

# **Sustainability Appraisal Publication Draft**

## **Appendix E: Reasonable Alternative Sites for Housing in the Other Villages**

Local Planning Document

March 2016

# Introduction

Appendix E contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the other villages which are Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

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

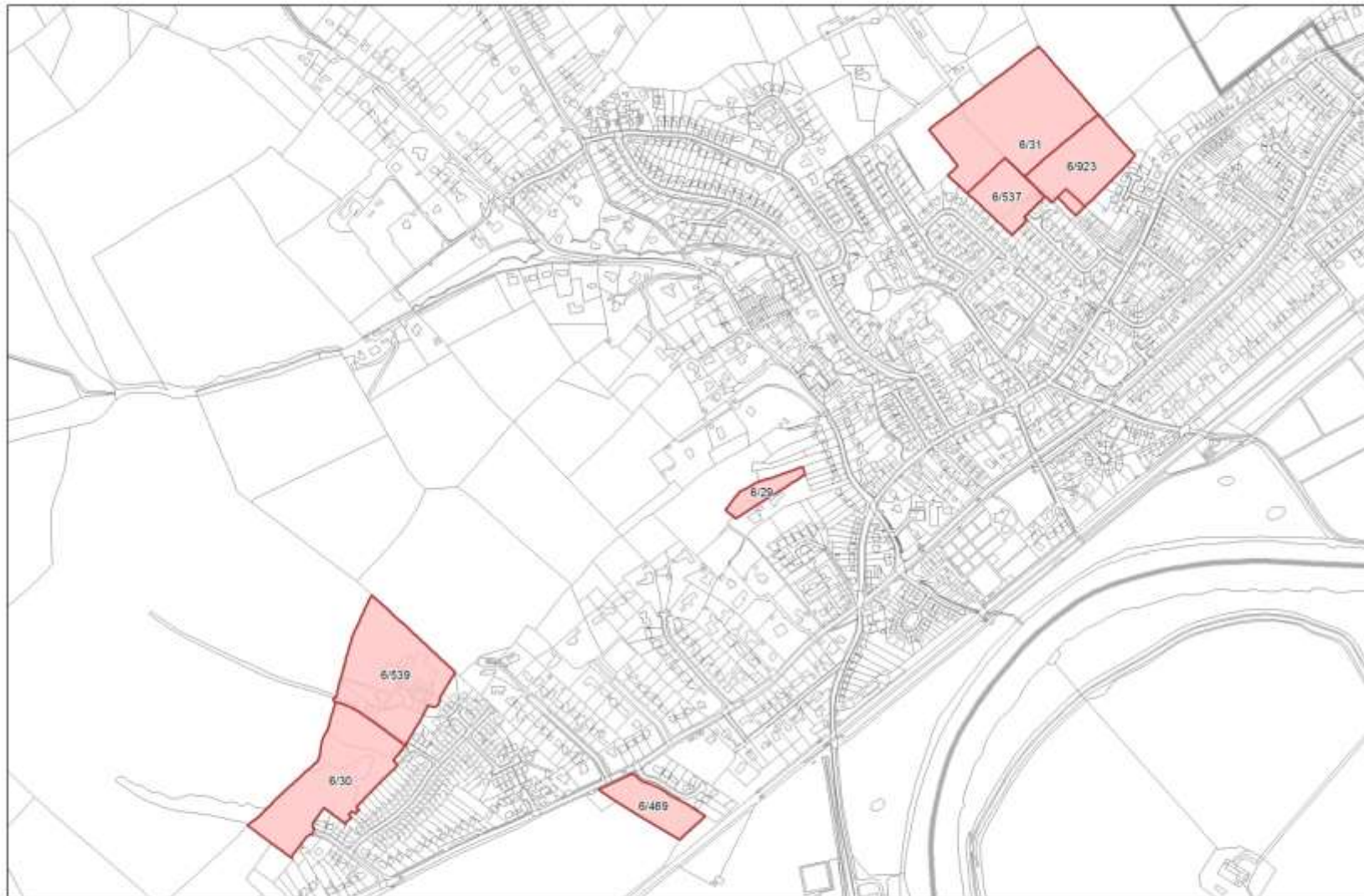
# Contents

Appendix E1: Burton Joyce .....	3
Appendix E2: Lambley .....	34
Appendix E3: Linby .....	64
Appendix E4: Newstead .....	69
Appendix E5: Papplewick.....	78
Appendix E6: Stoke Bardolph .....	83
Appendix E7: Woodborough .....	90

# Appendix E1: Burton Joyce

Map of Reasonable Alternative Sites for Housing in Burton Joyce .....	4
Site 6/29: Lambley Lane (23) .....	5
Site 6/30: Woodside Road (Land Off).....	9
Site 6/31: Hillside Farm .....	13
Site 6/469: Millfield Close (Safeguarded Land) .....	17
Site 6/537: Land to the North of Orchard Close .....	22
Site 6/539: Glebe Farm, Burton Joyce .....	26
Site 6/923: Orchard Close/Hillside Drive (land to the north of) .....	30

## Map of Reasonable Alternative Sites for Housing in Burton Joyce





Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100221246.  
Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Civic Centre, Arnot Hill Park, Arnold,  
Nottinghamshire, NG5 8LJ

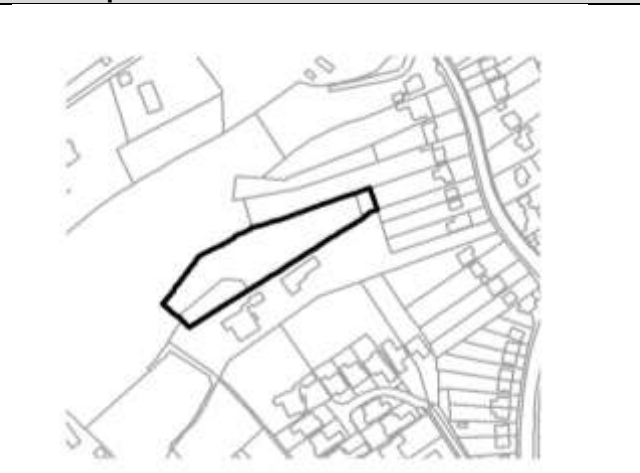
Burton Joyce

 Reasonable Alternative Sites  
 Borough Boundary



## Site 6/29: Lambley Lane (23)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/29			
Site name:	Lambley Lane (23)			
Locality:	Burton Joyce			
Location:	Within named settlement			
Site area:	0.33 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	10 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:	Part of 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:	3 mins	2 mins	1 min	
Travel time (minutes) to hospital:	46 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:	8 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	28 mins	45 mins	13 mins	
Travel time (minutes) to leisure centre:	36 mins	> 60 mins	20 mins	
Travel time (minutes) to community centre:	14 mins	43 mins	13 mins	
Travel time (minutes) to employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	17 mins	53 mins	16 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	10 homes.	
2. Health	++	Within 400 m of two GPs within the village and 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	+	Part of the site within 400 m of a post office and a primary school. Site is within 800 m of a library and a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 42. The site is a very contained field between existing residential development and woodland - there are no external public views of the site. The study area has a low landscape value, although there are aspects such as the Mature Landscape Area to the east of the site that have a medium value. However, as the site has no real influence on its surroundings, there is a low susceptibility to change within the study area, and consequently a low landscape sensitivity. Visually, the site is extremely contained and therefore the study area has a low visual sensitivity to development of the site.	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	-	Part of site falls within flood zone 2. The surface water flood	Where possible site boundaries


		risk map indicates there is a low risk of surface water flooding.	<p>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> <p>Requires adequate sustainable drainage systems to control the rate of surface water runoff.</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 on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to	

		travel and also it would be difficult to travel directly to employment areas within the Borough 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.	



