i>. Where Best Most Versatile (BMV) land is affected i.e.</p>

			<p>grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p>
9. Flooding	--	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Part of the site is within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/458: New Farm (Site D)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/458			
Site name:	New Farm (Site D)			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	11.89 ha			
Existing use:	(O) Outdoor recreation			
Site commentary:	Sports ground/playing field			
Dwellings capacity:	357 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	26 mins	21 mins	6 mins	
Travel time (minutes) to hospital:	22 mins	38 mins	11 mins	
Travel time (minutes) to primary school:	27 mins	24 mins	7 mins	
Travel time (minutes) to secondary school:	16 mins	19 mins	6 mins	
Travel time (minutes) to leisure centre:	16 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	16 mins	22 mins	7 mins	
Travel time (minutes) to employment zone:	44 mins	16 mins	5 mins	
Travel time (minutes) to town centre:	18 mins	27 mins	8 mins	



## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	357 homes.	
2. Health	--	Loss of sports ground/playing field. Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP.	Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	-	The site, if developed, would have some effect on the wider setting of Bestwood Lodge and Lodge Building on the approach to Bestwood Lodge.	A lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	--	Loss of sports ground/playing field (open space).	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	-	Score: 74. The site is a series of arable fields that sit on the edge of the main Arnold conurbation. The landscape quality of the study area contributes to a medium landscape value. It has a high susceptibility to change	- west part of the site to include landscape buffer to high ground to ensure that roof lines do not protrude above

		as the site is an incoherent extension of the urban edge into countryside, increasing the urbanising effect of the conurbation. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual value on site - due to its recreational value - which when coupled with a medium susceptibility, gives an overall medium visual sensitivity of the study area to development on site.	landform. - mitigation planting to ridge line to ensure the screening of potential development.
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.  Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency	

		measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops. North of the site adjacent to Rights of Way.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/462: New Farm (Site E)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/462			
Site name:	New Farm (Site E)			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	70 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	735 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 2			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	23 mins	31 mins	9 mins	
Travel time (minutes) to hospital:	18 mins	49 mins	15 mins	
Travel time (minutes) to primary school:	27 mins	31 mins	9 mins	
Travel time (minutes) to secondary school:	17 mins	23 mins	7 mins	
Travel time (minutes) to leisure centre:	17 mins	25 mins	8 mins	
Travel time (minutes) to community centre:	23 mins	27 mins	8 mins	
Travel time (minutes) to employment zone:	14 mins	21 mins	6 mins	
Travel time (minutes) to town centre:	22 mins	32 mins	9 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	735 homes.	
2. Health	-	Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP. Majority of site not within 400 m of recreational open space.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities, except a school for the small part of the site to the south. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. Site adjacent to public open space.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Developer contribution could be used to enhance area of open space to

			increase biodiversity and allow opportunities for recreation.
7. Landscape	--	Score: 83. The site is a series of arable fields that cross a ridgeline between the main Arnold conurbation and open rural countryside. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the site extending over the ridgeline and into open countryside, having a clear urbanising effect on its surroundings within a Policy Zone that has the highest level of sensitivity. In addition, development of the site will negate the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. This is against the policy arising from the Nottinghamshire Landscape Character Assessment. Therefore the study area is considered to have a high landscape sensitivity to development of the site. There is a medium visual value on site - due to the screening function it performs; however there is a high susceptibility gained through the role of the site within its setting and the long views affording of the site from its surroundings. Overall, there is a high visual sensitivity of the study area to development on site.	<ul style="list-style-type: none"> <li>- landscape buffer to cover all land north of the ridge line (covering the north and central area of the site) to restrict urban creep beyond existing settlement line.</li> <li>- mitigation planting to ridge line to contain settlement area.</li> </ul>
8. Natural Resources	--	Loss of agricultural land grade 2 and greenfield land. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states " <i>Where significant development of</i>


			<p><i>agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</i></p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p>
9. Flooding	--	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding.	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops.	Improve accessibility to

		Public rights of way through the site.	existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	



## Site 6/466: New Farm (SUE)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/466			
Site name:	New Farm (SUE)			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	44.78 ha			
Existing use:	Multiple uses.			
Site commentary:	Greenfield land and sports ground/ playing field			
Dwellings capacity:	900 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grades 2 and 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	24 mins	19 mins	6 mins	
Travel time (minutes) to hospital:	19 mins	36 mins	11 mins	
Travel time (minutes) to primary school:	25 mins	22 mins	7 mins	
Travel time (minutes) to secondary school:	14 mins	17 mins	5 mins	
Travel time (minutes) to leisure centre:	14 mins	18 mins	5 mins	
Travel time (minutes) to community centre:	14 mins	21 mins	6 mins	
Travel time (minutes) to employment zone:	12 mins	14 mins	4 mins	
Travel time (minutes) to town centre:	15 mins	25 mins	7 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	900 homes.	
2. Health	--	Loss of sports ground/playing field. Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP.	Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	-	Lesser impact than other sites proposed in this vicinity which are 6/454, 6/456 and 6/458.	Reduce site area back.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	--	Would involve the loss of existing hedgerows and trees. Loss of sports ground/playing field (open space). Unknown net biodiversity gain.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green

			Infrastructure network and biodiversity.
7. Landscape	-	Score: 66. The site is a series of rolling arable fields that sit on the edge of the main Arnold conurbation and are crossed by a footpath. The landscape quality of the study area contributes to a medium landscape value, along with a Mature Landscape Area, and a medium recreational value. It has a medium susceptibility to change as the site is an extension of the urban edge into countryside, increasing the urbanising effect of the conurbation. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual value on site - due to its recreational value and a medium susceptibility which is due to the site being a key part of the landscape setting for rights of way users. Overall, this gives a medium visual sensitivity of the study area to development on site.	<ul style="list-style-type: none"> <li>- north east part of the site to include landscape buffer to high ground to restrict long range views.</li> <li>- north west part of the site to include landscape buffer to high ground to ensure that roof lines do not protrude above landform.</li> <li>- mitigation planting to ridge line to ensure the screening of potential development.</li> </ul>
8. Natural Resources	--	Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e.

			<p>grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p> <p>Site needs assessment in line with the Air Quality Emissions Guidance document.</p>
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site).	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops. Public rights of way through the site.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/477: Daybrook Laundry

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/477			
Site name:	Daybrook Laundry			
Locality:	Arnold			
Location:	Within PUA			
Site area:	1.72 ha			
Existing use:	(I) Industry			
Site commentary:	Existing industry use. Part of site has been developed for retail unit (Aldi) and remainder of the site has potential for residential development.			
Dwellings capacity:	46 homes			
Brownfield/greenfield:	Brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	Part of site falls within Air Quality Management Area			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	5 mins	4 mins	1 mins	
Travel time (minutes) to hospital:	9 mins	15 mins	4 mins	
Travel time (minutes) to primary school:	14 mins	13 mins	4 mins	
Travel time (minutes) to secondary school:	15 mins	20 mins	6 mins	
Travel time (minutes) to leisure centre:	11 mins	17 mins	5 mins	
Travel time (minutes) to community centre:	16 mins	16 mins	5 mins	
Travel time (minutes) to employment zone:	3 mins	3 mins	1 min	
Travel time (minutes) to town centre:	8 mins	15 mins	4 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	46 homes.	
2. Health	++	Within 400 m of GP and recreational open space.	
3. Heritage and Design	0	No effect as the site is visually not imposing on heritage asset because of existing development between the site and the asset.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	--	Although the site is brownfield land, it falls within the Air Quality Management Area.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	0	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is surface water flooding issue on the A60 adjacent to the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	

12. Transport	++	Within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work.	
13. Employment	0	Part of the site has been developed for retail use. The remainder of the site is currently cleared and has not been re-developed so no loss of jobs.	
14. Innovation	0	No office uses on the remainder of the site.	
15. Economic Structure	-	Part of the "Salop Street" employment site.	