## Site 6/30: Woodside Road (Land Off)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/30			
Site name:	Woodside Road (Land Off)			
Locality:	Burton Joyce			
Location:	Adjacent named settlement			
Site area:	2.44 ha			
Existing use:	(F) Forestry/woodland			
Site commentary:	Greenfield land			
Dwellings capacity:	44 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:	A 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:	11 min	20 mins	6 mins	
Travel time (minutes) to hospital:	39 mins	59 mins	18 mins	
Travel time (minutes) to primary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	12 mins	13 mins	4 mins	
Travel time (minutes) to leisure centre:	36 mins	33 mins	10 mins	
Travel time (minutes) to community centre:	16 mins	25 mins	8 min	
Travel time (minutes) to employment zone:	10 mins	15 mins	4 mins	
Travel time (minutes) to town centre:	16 mins	29 mins	9 min	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	44 homes.	
2. Health	+	Not within 400 m of two GPs within the village, 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 within the village, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	--	A Local Wildlife Site and Tree Preservation Orders within the site.	Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. 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 is wooded and forms the backdrop to the edge of the village; it is part of a wider Mature Landscape Area, Local Wildlife Site and area TPO. These designations, along with the high landscape quality of the wider study area, give the	- retain tree group to the north west boundary to provide screening or potential development edge.

		<p>study area a medium landscape value. There is a high susceptibility to development due to the loss of these designations and also the perceived extension of the settlement up the hill. Overall, there is a medium landscape sensitivity. Visually, there is a medium value associated with the site - this is due to the Mature Landscape Area on site, as well as the screening function that the site performs. However, there is a low visual susceptibility to development - due to the visual containment of the site within the study area and the lack of receptors - which means that overall there is a low visual sensitivity within the study area.</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	-	<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 is on a relatively steep sloping catchment.</p>	<p>Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties.</p>
10. Waste	-	<p>Results in increased household waste.</p>	

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 A612 Nottingham Road for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough 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.	

## Site 6/31: Hillside Farm

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/31			
Site name:	Hillside Farm			
Locality:	Burton Joyce			
Location:	Adjacent named settlement			
Site area:	5.19 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	75 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:	7 mins	6 mins	2 mins	
Travel time (minutes) to hospital:	50 mins	> 60 mins	35 mins	
Travel time (minutes) to primary school:	12 mins	11 min	3 mins	
Travel time (minutes) to secondary school:	33 mins	52 mins	15 mins	
Travel time (minutes) to leisure centre:	40 mins	> 60 mins	23 mins	
Travel time (minutes) to community centre:	31 min	51 min	15 mins	
Travel time (minutes) to employment zone:	8 mins	8 mins	2 mins	
Travel time (minutes) to town centre:	21 min	> 60 mins	18 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	75 homes.	
2. Health	++	Majority of site within 400 m of one of the two GPs within the village and 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	+	Part of site is within 400 m of a post office, a library and a primary school within the village. Site is within 800 m of a library and a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Site is adjacent to Tree Preservation Orders. 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. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.

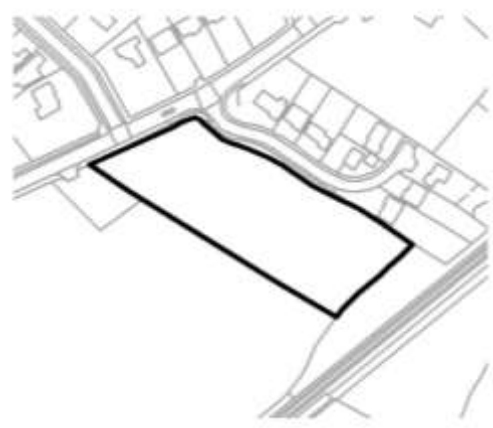
7. Landscape	-	<p>Score: 73. The site is a sloping pastoral field forming the rural edge of Burton Joyce. Long views are obtained from the northwest of the site across the Trent Valley. The study area has a medium landscape value, which arises from the high landscape and scenic quality and is contributed to by the intrinsic recreational value. The sloping nature of the site means it has a clear influence on its surroundings and development on the site would cause an extension of the settlement up the hill and an erosion of the strong rural edge; therefore there is a high susceptibility to change within the study area. Overall, the study area has a medium landscape sensitivity to development of the site. Visually, the site has medium value as the backdrop to the settlement, as well as recreational value. There is a high susceptibility, however, as development on the site would be visible for a long distance and affect the key part of the landscape setting for rights of way that cross the site. Therefore the study area has a overall medium visual sensitivity to development of the site.</p>	<p>- approx half of the site (northern area) to include landscape buffer to prevent urban creep to rising landform.  - mitigation tree planting (on north west and north east sides of the site) to contain site from the north.  Retain mature trees to boundary (on west side of the 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</p>

			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. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment.	Requires good sustainable drainage systems in place to ensure surface water runoff 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 on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough 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.	



## Site 6/469: Millfield Close (Safeguarded Land)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/469			
Site name:	Millfield Close (Safeguarded Land)			
Locality:	Burton Joyce			
Location:	Adjacent named settlement			
Site area:	0.74 ha			
Existing use:	(G) Rough grassland and bracken			
Site commentary:	Greenfield land			
Dwellings capacity:	23 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	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:	5 mins	9 mins	3 mins	
Travel time (minutes) to hospital:	45 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	9 mins	13 mins	4 mins	
Travel time (minutes) to secondary school:	27 mins	37 mins	11 min	
Travel time (minutes) to leisure centre:	35 mins	59 mins	18 mins	
Travel time (minutes) to community centre:	14 mins	34 mins	10 mins	
Travel time (minutes) to employment zone:	6 mins	12 mins	4 mins	
Travel time (minutes) to town centre:	16 mins	44 mins	13 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	23 homes.	
2. Health	+	Not within 400 m of two GPs within the village, 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 within the village, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of rough grassland and bracken. Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. 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: 44. The site is a flat field	- retain and


		<p>which is currently unmanaged and is adjacent to the A612 and the settlement edge. The study area has a low landscape value despite its medium landscape and scenic quality, and the site's position immediately adjacent to the existing settlement edge means that the study area has a low susceptibility to the site's development. Overall, the study area has a low landscape sensitivity to development of the site. In visual terms, the site has little value and the study area has a low susceptibility to change given the site's settlement edge location and the containment of the site through its boundary vegetation. Overall, the study area is considered to have a low sensitivity to development of the site.</p>	<p>enhance existing planting (on south side of the 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	--	<p>Site falls within flood zone 2. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority, there may be an access issue onto the A612 in the more extreme surface water floods.</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</p>

			<p>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> <p>Requires adequate sustainable drainage systems to control the rate of surface water runoff.</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 on A612 Nottingham Road for No.100 (every 30 minutes) and within 400 m of existing train station for trains to Leicester, Nottingham, Newark and Matlock. Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel, the train services are not frequent and also it would be difficult to travel directly to employment areas within the Borough 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.	

## Site 6/537: Land to the North of Orchard Close

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/537			
Site name:	Land to the North of Orchard Close			
Locality:	Burton Joyce			
Location:	Adjacent named settlement			
Site area:	0.74 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	16 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:	5 mins	5 mins	1 min	
Travel time (minutes) to hospital:	48 mins	> 60 mins	35 mins	
Travel time (minutes) to primary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	31 min	50 mins	15 mins	
Travel time (minutes) to leisure centre:	38 mins	> 60 mins	22 mins	
Travel time (minutes) to community centre:	29 mins	50 mins	15 mins	
Travel time (minutes) to employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	19 mins	59 mins	18 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	16 homes.	
2. Health	++	Within 400 m of one of the two GPs within the village and 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	++	Site within 400 m of a post office, a library and a primary school within the village.	
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	0	Score: 45. The site is a sloping pastoral field nestled in corner between residential properties on Orchard Close and Olive Grove. The study area has a medium landscape value, which arises for the high landscape quality and is contributed to by the medium recreational value and some perceptual aspects. However, the site has little influence on its surroundings and there is a low susceptibility to change within the study area; consequently a low landscape	- mitigation planting (on north east and north west sides of the site) to create a division between potential development and rights of way and to screen the site from the rural and rising landscape in the north. - retain existing trees and shrubs


		sensitivity. Visually, the site has little value and is contained by built form and landform. Therefore the study area has a low visual sensitivity to development of the site.	(on the south west side of the site) at the edge of the existing settlement edge.
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. According to the Local Lead Flood Authority, the site is on relatively steep sloping catchments.	Requires good sustainable drainage systems in place to ensure surface water runoff 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 on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor	



		positive. Adjacent to the public right of way to the north east 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 6/539: Glebe Farm, Burton Joyce