## Site 6/479: Metallifactory Ltd

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/479			
Site name:	Metallifactory Ltd			
Locality:	Arnold			
Location:	Within PUA			
Site area:	1.33 ha			
Existing use:	(I) Industry			
Site commentary:	Existing industry use - former Magal Metallifactory. Site has planning permission for residential development			
Dwellings capacity:	75 homes			
Brownfield/greenfield:	Brownfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 2			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	12 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	16 mins	37 mins	11 mins	
Travel time (minutes) to primary school:	16 mins	20 mins	6 mins	
Travel time (minutes) to secondary school:	12 mins	13 mins	4 mins	
Travel time (minutes) to leisure centre:	12 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	12 mins	16 mins	5 mins	
Travel time (minutes) to employment zone:	10 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	13 mins	20 mins	6 mins	




## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	75 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 43. The site is a derelict factory site which is currently used for car parking; the boundaries of the site comprise substantial vegetation, which helps to screen the site from its surroundings - the edge of the main Arnold conurbation. The degraded nature of the site and its surroundings contribute to a low landscape value. There is a low susceptibility to change as the site is an extension of the urban edge, only locally increasing the urbanising effect of the conurbation. Therefore the study area has a low landscape sensitivity to development of the site. There is a low visual value on site which when coupled with a low susceptibility, gives an overall low visual sensitivity of the study area to development on site.	<ul style="list-style-type: none"> <li>- north area of the site to include landscape buffer to align with adjacent development line.</li> <li>- enhance existing planting (on west, north and north east sides of the site) to reduce views from the west and north</li> </ul>

8. Natural Resources	-	Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for Pronto (every 10 minutes), No.87 (every 15 minutes) and SA (hourly). Good direct bus routes to Arnold, Nottingham City and Mansfield for work.	
13. Employment	0	Site is currently vacant so no loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing employment unit on land not identified for employment or retail use on the Proposals Map.	

## Site 6/667: Sir John Robinson House

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/667			
Site name:	Sir John Robinson House			
Locality:	Arnold			
Location:	Within PUA			
Site area:	0.74 ha			
Existing use:	(J) Offices			
Site commentary:	Existing County Council offices			
Dwellings capacity:	50 homes			
Brownfield/greenfield:	Brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Within flood zone 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	Site falls within Air Quality Management Area			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	4 mins	5 mins	2 mins	
Travel time (minutes) to hospital:	7 mins	13 mins	4 mins	
Travel time (minutes) to primary school:	15 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	14 mins	20 mins	6 mins	
Travel time (minutes) to leisure centre:	11 mins	17 mins	5 mins	
Travel time (minutes) to community centre:	15 mins	14 mins	4 mins	
Travel time (minutes) to employment zone:	1 min	1 min	0 min	
Travel time (minutes) to town centre:	7 mins	15 mins	4 mins	

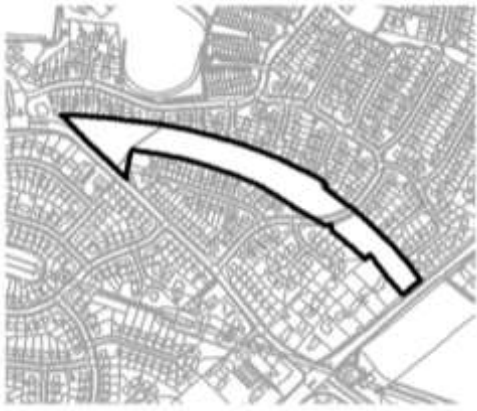
## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	50 homes.	
2. Health	++	Within 400 m of GP and recreational open space.	
3. Heritage and Design	--	There would be a major impact on the design, appearance and character of a major landmark Listed Building if the existing car park was developed.	Sensitive conversion of the Listed Building could retain it for the future as it has been a difficult building to sell on.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	--	Although the site is brownfield land, it falls within the Air Quality Management Area.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	--	Site is within flood zone 3.	Application of the flood risk Sequential Test is required before mitigation is proposed to site located within the floodplain (wholly or partially) to ensure that wherever possible new development is steered away from areas at risk of flooding

			(avoidance over mitigation).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.58 and Pronto (both every 10 minutes), No.25 (every 20 minutes), No.53 (every 30 minutes) and other buses. Good direct bus routes to Arnold, Nottingham City and Mansfield for work.	
13. Employment	--	Loss in large number of jobs.	
14. Innovation	--	Loss of office uses on site.	
15. Economic Structure	-	Site is part of the "Former Home Brewery" employment site.	

## Site 6/668: Land Off Mapperley Plains

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/668			
Site name:	Land Off Mapperley Plains			
Locality:	Arnold			
Location:	Within PUA			
Site area:	2.11 ha			
Existing use:	(O) Outdoor recreation			
Site commentary:	Protected open space			
Dwellings capacity:	100 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	Open space			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	10 mins	17 mins	5 mins	
Travel time (minutes) to hospital:	17 mins	29 mins	9 mins	
Travel time (minutes) to primary school:	11 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	11 mins	10 mins	3 mins	
Travel time (minutes) to leisure centre:	22 mins	29 mins	9 mins	
Travel time (minutes) to community centre:	9 mins	8 mins	2 mins	
Travel time (minutes) to employment zone:	8 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	11 mins	19 mins	6 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	100 homes.	
2. Health	--	Loss of recreational open space. Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	++	Approx half of the site falls within 400 m of schools and a community centre. Within 30 minutes public time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	--	Loss of open space.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	-	Site is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	

10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.56 (every 10, 20 and 30 minutes depending on time of day), No.57 (every 30 minutes) and other buses. Good direct bus routes to Arnold and Nottingham City for work. Public rights of way through the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	



## Site 6/671: Extension of Howbeck Road

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/671			
Site name:	Extension of Howbeck Road			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	2.02 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Greenfield land			
Dwellings capacity:	60 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	28 mins	34 mins	10 mins	
Travel time (minutes) to hospital:	43 mins	48 mins	14 mins	
Travel time (minutes) to primary school:	20 mins	15 mins	4 mins	
Travel time (minutes) to secondary school:	28 mins	21 mins	6 mins	
Travel time (minutes) to leisure centre:	31 mins	32 mins	10 mins	
Travel time (minutes) to community centre:	22 mins	22 mins	7 mins	
Travel time (minutes) to employment zone:	25 mins	17 mins	5 mins	
Travel time (minutes) to town centre:	27 mins	33 mins	10 mins	

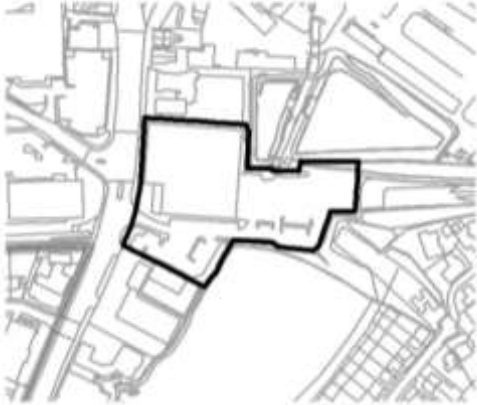
## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Within 400 m of private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of natural and semi-natural land. Unknown net biodiversity gain.	Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain.
7. Landscape	-	Score: 78. The site is a grassy field on a low plateau situated on a ridgeline near to the settlement edge and forms a key rural backdrop to the conurbation of Arnold, as well as screening it from the wider high quality landscape. In landscape terms, the study area is of low value but has a high susceptibility to change due to the screening effect performed by the ridgeline on which the site sits. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual	– whole site to include landscape buffer to prevent urban sprawl beyond the existing development line.

		value on site derived from its location on the ridgeline and its role as access to rural mature landscape areas. When coupled with a high susceptibility - derived from the long views of the site and its role as part of the landscape setting for several receptors - the overall visual sensitivity of the study area to development on site is high.	
8. Natural Resources	-	Loss of greenfield land i.e. natural and semi-natural land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on Howbeck Road Street which residents have to walk to approx 400 m to a bus stop for No.59 (every 30 minutes). Thus this scores a minor positive. Good direct bus route to Arnold and Nottingham City for work. Public rights of way through site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/768: B and Q Unit Mansfield Road

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/768			
Site name:	B and Q Unit Mansfield Road			
Locality:	Arnold			
Location:	Within PUA			
Site area:	1.03 ha			
Existing use:	(K) Retailing			
Site commentary:	Existing B&Q store			
Dwellings capacity:	60 homes			
Brownfield/greenfield:	Brownfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	Site falls within Air Quality Management Area			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	4 mins	11 mins	3 mins	
Travel time (minutes) to hospital:	7 mins	9 mins	3 mins	
Travel time (minutes) to primary school:	10 mins	14 mins	4 mins	
Travel time (minutes) to secondary school:	19 mins	22 mins	7 mins	
Travel time (minutes) to leisure centre:	10 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	14 mins	14 mins	4 mins	
Travel time (minutes) to employment zone:	4 mins	5 mins	1 min	
Travel time (minutes) to town centre:	7 mins	17 mins	5 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to two recreational open spaces.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. Although the site is adjacent to two open spaces, it is considered that there would be no negative change.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	--	Although the site is brownfield land, it falls within the Air Quality Management Area.	Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	-	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue on site, however there is a high risk of surface water flooding issue to the north of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is	

		dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.58 and Pronto (every 10 minutes), CC (every 15 minutes), No.25 (every 20 minutes) and No.53 (every 30 minutes). Good direct bus routes to Arnold, Nottingham City and Mansfield for work.	
13. Employment	--	Loss in large number of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Although the two retail parks (as identified on the Proposals Map) are separated by A60, the site is part of the wider out of centre retail complex.	

## Site 6/778: Land to the west of the A60 Redhill

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/778			
Site name:	Land to the west of the A60 Redhill			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	8.07 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	120 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grades 2 and 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	14 mins	22 mins	6 mins	
Travel time (minutes) to hospital:	18 mins	39 mins	12 mins	
Travel time (minutes) to primary school:	18 mins	22 mins	6 mins	
Travel time (minutes) to secondary school:	14 mins	14 mins	4 mins	
Travel time (minutes) to leisure centre:	14 mins	15 mins	5 mins	
Travel time (minutes) to community centre:	14 mins	18 mins	5 mins	
Travel time (minutes) to employment zone:	12 mins	11 mins	3 mins	
Travel time (minutes) to town centre:	15 mins	22 mins	7 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	120 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	0	Score: 52. The site is a pastoral fields that sit on a ridgeline on the edge of the main Arnold conurbation. The landscape quality of the study area contributes to a medium landscape value. It has a low susceptibility to change as the site is an extension of the urban edge, only locally increasing the urbanising effect of the conurbation. Therefore the study area has a low landscape sensitivity to development of the site. There is a low visual value on site which when coupled with a low susceptibility, gives an overall low visual sensitivity of the study area to development on site.	<ul style="list-style-type: none"> <li>- north part of the site to include landscape buffer to maintain setting of a group fo trees with Tree Preservation Orders.</li> <li>- hedgerows and tree groups to ridge line to contain elevated position.</li> <li>- mitigation tree and shrub planting to create a distinct boundary between site and neighbouring properties and to</li> </ul>




			screen views from surrounding right of way.
8. Natural Resources	--	Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states “Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”. Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.  Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy	

		provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops (on Mansfield Road) for Pronto (every 10 minutes), No.87 (every 15 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/871: Killisick Lane (GBC site 1) <sup>1</sup>

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/871			
Site name:	Killisick Lane (GBC site 1)			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	3.61 ha			
Existing use:	(O) Outdoor recreation			
Site commentary:	Part open space and part agricultural land			
Dwellings capacity:	108 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	16 mins	26 mins	8 mins	
Travel time (minutes) to hospital:	21 mins	47 mins	14 mins	
Travel time (minutes) to primary school:	9 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	14 mins	23 mins	7 mins	
Travel time (minutes) to leisure centre:	15 mins	24 mins	7 mins	
Travel time (minutes) to community centre:	6 mins	11 mins	3 mins	
Travel time (minutes) to employment zone:	7 mins	12 mins	4 mins	
Travel time (minutes) to town centre:	16 mins	25 mins	7 mins	

<sup>1</sup> Site K1 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	108 homes.	
2. Health	--	Loss of recreational open space. Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 400 m of schools. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	--	Loss of open space.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	-	Score: 69. The site is a public open space and adjoining pastoral field (with historic field pattern); both of which are designated as a Mature Landscape Area. The site bounds the settlement edge and runs into open countryside to the north and east. The recreational nature of the site and its immediate surroundings coupled with the proximity of the site to existing development means that the study area is of medium landscape value, and	- south part of the site to include landscape buffer to sloping landform to maintain right of way and community space. - enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and

		loss of the Mature Landscape Area on the site contributes to a medium susceptibility of the study area to changes on the site. Overall it is considered that the study area has a medium landscape sensitivity to development of the site. The Mature Landscape Area and the intrinsic recreational value of the study area contribute to its high visual value as part of the landscape setting for Arnold. The site contributes a medium susceptibility, which is due to its role as the landscape setting to Arnold. Coupled with the visual value, this results in an overall medium visual sensitivity of the study area to development on site.	community space.
8. Natural Resources	-	Loss of open space.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (for 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. Public rights of way adjacent to the east and south of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/872: Killisick Lane (GBC site 2) <sup>2</sup>

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/872			
Site name:	Killisick Lane (GBC site 2)			
Locality:	Arnold			
Location:	Separated from urban/village boundary			
Site area:	1.01 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	30 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	16 mins	28 mins	8 mins	
Travel time (minutes) to hospital:	23 mins	50 mins	15 mins	
Travel time (minutes) to primary school:	11 mins	9 mins	3 mins	
Travel time (minutes) to secondary school:	16 mins	25 mins	8 mins	
Travel time (minutes) to leisure centre:	15 mins	26 mins	8 mins	
Travel time (minutes) to community centre:	8 mins	13 mins	4 mins	
Travel time (minutes) to employment zone:	9 mins	14 mins	4 mins	
Travel time (minutes) to town centre:	17 mins	27 mins	8 mins	

<sup>2</sup> Site K2 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	30 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to open space. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 76. The site is a pastoral field within a historic field pattern, which is designated as a Mature Landscape Area. The site is separate to the main settlement edge and forms part of the open countryside and landscape setting to the conurbation of Arnold. The recreational nature of the site's immediate surroundings coupled	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.