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/539			
Site name:	Glebe Farm			
Locality:	Burton Joyce			
Location:	Adjacent named settlement			
Site area:	2.40 ha			
Existing use:	(B) Agricultural buildings			
Site commentary:	Farmhouse, two farm cottages and farm buildings			
Dwellings capacity:	20 homes			
Brownfield/greenfield:	Predominately 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:	11 min	20 mins	6 mins	
Travel time (minutes) to hospital:	47 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	15 mins	24 mins	7 mins	
Travel time (minutes) to secondary school:	30 mins	36 mins	11 min	
Travel time (minutes) to leisure centre:	37 mins	59 mins	18 mins	
Travel time (minutes) to community centre:	16 mins	34 mins	10 mins	
Travel time (minutes) to employment zone:	16 mins	23 mins	7 mins	
Travel time (minutes) to town centre:	18 mins	44 mins	13 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	20 homes.	
2. Health	+	Not within 400 m of two GPs within the village, however it is within 30 minutes public transport, walking 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 within the village, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing trees. Site is adjacent to woodland and Tree Preservation Orders. 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. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.
7. Landscape	0	Score: 51. The site is a	- mitigation tree

		<p>farmstead and forms the backdrop to the edge of the village; it is adjacent to Mature Landscape Area, Local Wildlife Site and area TPO. The study area has a low landscape value and susceptibility given the existing poor settlement edge and high degree of human influence and there is an overall low landscape sensitivity. Visually, there is a medium value associated with the site - this is due to the adjacent Mature Landscape Area, as well as the village backdrop function that the site performs. However, there is a low visual susceptibility to development - due to the lack of receptors and visual containment of the site within the study area - which means that overall there is a low visual sensitivity within the study area. There is a localised high point towards the northern edge of the site which is slightly more sensitive than the remainder of the site.</p>	<p>and shrub planting to the north west boundary, extended tree line from the south west to provide screening of potential settlement edge.</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. According to the</p>	<p>Requires good sustainable drainage systems in place to ensure surface water</p>

		Local Lead Flood Authority, the site is on a relatively steep sloping catchment.	runoff 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 on A612 Nottingham Road for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough 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.	

## Site 6/923: Orchard Close/Hillside Drive (land to the north of)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/923			
Site name:	Orchard Close/Hillside Drive (land to the north of)			
Locality:	Burton Joyce			
Location:	Adjacent named settlement			
Site area:	1.29 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	31 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	Public transport	Public transport	
Travel time (minutes) to GP:	8 mins	7 mins	2 mins	
Travel time (minutes) to hospital:	49 mins	> 60 mins	35 mins	
Travel time (minutes) to primary school:	11 min	11 min	3 mins	
Travel time (minutes) to secondary school:	32 mins	51 min	15 mins	
Travel time (minutes) to leisure centre:	39 mins	> 60 mins	23 mins	
Travel time (minutes) to community centre:	26 mins	49 mins	15 mins	
Travel time (minutes) to employment zone:	7 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	20 mins	> 60 mins	18 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	31 homes.	
2. Health	++	Majority of site within 400 m of one of the two GPs within the village and 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	+	Approximately half of the site within 400 m of a post office, a library and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.
7. Landscape	0	Score: 50. The site is a sloping pastoral field which sits behind properties on Hillside Drive and Langham Drive. The study area has a medium landscape value, which arises from the high landscape quality and is contributed to by the recreational value and some perceptual aspects. However, the site has little influence on its surroundings and there is a low susceptibility to change within the study area; consequently a low landscape sensitivity. Visually, the site has little value and is contained by built form and landform. Therefore the	<ul style="list-style-type: none"> <li>- retain landscape buffer (south west area of the site) to preserve character of the right of way into open areas in the north.</li> <li>- retain hedgerow and trees to northern boundary of site</li> </ul>

		study area has a low visual sensitivity to development of the 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. Site is part of site 6/31 and according to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment.	Requires good sustainable drainage systems in place to ensure surface water runoff 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 on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for	

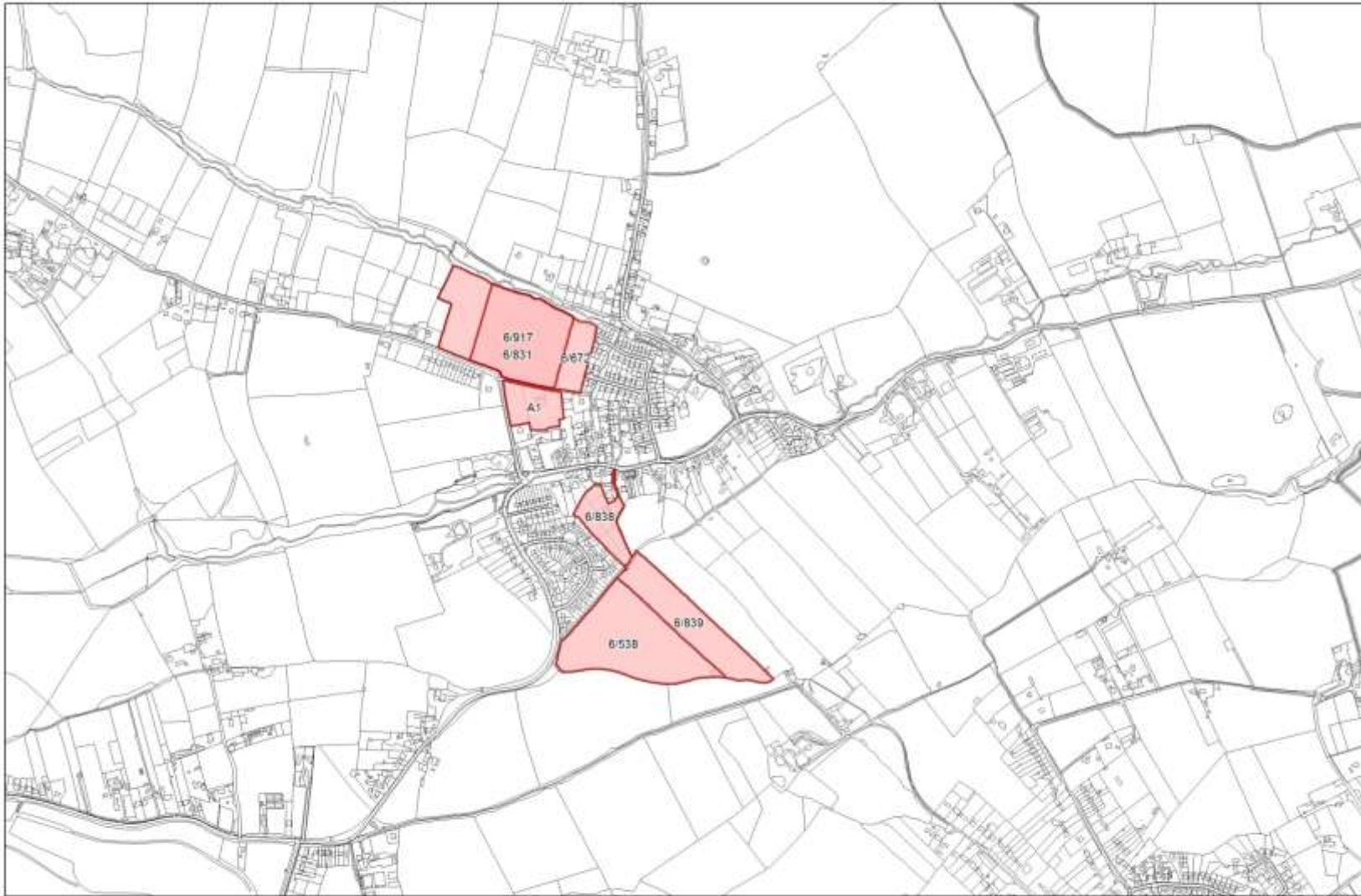


		training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

## **Appendix E2: Lambley**

Map of Reasonable Alternative Sites for Housing in Lambley .....	35
Site 6/538: Land Off Spring Lane .....	36
Site 6/672: Land adj Steeles Way/Orchard Rise .....	40
Site 6/831: Catfoot Lane.....	44
Site 6/838: Stables – Site A.....	48
Site 6/839: Spring Lane (Land Off) – Site B .....	52
Site 6/917: Catfoot Lane (land adj Orchard Rise/Steels Way).....	56
Site A1: Hill Close Farm, Lambley.....	60