		<p>with its relatively unmanaged nature means that the study area is of medium landscape value, and loss of the Mature Landscape Area on the site, along with creation of a separate settlement cluster and loss of tranquility contributes to a high susceptibility of the study area to changes on the site. Overall it is considered that the study area has a high landscape sensitivity to development of the site. The Mature Landscape Area and the recreational value of the study area contribute to its medium visual value as part of the landscape setting for Arnold. The site contributes a medium susceptibility, which is due to its role as the landscape setting for various recreational activities. Coupled with the visual value, this results in an overall medium visual sensitivity of the study area to development on site.</p>	
8. Natural Resources	-	<p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p>	<p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>
9. Flooding	0	<p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.</p>	
10. Waste	-	<p>Results in increased household waste.</p>	
11. Energy and	0	<p>Impact of development upon</p>	



Climate Change		energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (for 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. Public rights of way adjacent to the east and south of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/mixed land.	

## Site 6/873: Killisick Lane (GBC site 3) <sup>3</sup>

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/873			
Site name:	Killisick Lane (GBC site 3)			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	8.87 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	266 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	21 mins	30 mins	9 mins	
Travel time (minutes) to hospital:	26 mins	51 mins	15 mins	
Travel time (minutes) to primary school:	10 mins	11 mins	3 mins	
Travel time (minutes) to secondary school:	19 mins	27 mins	8 mins	
Travel time (minutes) to leisure centre:	20 mins	28 mins	8 mins	
Travel time (minutes) to community centre:	10 mins	15 mins	4 mins	
Travel time (minutes) to employment zone:	11 mins	16 mins	5 mins	
Travel time (minutes) to town centre:	20 mins	29 mins	9 mins	

<sup>3</sup> Site K3 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	266 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to private open space. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 76. The site is a rolling pastoral field which is designated as a Mature Landscape Area. It bounds the settlement edge and runs into open countryside. The separation of the site from existing development along with the rural feeling means that the study area is of medium landscape value. The loss of the	– majority of the site (covering the east area) to include landscape buffer to high ground to prevent urban sprawl and to maintain rural character.

		<p>Mature Landscape Area on the site along with the creation of a new settlement cluster and danger of encroaching over the characteristic ridgeline at Mapperley Plains contributes to a high susceptibility of the study area to changes on the site. Overall it is considered that the study area has a medium landscape sensitivity to development of the site. There is a ridgeline to the immediate east of the site which contributes to its visual value as part of the landscape setting for Arnold. In addition, the site is within a Mature Landscape Area. Therefore, the site contributes high visual value to the study area, which when coupled with a high susceptibility, results in an overall medium visual sensitivity of the study area to development on site.</p>	
8. Natural Resources	-	<p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p>	<p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>
9. Flooding	0	<p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. According to the Local Lead Flood Authority, the site has potential to hold water and</p>	<p>Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring</p>

		reduce silt content from entering the Day Brook system.	downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops. Public rights of way adjacent to the west of the site.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/mixed land.	

## Site A2: Lodge Farm Lane Phase 2

### Sustainability Schedule

Site Details		Site Map		
Site ref:	A2			
Site name:	Lodge Farm Lane Phase 2			
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	4.88 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	166 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grades 2 and 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	16 mins	24 mins	7 mins	
Travel time (minutes) to hospital:	26 mins	47 mins	14 mins	
Travel time (minutes) to primary school:	13 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	20 mins	23 mins	7 mins	
Travel time (minutes) to leisure centre:	20 mins	22 mins	7 mins	
Travel time (minutes) to community centre:	12 mins	15 mins	5 mins	
Travel time (minutes) to employment zone:	12 mins	12 mins	3 mins	
Travel time (minutes) to town centre:	18 mins	25 mins	7 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	166 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Majority of the site within 400 m of existing bus stops. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	-	Score: 77. The site is a series of arable fields that cross a ridgeline between the main Arnold conurbation and open rural countryside, with the development boundary following a contour just below the ridgeline. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the potential for rooflines to be visible over the ridgeline from within the open rural countryside, having an	<ul style="list-style-type: none"> <li>- west area of the site to include an open space to align with development edge and to preserve rural character of public right of way.</li> <li>- central area of the site to include an open space adjacent to public right of way.</li> <li>- strategic planting to ridgeline (along the track within the</li> </ul>

		<p>urbanising effect on its surroundings, the landscape character of which is considered to be good. In addition, development of the site could affect the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. Given the medium landscape value and high landscape susceptibility, the study area is considered to have a high landscape sensitivity to development of the site. There is a medium visual value on site - due to the screening function that the ridgeline performs; however there is a high susceptibility gained through the large number of receptors and the long views afforded of the site from its surroundings. Overall, there is a medium visual sensitivity of the study area to development on site.</p>	<p>adjacent site to the north). - rooflines not to protrude over ridgelines to prevent impacts on views from the north</p>
8. Natural Resources	--	<p>Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.</p>	<p>Paragraph 112 of the National Planning Policy Framework states <i>“Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality”</i>. Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek ‘soft</p>

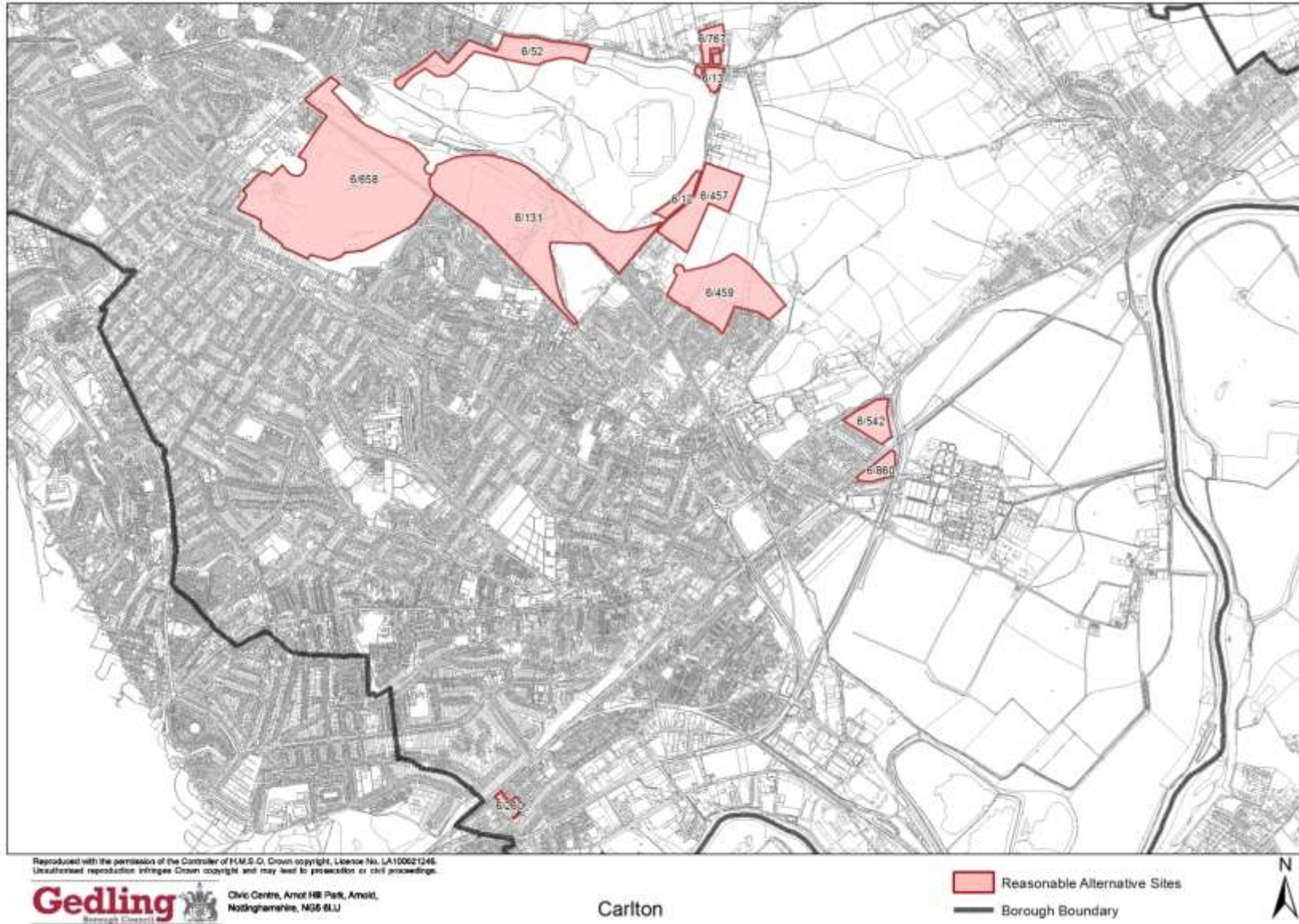


			uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.  Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the east of the site (which is a very small percentage of the site).	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Part of the site within 400 m of existing bus stops for CC (every 15 minutes). Good direct bus route to Arnold and Nottingham City for work. Public right of way through the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## **Appendix C2: Carlton**


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## Map of Reasonable Alternative Sites for Housing in Carlton



## Site 6/12: Lambley Lane (Adj Glebe Farm)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/12			
Site name:	Lambley Lane (Adj Glebe Farm)			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	1.85 ha			
Existing use:	(Y) Landfill Waste Disposal			
Site commentary:	Former colliery (now restored).			
Dwellings capacity:	55 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	24 mins	26 mins	8 mins	
Travel time (minutes) to hospital:	54 mins	> 60 mins	20 mins	
Travel time (minutes) to primary school:	17 mins	16 mins	5 mins	
Travel time (minutes) to secondary school:	25 mins	20 mins	6 mins	
Travel time (minutes) to leisure centre:	49 mins	40 mins	12 mins	
Travel time (minutes) to community centre:	29 mins	32 mins	10 mins	
Travel time (minutes) to employment zone:	37 mins	21 mins	6 mins	
Travel time (minutes) to town centre:	28 mins	35 mins	11 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	55 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to Gedling Country Park.	
3. Heritage and Design	-	Impact by loss of setting of heritage asset and buildings.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is former colliery (now restored). No existing designations, open space or Tree Preservation Orders within the site. Adjacent to Gedling Country Park. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	-	Score: 62. The site is a sloping pastoral field designated as a Mature Landscape Area to the east of the former Gedling Colliery spoil heap, which is proposed as a Country Park in the 2005 Local Plan. Along with the spoil heap, the site is part of the landscape setting for Gedling village and is the subject of long views from the settlement. Overall, the study area has a low landscape value; however there is a high susceptibility to the development of the site owing to the removal of the Mature Landscape Area, the creation of a visually separate settlement cluster and a localised reduction in rural	<ul style="list-style-type: none"> <li>- south part of the site to include landscape buffer to sloping landform.</li> <li>- strategic planting to ridge line.</li> <li>- retain as much screening to highway as possible.</li> </ul>

		feeling. Overall, there is a medium landscape sensitivity. Visually, the site has low value, but a medium susceptibility which arises from its role as part of the landscape setting to Gedling and the long views from the settlement.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/13: Lambley Lane/Spring Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/13			
Site name:	Lambley Lane/Spring Lane			
Locality:	Carlton			
Location:	Separated from urban/village boundary			
Site area:	1.28 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	44 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	30 mins	38 mins	11 mins	
Travel time (minutes) to hospital:	28 mins	> 60 mins	20 mins	
Travel time (minutes) to primary school:	7 mins	18 mins	5 mins	
Travel time (minutes) to secondary school:	34 mins	27 mins	8 mins	
Travel time (minutes) to leisure centre:	40 mins	51 mins	15 mins	
Travel time (minutes) to community centre:	36 mins	43 mins	13 mins	
Travel time (minutes) to employment zone:	9 mins	11 mins	3 mins	
Travel time (minutes) to town centre:	35 mins	46 mins	14 mins	

## Sustainability Appraisal Assessment

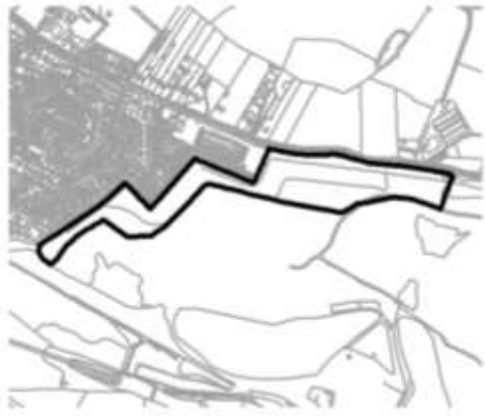
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	44 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Adjacent to Gedling Country Park.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Adjacent to Gedling Country Park. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Score: 41. The site is currently in equestrian use and nestles between Lambley Lane, Spring Lane and the edge of Gedling Country Park; there is a cluster of buildings adjacent to the site and this gives the study area a domesticated feel. The study area is to be considered of low value and of low susceptibility to development of the site. Overall, the study area is of low landscape sensitivity to the development of the site. The site is relatively well visually contained due to strong boundaries, both hedgerows and recently planted woodland.	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.