## Map of Reasonable Alternative Sites for Housing in Lambley



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, Licence No. LA100021246.  
Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

**Gedling**  
Borough Council

Civic Centre, Annot Hill Park, Arnold,  
Nottinghamshire, NG6 8LU


Lambley

Reasonable Alternative Sites  
Borough Boundary



## Site 6/538: Land Off Spring Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/538			
Site name:	Land Off Spring Lane			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	4.46 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	140 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:	51 min	48 mins	14 mins	
Travel time (minutes) to hospital:	31 min	> 60 mins	23 mins	
Travel time (minutes) to primary school:	7 mins	8 mins	3 mins	
Travel time (minutes) to secondary school:	58 mins	34 mins	10 mins	
Travel time (minutes) to leisure centre:	43 mins	> 60 mins	18 mins	
Travel time (minutes) to community centre:	39 mins	53 mins	16 mins	
Travel time (minutes) to employment zone:	12 mins	23 mins	7 mins	
Travel time (minutes) to town centre:	37 mins	56 mins	17 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	140 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. It is within 30 minutes of cycling time. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.	Very modest small scale development on the northern parcel of site, but at low density, low scale and 'greened' might be possible.
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 800 m of a joint-use community facility i.e. a village hall and a primary school within the village.	The Village Hall is a joint-use facility, shared between the community and Lambley Primary School
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: 82. The site is a sloping arable field which forms the backdrop to the southern side of Lambley. A medium landscape value is present in the study area, contributed to by the high landscape and scenic quality and close resemblance to the Policy Zone. In addition, the study area has a high susceptibility to development on site due to the site's landform causing an increased urbanising effect from development on site. Visually, views of the site have high value, arising from its	<ul style="list-style-type: none"> <li>- southern area to include landscape buffer to slope and high ground to prevent long range views and to prevent urban creep from conservation area setting.</li> <li>- infill existing hedgerows at the (east and south) boundary of site to reinforce field patterns and to</li> </ul>

		position as the village backdrop; there is a high susceptibility as the site forms a key part of the landscape setting for the village and overall a high visual sensitivity to development of the site.	contain 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	--	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 surface water flood flow route through the northerly section 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). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public right of way to the north west 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 6/672: Land adj Steeles Way/Orchard Rise

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/672			
Site name:	Land adj Steeles Way/Orchard Rise			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	0.89 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	15 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:	54 mins	59 mins	18 mins	
Travel time (minutes) to hospital:	35 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:	8 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	40 mins	45 mins	13 mins	
Travel time (minutes) to leisure centre:	47 mins	> 60 mins	22 mins	
Travel time (minutes) to community centre:	40 mins	> 60 mins	19 mins	
Travel time (minutes) to employment zone:	16 mins	35 mins	11 min	
Travel time (minutes) to town centre:	41 min	> 60 mins	20 mins	



## Sustainability Appraisal Assessment

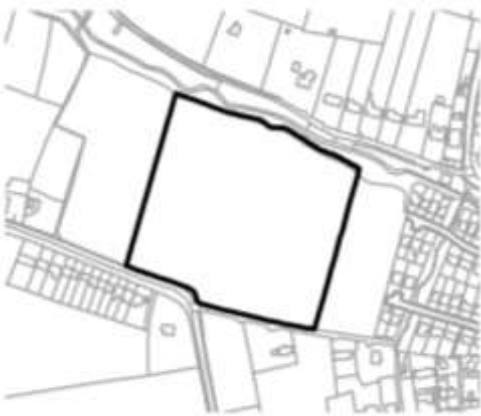
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	15 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of the site within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 joint-use community facility i.e. a village hall and a primary school within the village.	
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: 65. The site is a sloping strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting for a couple of listed buildings. The value of the landscape of the study area is considered to be medium, and there is considered to be medium susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area. The site affords a medium visual	<ul style="list-style-type: none"> <li>- north part of the site to include landscape buffer to preserve right of way.</li> <li>- southern area of the site to include landscape buffer to slope.</li> <li>- mitigation planting (on west side of the site) to prevent views from west.</li> </ul>

		value through its adjacent designations and through its long views. However, when coupled with a low susceptibility to change, it is felt that the study area 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. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary 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). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north 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 6/831: Catfoot Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/831			
Site name:	Catfoot Lane			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	3.48 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:	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:	53 mins	55 mins	16 mins	
Travel time (minutes) to hospital:	33 mins	> 60 mins	24 mins	
Travel time (minutes) to primary school:	5 mins	4 mins	1 min	
Travel time (minutes) to secondary school:	38 mins	40 mins	12 mins	
Travel time (minutes) to leisure centre:	45 mins	> 60 mins	19 mins	
Travel time (minutes) to community centre:	38 mins	52 mins	16 mins	
Travel time (minutes) to employment zone:	14 mins	31 min	9 mins	
Travel time (minutes) to town centre:	35 mins	> 60 mins	19 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	120 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 joint-use community facility i.e. a village hall and a primary school within the village.	
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: 81. The site is a sloping strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural	<ul style="list-style-type: none"> <li>- northern part of the site to include landscape buffer to right of way opposite Conservation Area and mature trees.</li> <li>- southern area of the site to include landscape buffer to slope and high ground to prevent long range views onto the potential development from the north, east and west.</li> </ul>

		surroundings. The site affords a medium visual value through its adjacent designations and through its long views. It also forms a key part of the landscape setting for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area.	- mitigation planting (on the west side of the site) to screen potential development from the right of way and views from the west.
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. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary 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). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be	

		difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north 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 6/838: Stables – Site A

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/838			
Site name:	Stables - Site A			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	1.09 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	20 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:	Part of site is 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:	50 mins	50 mins	15 mins	
Travel time (minutes) to hospital:	30 mins	> 60 mins	24 mins	
Travel time (minutes) to primary school:	6 mins	6 mins	2 mins	
Travel time (minutes) to secondary school:	57 mins	36 mins	11 min	
Travel time (minutes) to leisure centre:	42 mins	> 60 mins	19 mins	
Travel time (minutes) to community centre:	38 mins	56 mins	17 mins	
Travel time (minutes) to employment zone:	11 min	26 mins	8 mins	
Travel time (minutes) to town centre:	36 mins	59 mins	18 mins	



## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	20 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 joint-use community facility i.e. a village hall and a primary school within the village.	
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. 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: 65. The site is a gap within the settlement edge that is currently used for equestrian purposes. It falls within a Mature Landscape Area and the	- infill existing hedgerow boundaries (from east to north east) to strengthen field

		Lambley Conservation Area; there is a medium landscape value of the study area which is partly derived from these designations. The study area is considered to have a medium susceptibility to development of the site due to the loss of the Mature Landscape Area and potential for conflict with the Conservation Area, and overall a medium landscape sensitivity to development. Visually, the site has a high value due to its designations, but the study area has a low visual susceptibility to change due to the site not making a major contribution to the landscape setting of the study area.	patterns and provide containment to 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.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way 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 6/839: Spring Lane (Land Off) – Site B

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/839			
Site name:	Spring Lane (Land Off) - Site B			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	2.72 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	60 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:	52 mins	51 min	15 mins	
Travel time (minutes) to hospital:	32 mins	> 60 mins	24 mins	
Travel time (minutes) to primary school:	9 mins	9 mins	3 mins	
Travel time (minutes) to secondary school:	60 mins	37 mins	11 min	
Travel time (minutes) to leisure centre:	44 mins	> 60 mins	19 mins	
Travel time (minutes) to community centre:	40 mins	56 mins	17 mins	
Travel time (minutes) to employment zone:	13 mins	27 mins	8 mins	
Travel time (minutes) to town centre:	39 mins	60 mins	18 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. It is within 30 minutes of cycling time. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.	A smaller site including just the northern part of the site would have a reduced impact.
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 800 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
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: 80. The site is a sloping arable field which forms the backdrop to the southern side of Lambley. A medium landscape value is present in the study area, contributed to by the high landscape and scenic quality and close resemblance to the Policy Zone. In addition, the study area has a high susceptibility to development on site due to the site's landform causing an increased urbanising effect from development on site. Visually, views of the site have high value, arising from its position as the village backdrop; there is a medium susceptibility	- infill existing hedgerow boundaries (on all sides) to strengthen field patterns and provide containment to site

		as the site forms a key part of the landscape setting for the village. Overall, this results in a high visual sensitivity of the study area to development of the 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	--	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 surface water flood flow route through the northerly section 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). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north west 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 6/917: Catfoot Lane (land adj Orchard Rise/Steels Way)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/917			
Site name:	Catfoot Lane (land adj Orchard Rise/Steels Way)			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	5.94 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 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:	53 mins	55 mins	16 mins	
Travel time (minutes) to hospital:	33 mins	> 60 mins	24 mins	
Travel time (minutes) to primary school:	5 mins	4 mins	1 min	
Travel time (minutes) to secondary school:	38 mins	40 mins	12 mins	
Travel time (minutes) to leisure centre:	45 mins	> 60 mins	19 mins	
Travel time (minutes) to community centre:	38 mins	52 mins	16 mins	
Travel time (minutes) to employment zone:	14 mins	31 min	9 mins	
Travel time (minutes) to town centre:	35 mins	> 60 mins	19 mins	



## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Majority of the site within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	--	Score: 81. The site is an area of sloping farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural surroundings. The site affords a	<ul style="list-style-type: none"> <li>- the north, west and south areas of the site to retain as a landscape buffer to prevent urban edge from extending into rural landscape.</li> <li>- strategic planting to boundary (on north, west and south sides of the development) to soften the development edge</li> </ul>

		medium visual value through its adjacent designations and through its long views. It also forms a key part of the landscape context for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area.	
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 the site has a high risk surface water flooding issue on the northern boundary 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	+	Part of the site within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Adjacent to the public rights of way to the north, south and west 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 A1: Hill Close Farm, Lambley

### Sustainability Schedule

Site Details		Site Map		
Site ref:	A1			
Site name:	Hill Close Farm, Lambley			
Locality:	Lambley			
Location:	Adjacent named settlement			
Site area:	1.08 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	32 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:	51 min	53 mins	16 mins	
Travel time (minutes) to hospital:	31 min	> 60 mins	24 mins	
Travel time (minutes) to primary school:	3 mins	3 mins	1 min	
Travel time (minutes) to secondary school:	37 mins	39 mins	12 mins	
Travel time (minutes) to leisure centre:	43 mins	> 60 mins	16 mins	
Travel time (minutes) to community centre:	37 mins	53 mins	16 mins	
Travel time (minutes) to employment zone:	12 mins	29 min	9 mins	
Travel time (minutes) to town centre:	37 mins	> 60 mins	19 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	32 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	None.
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 joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	-	Score: 65. The site is a sloping strip of farmland adjacent to the existing settlement edge. It is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, with a medium susceptibility to development, mostly arising from the proximity to the Mature Landscape Area and conservation area; potential effect on the Conservation Area and the perceived increase of density of the village. The site affords a medium visual value through its adjacent designations and through its long views. It also forms a part of the landscape context for several residential and rights of	<ul style="list-style-type: none"> <li>- northern area of the site to include landscape buffer to align with existing properties and ridgeline and to refrain from developing on high ground.</li> <li>- retain and enhance boundary vegetation (on north and west sides of the site) to maintain rural characteristics on high ground</li> </ul>

		way users and is visible from several locations, giving a medium visual susceptibility. Overall, there is a medium visual sensitivity within the study area.	
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 are no flood risk issues.	
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). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way 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 E3: Linby**

Map of Reasonable Alternative Site for Housing in Linby.....	65
Site 6/535: Greenacres .....	66



## Map of Reasonable Alternative Site for Housing in Linby





Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, License No. LA100021246.  
Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Civic Centre, Arnot Hill Park, Arnold,  
Nottinghamshire, NG5 8LU


Linby

 Reasonable Alternative Sites  
 Borough Boundary



## Site 6/535: Greenacres

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/535			
Site name:	Greenacres			
Locality:	Linby			
Location:	Separated from urban/village boundary			
Site area:	0.24 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	7 homes			
Brownfield/greenfield:	Greenfield 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 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:	9 mins	29 mins	9 mins	
Travel time (minutes) to hospital:	34 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:	6 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	6 mins	12 mins	4 mins	
Travel time (minutes) to leisure centre:	15 mins	22 mins	7 mins	
Travel time (minutes) to community centre:	8 mins	22 mins	7 mins	
Travel time (minutes) to employment zone:	3 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	7 mins	29 mins	9 mins	

## Sustainability Appraisal Assessment

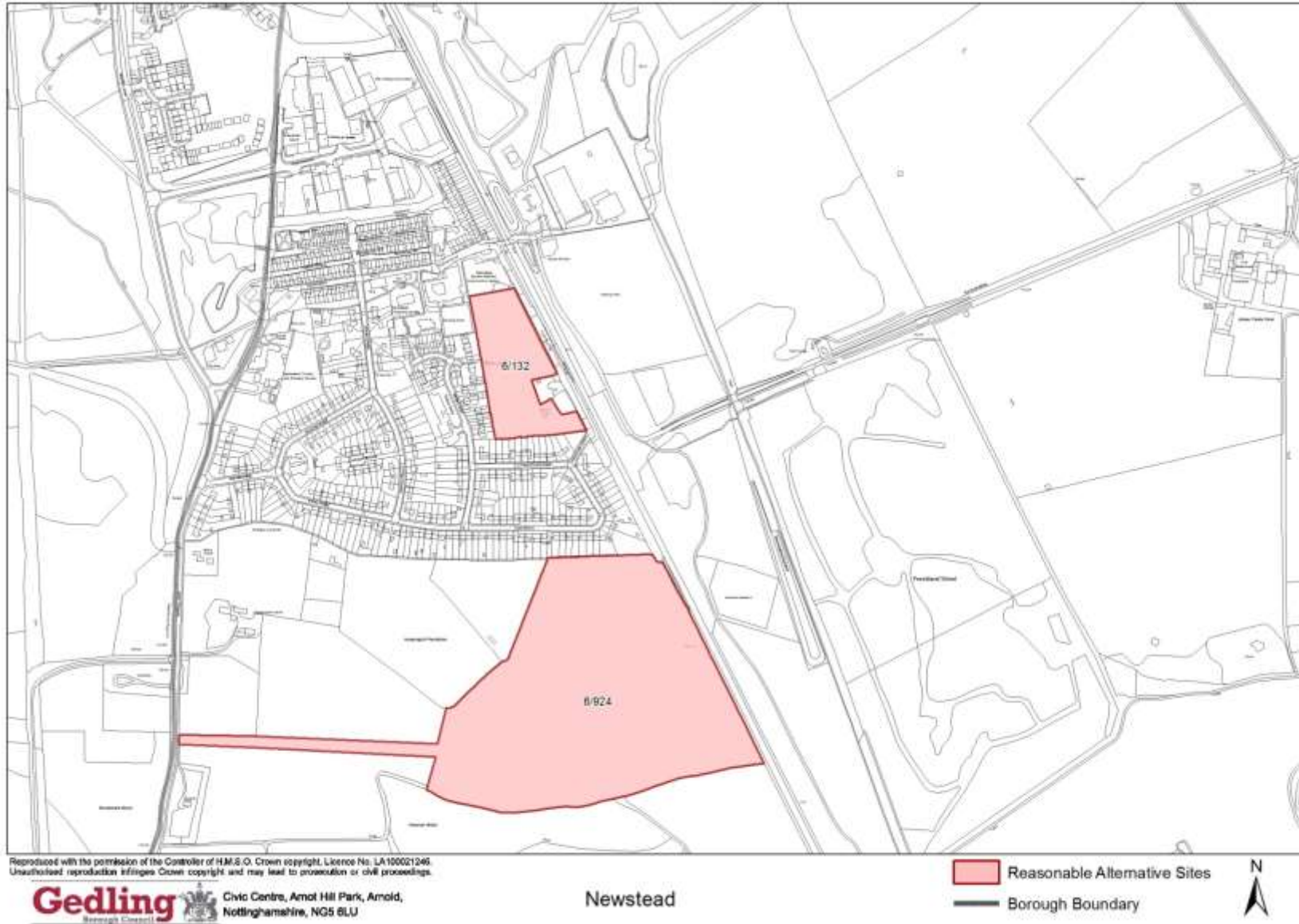
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	7 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact 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. Within 800 m of a primary school within in Linby village. As the site is located between Linby and Hucknall, it is within 30 minutes public transport time of community facilities within Hucknall. Thus the score is minor positive.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land. Site is adjacent to a Local Wildlife Site. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
7. Landscape	0	Score: 47. The site is an isolated piece of land within the wider landscape setting due to its current use as a private garden. There are very few receptors which observe the land and any additional development of a similar scale and mass to that of the current surrounding structures will likely go unnoticed.	- retain existing vegetation to the eastern boundary of site.