		Therefore it is of low visual value and low susceptibility to changes in views - overall the site has a low visual sensitivity.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site).	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/52: Spring Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/52			
Site name:	Spring Lane			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	9.52 ha			
Existing use:	(Y) Landfill Waste Disposal			
Site commentary:	Former colliery (now restored).			
Dwellings capacity:	150 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	23 mins	35 mins	11 mins	
Travel time (minutes) to hospital:	28 mins	52 mins	16 mins	
Travel time (minutes) to primary school:	29 mins	22 mins	7 mins	
Travel time (minutes) to secondary school:	33 mins	28 mins	8 mins	
Travel time (minutes) to leisure centre:	40 mins	42 mins	13 mins	
Travel time (minutes) to community centre:	23 mins	32 mins	9 mins	
Travel time (minutes) to employment zone:	11 mins	14 mins	4 mins	
Travel time (minutes) to town centre:	13 mins	38 mins	11 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Adjacent to Gedling Country Park.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is former colliery (now restored). No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	--	Score: 80. The site sits on the edge of the former Gedling Colliery, adjacent to new housing development. It currently is covered with trees as part of the colliery restoration scheme and this prevents views of the existing development from the south and east. To the north of the site is a Mature Landscape Area and Policy Zone MN45 which has the highest level of sensitivity. There are sensitivities to the northwestern and southeastern boundaries of the site and development should be concentrated to the north-east of the site, close to existing residential development. Overall, there is a medium	– east part of the site to include landscape buffer to prevent urban edge from extending to rising landform.

		landscape sensitivity and a high visual sensitivity.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/131: Gedling Colliery/Chase Farm

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/131			
Site name:	Gedling Colliery/Chase Farm			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	38.00 ha			
Existing use:	(Y) Landfill Waste Disposal			
Site commentary:	Part of Stratgic location identified in the Aligned Core Strategy for residential and employment development			
Dwellings capacity:	1120 homes			
Brownfield/greenfield:	Predominately brownfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	Part of site contains a Local Wildlife Site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	1 local interest building within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	14 mins	18 mins	5 mins	
Travel time (minutes) to hospital:	32 mins	50 mins	15 mins	
Travel time (minutes) to primary school:	8 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	9 mins	11 mins	3 mins	
Travel time (minutes) to leisure centre:	31 mins	27 mins	8 mins	
Travel time (minutes) to community centre:	15 mins	23 mins	7 mins	
Travel time (minutes) to employment zone:	7 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	17 mins	33 mins	10 mins	

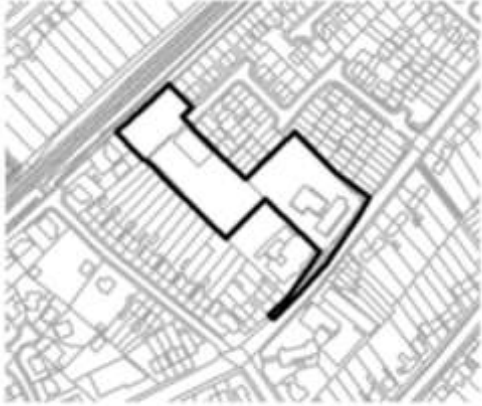
## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	1120 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space and Gedling Country Park.	
3. Heritage and Design	-	The development of the site would result in the loss of the local interest building, due to the construction of the Gedling Access Road in order to provide access to the site.	Glebe Farm has potential for conversion for another use.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Southern part of the site is within 400 m of community centres, a library and schools. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	--	Site is predominately brownfield land. Local Wildlife Site falls within part of the site. Site adjacent to Gedling Country Park. Unknown net biodiversity gain.	Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used towards management/enhancement of Local Wildlife Site or enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Not assessed as site is	

		allocated as a strategic location in the Aligned Core Strategy.	
8. Natural Resources	+	The site is former colliery and is predominately brownfield site.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is surface water flooding issue within the central of the site.	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Bus stops are on Arnold Lane and Shelford Road adjacent to the south-east of the site which residents have to walk to for No.44 and No.45 (every 7-10 minutes). Good direct bus routes to Colwick Industrial Estate and Nottingham City for work. Gedling Access Road is required to serve the site which would also provide linkage to Colwick Industrial Estate and Nottingham City for work.	
13. Employment	0	Former household waste landfill facility on part of the site so no loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/260: Sol Construction Ltd

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/260			
Site name:	Sol Construction Ltd			
Locality:	Carlton			
Location:	Within PUA			
Site area:	0.69 ha			
Existing use:	(J) Offices			
Site commentary:	Existing offices			
Dwellings capacity:	44 homes			
Brownfield/greenfield:	Brownfield site			
Environmental Characteristics				
Flood risk:	Site within flood zone 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site does not fall within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	5 mins	4 mins	1 mins	
Travel time (minutes) to hospital:	54 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:	6 mins	6 mins	2 mins	
Travel time (minutes) to secondary school:	31 mins	29 mins	9 mins	
Travel time (minutes) to leisure centre:	32 mins	45 mins	13 mins	
Travel time (minutes) to community centre:	5 mins	4 mins	1 min	
Travel time (minutes) to employment zone:	10 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	16 mins	31 mins	9 mins	




## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	44 homes.	
2. Health	++	Within 400 m of GP and several recreational open spaces.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 400 m of a school. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	++	Site is brownfield land.	
9. Flooding	--	Site within flood zone 3.	Application of the flood risk Sequential Test is required before mitigation is proposed to site located within the floodplain (wholly or partially) to ensure that wherever possible new development is steered away from areas at risk of flooding (avoidance over mitigation).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities	

		for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.44 (every 7-10 minutes). Good direct bus route to Colwick Industrial Estate and Nottingham City for work.	
13. Employment	-	Existing use is offices so loss of jobs.	
14. Innovation	--	Results in loss of offices.	
15. Economic Structure	-	Loss of existing offices on land not identified for employment or retail use on the Proposals Map.	

## Site 6/457: Lambley Lane (Adj Glebe Farm View)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/457			
Site name:	Lambley Lane (Adj Glebe Farm View)			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	8.72 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	261 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	25 mins	28 mins	8 mins	
Travel time (minutes) to hospital:	55 mins	> 60 mins	20 mins	
Travel time (minutes) to primary school:	18 mins	17 mins	5 mins	
Travel time (minutes) to secondary school:	26 mins	21 mins	6 mins	
Travel time (minutes) to leisure centre:	50 mins	41 mins	12 mins	
Travel time (minutes) to community centre:	30 mins	33 mins	10 mins	
Travel time (minutes) to employment zone:	38 mins	22 mins	7 mins	
Travel time (minutes) to town centre:	30 mins	36 mins	11 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	261 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 64. The site crosses two arable fields to the north of Gedling Village and consists of a sloping landform that affords long views to the east; it is nestled between two Mature Landscape Areas and lies to the east of Gedling Colliery spoil heap. The study area has a medium landscape value, which is derived mainly from its high landscape and scenic quality; there is a medium susceptibility	- majority area of the site (covering the north to south east area) to include landscape buffer to the north to prevent long range views onto an open and rural landscape with dispersed settlement pattern. - infill to existing

		due to the potential for disruption in settlement pattern and the pushing of the urban edge up the hill. Visually, the site has a low visual value, but the long views of the site and its importance as part of the landscape setting for its receptors give a medium visual susceptibility. Overall, there is a medium landscape sensitivity and a low visual sensitivity.	hedgerows (across the site) to strengthen field pattern and provide additional screening.
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic	0	No loss of employment/retail/	

Structure		mixed use land.	
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## Site 6/459: Lambley Lane (Willow Farm)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/459			
Site name:	Lambley Lane (Willow Farm)			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	15.57 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	110 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	25 mins	19 mins	6 mins	
Travel time (minutes) to hospital:	55 mins	> 60 mins	22 mins	
Travel time (minutes) to primary school:	8 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	> 60 mins	18 mins	5 mins	
Travel time (minutes) to leisure centre:	49 mins	40 mins	12 mins	
Travel time (minutes) to community centre:	29 mins	24 mins	7 mins	
Travel time (minutes) to employment zone:	37 mins	17 mins	5 mins	
Travel time (minutes) to town centre:	29 mins	27 mins	8 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	110 homes.	
2. Health	+	Not within 400 m of GP, however it is within public transport, walking and cycling time. Site not within 400 m of existing bus stops. Part of site within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	South part of site falls within 400 m of school. Site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	--	Would involve the loss of existing hedgerows and trees. Tree Preservation Orders within the site. Site is adjacent to a Local Wildlife Site.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated.