8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk surface water flooding issue to the south 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.141 (hourly) and national cycle path. Although there is direct bus route to Hucknall and Nottingham City, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Ashfield District) so this scores a minor positive. Railway track to the east 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 E4: Newstead**


Map of Reasonable Alternative Sites for Housing in Newstead .....	70
Site 6/132: Newstead Sports Ground .....	71
Site 6/924: Land South of Newstead .....	74

## Map of Reasonable Alternative Sites for Housing in Newstead



## Site 6/132: Newstead Sports Ground

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/132			
Site name:	Newstead Sports Ground			
Locality:	Newstead			
Location:	Within named settlement			
Site area:	1.67 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Grazing land. Site allocated in the Replacement Local Plan for residential development			
Dwellings capacity:	80 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:	18 mins	41 min	12 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	36 mins	
Travel time (minutes) to primary school:	8 mins	8 mins	2 mins	
Travel time (minutes) to secondary school:	16 mins	37 mins	11 mins	
Travel time (minutes) to leisure centre:	28 mins	> 60 mins	18 mins	
Travel time (minutes) to community centre:	20 mins	37 mins	11 mins	
Travel time (minutes) to employment zone:	15 mins	15 mins	5 mins	
Travel time (minutes) to town centre:	29 mins	59 mins	18 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	80 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport 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	++	Site is within 400 m of a post office, a community centre and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	The site contains no existing designations, open space or Tree Preservation Orders. Site is adjacent to open space.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Score: 44. The site is currently a derelict area surrounded by residential development and lying to the west of the Robin Hood branch line. It is situated within the village context and development of this land is considered to be infill development. Overall, the study area has a low landscape sensitivity due to the low scenic quality, high degree of human influence and the low risk of loss of key characteristics due to it being infill development on a currently derelict site. The site has little visual value and is not a key part of the landscape context for the residential and	- retain and enhance group of mature trees (to the north of the site) to provide a physical boundary between proposed development and adjacent social club



		transport receptors in the area. Therefore the site has a low visual sensitivity.	
8. Natural Resources	-	Loss of greenfield land (previously used as open space and is now grazing land).	
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	+	Approx 400 m of existing bus stops on Hucknall Road for The Threes (every 30 minutes). Adjacent to existing train station for trains to Nottingham and Worksop (hourly). Although there is direct bus route to Hucknall and Kirkby for work, the train services are hourly and also it would be difficult to travel directly to other employment areas within the Borough (and Ashfield District) so this scores a minor positive. Within 400 m of national cycle path.	
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 6/924: Land South of Newstead

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/924			
Site name:	Land South of Newstead			
Locality:	Newstead			
Location:	Within named settlement			
Site area:	10.73 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	270 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:	> 60 mins	44 mins	13 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	37 mins	
Travel time (minutes) to primary school:	15 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	> 60 mins	38 mins	11 mins	
Travel time (minutes) to leisure centre:	> 60 mins	> 60 mins	19 mins	
Travel time (minutes) to community centre:	> 60 mins	40 mins	12 mins	
Travel time (minutes) to employment zone:	> 60 mins	18 mins	5 mins	
Travel time (minutes) to town centre:	> 60 mins	> 60 mins	18 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	270 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of site is within 400 m of recreational open space. Thus this scores a minor negative.	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	+	Site is within 800 m of a post office, a community centre and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Adjacent to ancient woodland and Local Wildlife Sites. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site and ancient woodland would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site.
7. Landscape	0	Score: 55. The site is a part of an arable field lying to the south-eastern corner of the village of Newstead; it is not currently publicly accessible. The surrounding landscape has a medium value, arising from the large amount of recreational provision and representativeness with the PZ in which it sits. There is a medium susceptibility to development, which occurs due	<ul style="list-style-type: none"> <li>- retain site (southern area of the site) as a landscape buffer to prevent views from the south and west.</li> <li>- planting to screen views from Hucknall Road and to contain the development site.</li> <li>- establish a strong</li> </ul>

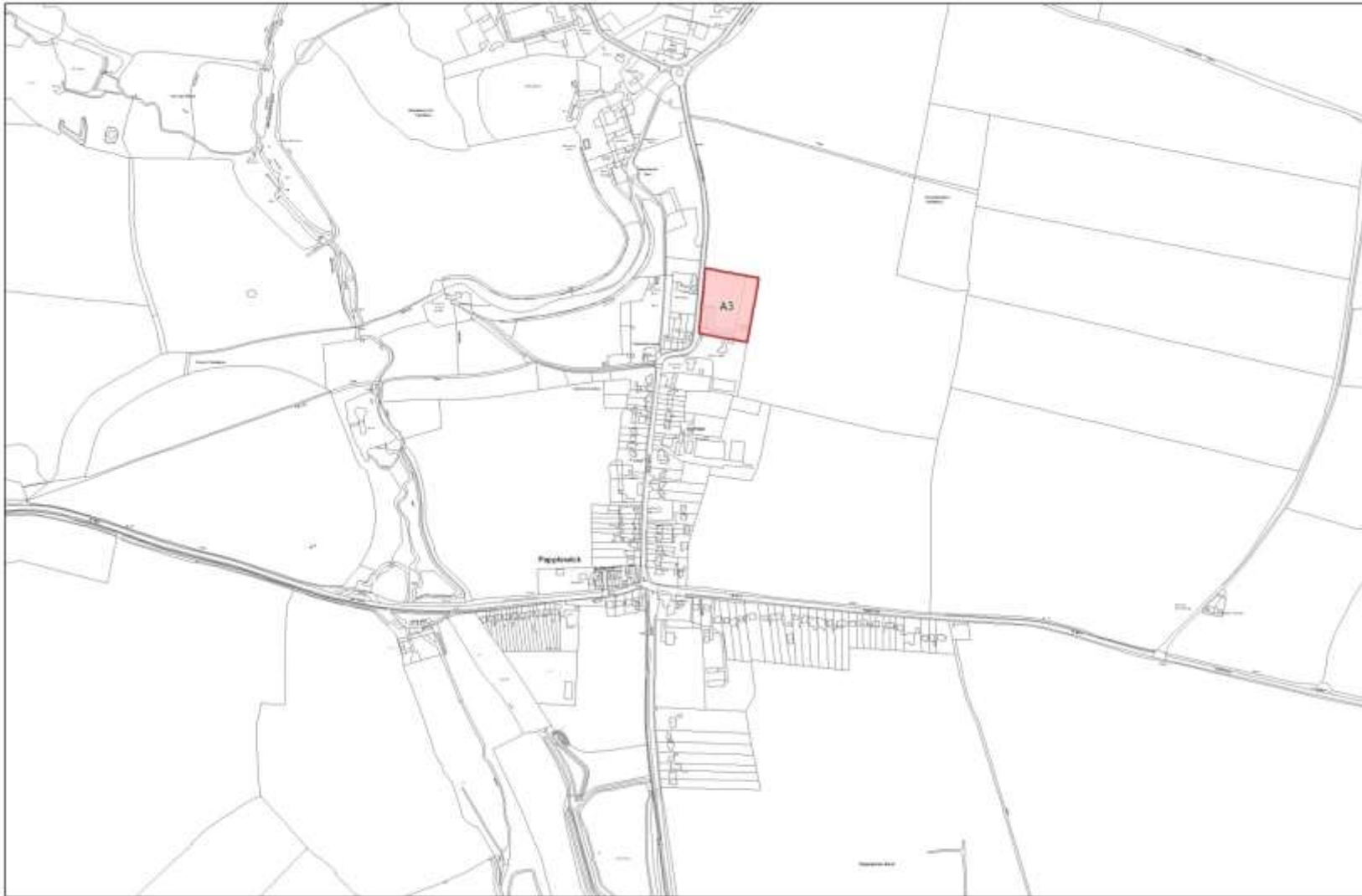
		to the site extending the urban edge into the surrounding rural countryside, especially the proposed access road as it is unrelated to the village edge and may invoke issues with lighting in a rural unlit location. Overall there is a medium landscape sensitivity. In visual terms, there is a low visual value due to the lack of recognition of value or indicators of value. The site forms part of the landscape context of adjacent residential properties, but has few receptors and this gives a low visual susceptibility and overall a low visual sensitivity to development of the site.	line of strategic planting (on south side of the access road) to screen access road
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 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	+	Majority of the site not within	

		400 m of existing bus stops on Hucknall Road for The Threes (every 30 minutes). Part of the site within 400 m of train stop for trains to Nottingham (hourly) and Worksop (hourly). Part of the site within 400 m of national cycle path. For the above reasons, 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.	