			Developer contribution could be used towards management/ enhancement of Local Wildlife Site. Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	-	Score: 66. The site crosses several rolling agricultural fields and has an irregular boundary. It sits within a Mature Landscape Area and has a TPO in its northwestern corner. The value of the study area is considered to be medium due to its high level of conservation interests and contributed to by its landscape and scenic qualities. There is a medium susceptibility to development - this is derived from the removal of the Mature Landscape Area, and the development not following existing field boundaries. Overall, a medium landscape sensitivity. In visual terms, the site has a medium value which is attributed to the role of the right of way as an access to the countryside. This also feeds in to the medium visual susceptibility - along with the high number of receptors - and gives an overall medium visual sensitivity.	<ul style="list-style-type: none"> <li>- the north-west part of the site to include landscape buffer to high ground to restrict long range views from north and west and to prevent the impression of urban creep.</li> <li>- east part of the site to include landscape buffer to high ground to restrict long range views from north and to prevent the impression of urban creep.</li> </ul>
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a.

			Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Site not within 400 m of existing bus stops. Public right of way through the site.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/542: Linden Grove

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/542			
Site name:	Linden Grove			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	3.80 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	114 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Part of site within flood zone 2			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	18 mins	23 mins	7 mins	
Travel time (minutes) to hospital:	42 mins	> 60 mins	25 mins	
Travel time (minutes) to primary school:	27 mins	21 mins	6 mins	
Travel time (minutes) to secondary school:	25 mins	20 mins	6 mins	
Travel time (minutes) to leisure centre:	24 mins	41 mins	12 mins	
Travel time (minutes) to community centre:	11 mins	17 mins	5 mins	
Travel time (minutes) to employment zone:	25 mins	22 mins	7 mins	
Travel time (minutes) to town centre:	13 mins	27 mins	8 mins	

## Sustainability Appraisal Assessment

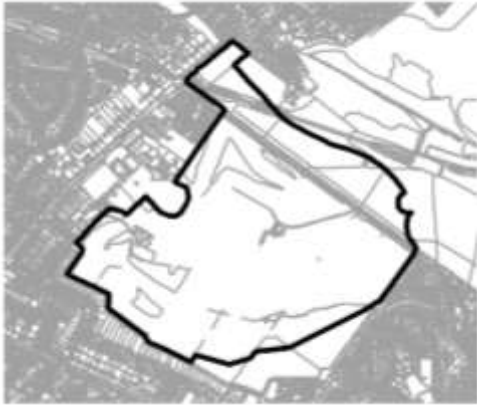
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	114 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would have an impact on the wider setting of the Listed Building but not directly on its immediate setting.	If the development were low density, well planted and low in scale (single storey), then the impact would be less than for a denser urban form comprising 2/3 storey buildings.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown biodiversity gain.	
7. Landscape	0	Score: 50. The site is a flat arable field nestled between the A612 and the settlement edge, which is part of the wider setting to a listed building. The landscape of the study area is relatively degraded due to the urbanising influences of the A612 and the settlement edge and has a low landscape value; there is also a low susceptibility to development and overall the study area has a low sensitivity to development of the site. Visually, the site has little value, but has a medium susceptibility due to the large numbers of	<ul style="list-style-type: none"> <li>- east part of the site to include landscape buffer to slope in order to contain site.</li> <li>- infill any gaps or mitigate any areas of vegetation (on the north side of the site) to create unbroken screening from Burton Road and Gedling House.</li> </ul>

		receptors in the vicinity. However, overall there is a low visual sensitivity.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Part of site falls within flood zone 2. The surface water flood risk map indicates there is low risk of surface water flooding.	Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.

			Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.100 (every 30 minutes). Good direct bus route to Carlton and Nottingham City for work. Railway track to the south of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/658: Mapperley Golf Course

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/658			
Site name:	Mapperley Golf Course			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	58.00 ha			
Existing use:	(O) Outdoor recreation			
Site commentary:	Existing golf course			
Dwellings capacity:	780 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Majority of the site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	25 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	29 mins	37 mins	11 mins	
Travel time (minutes) to primary school:	14 mins	17 mins	5 mins	
Travel time (minutes) to secondary school:	19 mins	18 mins	6 mins	
Travel time (minutes) to leisure centre:	41 mins	36 mins	11 mins	
Travel time (minutes) to community centre:	21 mins	16 mins	5 mins	
Travel time (minutes) to employment zone:	14 mins	17 mins	5 mins	
Travel time (minutes) to town centre:	14 mins	22 mins	7 mins	

## Sustainability Appraisal Assessment

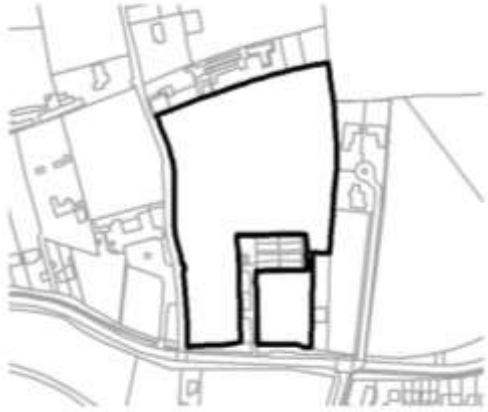
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	780 homes.	
2. Health	+	Majority of the site not within 400 m of GP, however the site is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space and Gedling Country Park.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	--	Loss of existing golf course which is a private leisure centre. Small part of the site within 400 m of a community centre, a library and schools.	An equivalent alternative golf course provision should be provided within the locality.
6. Environment, Biodiversity and Green Infrastructure	--	Loss of existing golf course (and may have high ecological value). Tree Preservation Orders within the northern part of the site. Site adjacent to a Local Wildlife Site and two open spaces.	
7. Landscape	-	Score: 64. The site is split by the A6211, the western side being a golf course and the eastern side being a series of pastoral fields, both having woodland boundaries and a rolling landform. The study area has a medium value, derived partly from its intrinsic recreational value and partly from the rural influences arising from the east of the site. Coupled with a low susceptibility to change, this gives an overall low landscape sensitivity. The site is valued as a recreational resource and as a green break in the settlement	– north part of the site (separated by Arnold Lane) to include landscape buffer to prevent urban sprawl.



		edge. When considered along with the study area's medium susceptibility to visual change, there is an overall medium visual sensitivity.	
8. Natural Resources	-	Loss of landscaped area on golf course and greenfield land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there are a couple of thin flows of high risk surface water flooding that run across the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Part of the site within 400 m of existing bus stops for No.45 (every 7-10 minutes), No.46 (hourly) and No.47 (depends on daytime – mostly hourly). Good direct bus routes to Arnold and Nottingham City for work.	
13. Employment	-	Loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	-	Loss of existing golf course (private leisure centre) on land not identified for employment or retail use on the Proposals Map.	