# **Appendix E5: Papplewick**

Map of Reasonable Alternative Site for Housing in Papplewick .....	79
Site A3: North of Altham Lodge .....	80



## Map of Reasonable Alternative Site for Housing in Papplewick



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, License No. LA100021246.  
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

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


Papplewick

 Reasonable Alternative Sites  
 Borough Boundary



## Site A3: North of Altham Lodge

### Sustainability Schedule

Site Details		Site Map		
Site ref:	A3			
Site name:	North of Altham Lodge			
Locality:	Papplewick			
Location:	Adjacent named settlement			
Site area:	0.8 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	15 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:	12 mins	39 mins	12 mins	
Travel time (minutes) to hospital:	36 mins	> 60 mins	34 mins	
Travel time (minutes) to primary school:	7 mins	26 mins	8 mins	
Travel time (minutes) to secondary school:	8 mins	38 mins	12 mins	
Travel time (minutes) to leisure centre:	18 mins	35 mins	10 mins	
Travel time (minutes) to community centre:	10 mins	46 mins	14 mins	
Travel time (minutes) to employment zone:	4 mins	24 mins	7 mins	
Travel time (minutes) to town centre:	10 mins	41 mins	12 mins	



## Sustainability Appraisal Assessment

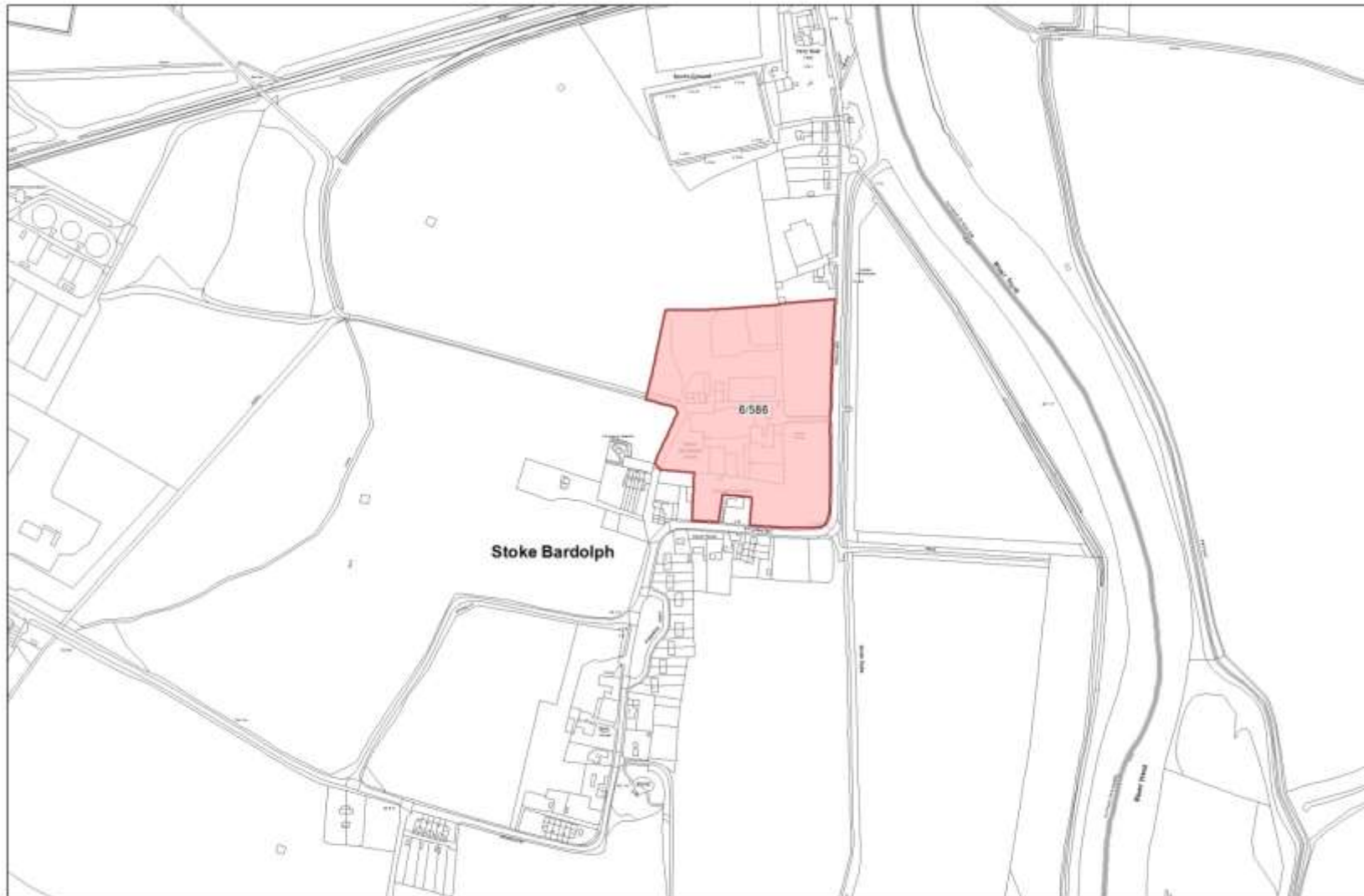
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	15 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time.	
3. Heritage and Design	--	The development of the site would have a major impact on the Conservation Area.	None.
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 800 m of a village hall in Papplewick village. Site is within 30 minutes public transport time of community facilities within Hucknall. Thus the score is minor positive instead a minor negative.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 58. It is not considered that developing the proposed site would have any major detrimental effects on the overall village setting other than slightly extending the village edge. However, the site forms a key gateway into Papplewick Conservation Area which lies immediately beyond the neighbouring Altham Lodge. The site also falls adjacent to a number of dispersed dwellings with a strong traditional character. It is therefore recommended that any future development should be of a low density and remain sympathetic to the traditional nature of the village edge.	<ul style="list-style-type: none"> <li>- retain existing hedgerow to eastern boundary of site.</li> <li>- mitigation planting to soften development edge at the northern boundary</li> </ul>
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.141 (hourly). Although there is direct bus route to Hucknall and Nottingham City, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Ashfield District) 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.	

## **Appendix E6: Stoke Bardolph**

Map of Reasonable Alternative Site for Housing in Stoke Bardolph.....	84
Site 6/586: Stoke Bardolph Farm and Land .....	85

## Map of Reasonable Alternative Site for Housing in Stoke Bardolph



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100021246.  
Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Civic Centre, Amot Hill Park, Arnold,  
Nottinghamshire, NG5 8LU