## Site 6/767: Spring Lane (156)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/767			
Site name:	Spring Lane (156)			
Locality:	Carlton			
Location:	Separated from urban/village boundary			
Site area:	2.21 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	51 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	49 mins	38 mins	12 mins	
Travel time (minutes) to hospital:	30 mins	> 60 mins	20 mins	
Travel time (minutes) to primary school:	8 mins	18 mins	6 mins	
Travel time (minutes) to secondary school:	35 mins	27 mins	9 mins	
Travel time (minutes) to leisure centre:	41 mins	52 mins	16 mins	
Travel time (minutes) to community centre:	37 mins	44 mins	13 mins	
Travel time (minutes) to employment zone:	10 mins	12 mins	4 mins	
Travel time (minutes) to town centre:	36 mins	47 mins	14 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	51 homes.	
2. Health	-	Although it is within 400 m of Gedling Country Park, the site is not within 400 m of GP and not within 30 minutes public transport time of GP. Thus this scores a minor negative.	Contributions to improve access to health provision.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however it is within 30 minutes public transport time to some facilities.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	0	Score: 43. The site is a pastoral field punctuated by two buildings and lies on a low plateau to the south of the main body of the village of Lambley and to the northeast of the former Gedling Colliery. The study area has a high landscape quality, but overall a low landscape value; it is felt that the study area has a low susceptibility and low landscape sensitivity to development of the site. Visually, the site has no value and there are few receptors susceptible to development on site. Therefore it is considered that the site has low visual sensitivity.	- north and west sides of the site to include mitigation planting to contain the site and screen from adjacent properties in and north of the west. - improve hedgerows and boundary planting (on east side of the site) to contain site and screen from properties in the east.
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site	Agricultural Land Classification survey required to

		is best and most versatile land i.e. grade 3a.	determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## Site 6/860: Trent Valley Road A612 (Land Adj Railway)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/860			
Site name:	Trent Valley Road A612 (Land Adj Railway)			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	1.98 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Greenfield land			
Dwellings capacity:	60 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Part of site within flood zone 2			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	40 mins	23 mins	7 mins	
Travel time (minutes) to hospital:	55 mins	> 60 mins	26 mins	
Travel time (minutes) to primary school:	18 mins	18 mins	5 mins	
Travel time (minutes) to secondary school:	38 mins	24 mins	7 mins	
Travel time (minutes) to leisure centre:	37 mins	45 mins	14 mins	
Travel time (minutes) to community centre:	24 mins	21 mins	6 mins	
Travel time (minutes) to employment zone:	38 mins	19 mins	6 mins	
Travel time (minutes) to town centre:	26 mins	31 mins	9 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities, however they are within 30 minutes public transport time to some facilities.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of natural and semi-natural land. Would involve the loss of existing trees. Unknown net biodiversity gain.	Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	0	Score: 48. The site is an undulating area of rough	The Landscape and Visual

		<p>scrubland nestled between the A612 and the settlement edge. The landscape of the study area is relatively degraded due to the urbanising influences of the A612 and Gedling village and has a low landscape value; there is also a low susceptibility to development and overall the study area has a low sensitivity to development of the site. Visually, the site has little value, but has a medium susceptibility due to the large numbers of receptors in the vicinity. However, overall there is a low visual sensitivity.</p>	<p>Analysis of Potential Development Sites (2014) provides no mitigation recommendations.</p>
8. Natural Resources	-	<p>Loss of greenfield land i.e. natural and semi-natural land.</p>	
9. Flooding	-	<p>Part of site falls within flood zone 2. The surface water flood risk map indicates there is no significant surface water flooding issue.</p>	<p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p>

10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.100 (every 30 minutes). Good direct bus route to Carlton and Nottingham City for work. Railway track to the north of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	



## **Appendix C3: Edge of Hucknall**

Map of Reasonable Alternative Site for Housing on the edge of Hucknall .....	122
Site 6/460: Hayden Lane .....	123

## Map of Reasonable Alternative Site for Housing on the edge of Hucknall



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Civic Centre, Arnot Hill Park, Arnold,  
Nottinghamshire, NG5 6LU

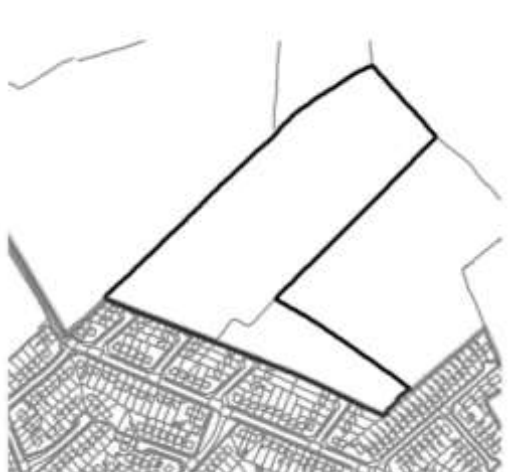
Edge of Hucknall

Reasonable Alternative Sites  
Borough Boundary



## Site 6/460: Hayden Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/460			
Site name:	Hayden Lane			
Locality:	Hucknall			
Location:	Adjacent Sub-Regional Centre			
Site area:	5.99 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land. Part of the site allocated in the Aligned Core Strategy for residential development			
Dwellings capacity:	120 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 2			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
<b>Historic Characteristics</b>				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	12 mins	24 mins	7 mins	
Travel time (minutes) to hospital:	29 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	7 mins	8 mins	2 mins	
Travel time (minutes) to secondary school:	19 mins	27 mins	8 mins	
Travel time (minutes) to leisure centre:	8 mins	17 mins	5 mins	
Travel time (minutes) to community centre:	15 mins	31 mins	9 mins	
Travel time (minutes) to employment zone:	9 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	11 mins	26 mins	8 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	120 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 400 m of a post office in the urban area of Hucknall. It is within 30 minutes public transport time of community facilities within Hucknall.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 68. The site provides a valuable buffer between the existing settlement edge and Conservation Area and Mature Landscape Area of the north west and north east respectively. Due to a combination of proposed site boundary, positioning to existing development and nature of land form, development of the full site	- majority of the site (northern area) to include landscape buffer to restrict urban creep beyond the existing settlement edge. - enhance hedgerows (on north west, north

		will appear as an exaggerated urban extension which will greatly detract from the landscape setting of the north.	and north east sides of the site) to contain development edge and reinforce field patterns and definition.
8. Natural Resources	--	Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states <i>"Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"</i> . Where Best Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	

12. Transport	+	Within 400 m of existing bus stops for No.728 (hourly). Part of site within 400 m of existing bus stops for No.141 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	