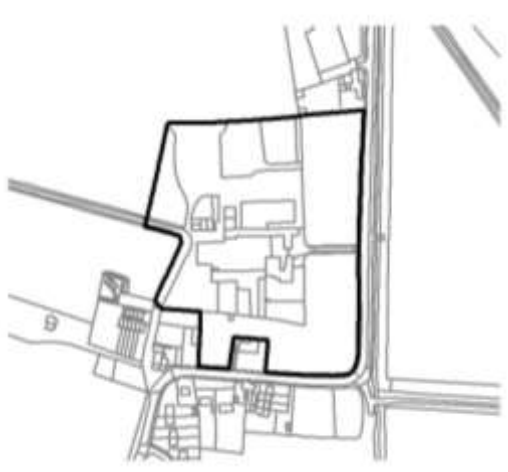
Stoke Bardolph

- Reasonable Alternative Sites
- Borough Boundary



## Site 6/586: Stoke Bardolph Farm and Land

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/586			
Site name:	Stoke Bardolph Farm and Land			
Locality:	Stoke Bardolph			
Location:	Adjacent named settlement			
Site area:	3.59 ha			
Existing use:	(B) Agricultural buildings			
Site commentary:	Farm buildings			
Dwellings capacity:	16 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Site within flood zone 2 and part of site within flood zone 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:	1 local interest building within the site			
<b>Accessibility</b>				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	> 60 mins	27 mins	8 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	> 60 mins	31 min	9 mins	
Travel time (minutes) to secondary school:	> 60 mins	43 mins	13 mins	
Travel time (minutes) to leisure centre:	> 60 mins	> 60 mins	20 mins	
Travel time (minutes) to community centre:	> 60 mins	42 mins	13 mins	
Travel time (minutes) to employment zone:	> 60 mins	22 mins	7 mins	
Travel time (minutes) to town centre:	> 60 mins	52 mins	16 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	16 homes.	
2. Health	-	No GP within the village and the site is not within 30 minutes public transport time of GP outside the village due to bus service running every two hours. Within 400 m of private and public recreational open spaces. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	The development of this site would have a major impact on the local interest building and Listed Buildings.	The retention of the open frontages to Stoke Lane to the east and south would help to reduce the impact of development. The conversion of existing dwellings with some selective demolition would help to reduce the impact of development. Then if only the farm buildings of historic importance were developed then the impact would be minor.
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	-	Site is within 400 m of the only community facility (i.e. community centre/village hall) within the village. Other community facilities are in Burton Joyce village or within the existing built up area.	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. No existing designations, open	Development should be designed to retain

		space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	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: 64. The site is a farmstead within Stoke Bardolph village. There is a local interest building on the site and it falls immediately adjacent to a listed building, as well as being close to the River Trent, which is highly valued for recreation. The landscape of the study area is high value owing to the high landscape and scenic quality and the River Trent as a recreational resource; there is a medium susceptibility to development of the site as although the site is considered to be development within the village context, the village currently has a low density and historic character that needs conserving wherever possible. Overall, this gives a medium landscape sensitivity. The site has a medium visual value, which arises from its role as the setting to a listed building, as well as the intrinsic recreational value of the site's surroundings. There is, however, a low susceptibility of the visual amenity of the study area to development of the site due to the contained nature of the site and this is fed in with the visual value to get an overall low visual sensitivity.	- retain hedgerows and hedgerow trees (on east side of the site) in order to maintain dispersed and rural character of Stoke Lane.
8. Natural	-	Loss of agricultural land grade 3	Agricultural Land

Resources		and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	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	--	Site within flood zone 2. Both northern and eastern boundaries of the site influenced by flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	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.705 (every two hours). Scores minor positive due to the frequency of bus service.	
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/	

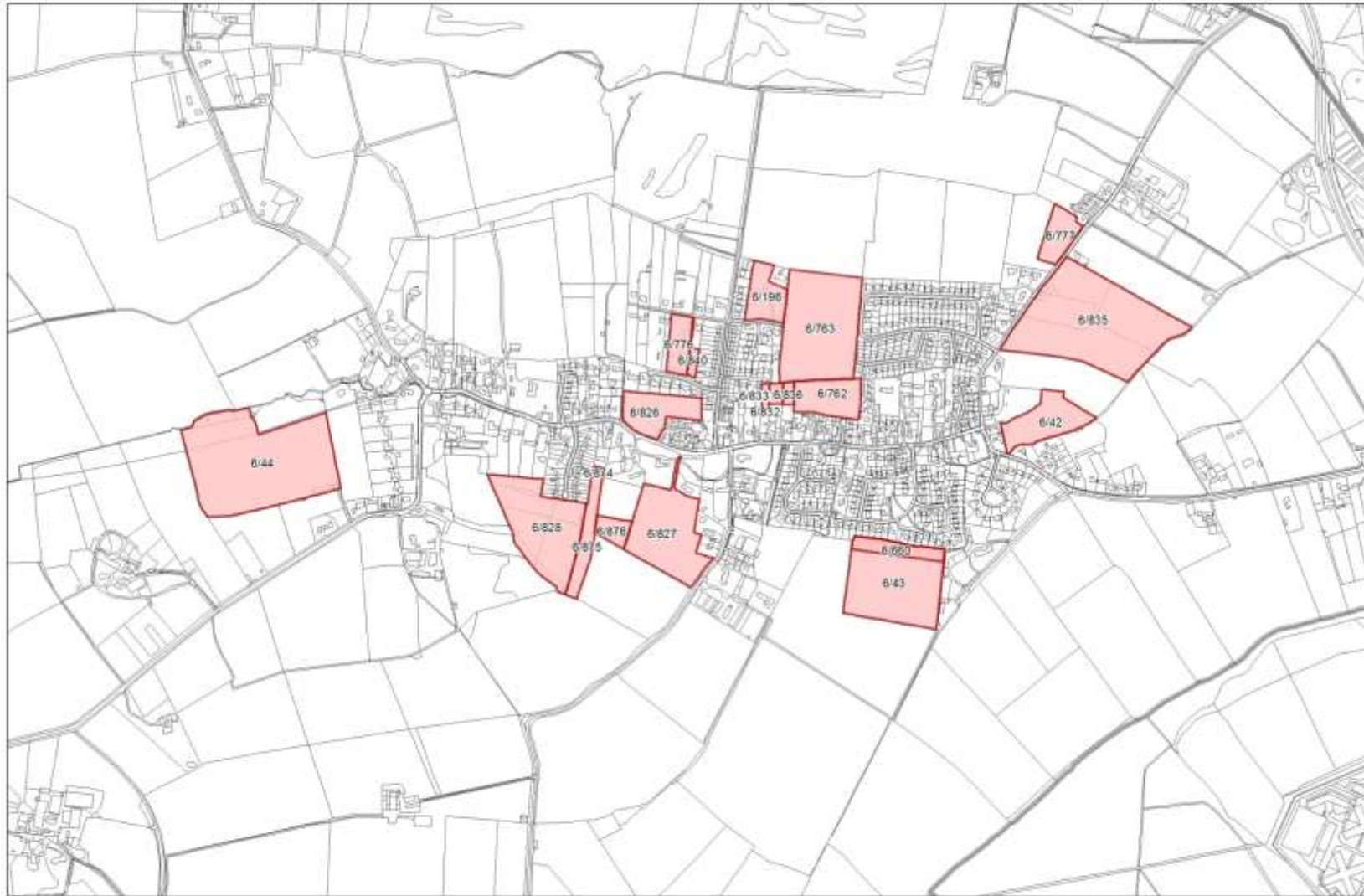


Structure		mixed use land.	
-----------	--	-----------------	--

## Appendix E7: Woodborough

Map of Reasonable Alternative Sites for Housing in Woodborough.....	91
Site 6/42: Lowdham Lane.....	92
Site 6/43: Old Manor Farm (Land adj to).....	97
Site 6/44: Bank Hill.....	101
Site 6/196: Ash Grove.....	106
Site 6/660: Land South of Smalls Croft.....	109
Site 6/762: Land at Grimesmoor Farm Shelt Hill (Phase 1).....	113
Site 6/763: Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4).....	117
Site 6/776: Land at Broad Close/Private Road.....	121
Site 6/777: Land on Shelt Hill adj 67.....	125
Site 6/826: Main Street/Taylor's Croft.....	129
Site 6/827: Lingwood Lane (land adj Rose Marie cottage).....	133
Site 6/828: Park Avenue (land south of).....	137
Site 6/832: 109 Main Street.....	141
Site 6/833: 111 Main Street.....	145
Site 6/835: 40 Shelt Hill.....	149
Site 6/836: Main Street (119).....	154
Site 6/840: Plemont.....	158
Site 6/874: Long Meadow Farm (Site A).....	162
Site 6/875: Long Meadow Farm (Site B).....	165
Site 6/876: Long Meadow Farm (Site C).....	169

## Map of Reasonable Alternative Sites for Housing in Woodborough



Reproduced with the permission of the Controller of H.M.S.O. Crown copyright. Licence No. LA100021246.  
Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Sixth Centre, Anson Hill Park, Anson,  
Nottingham, NG8 6LU


Woodborough

Reasonable Alternative Sites  
Borough Boundary



## Site 6/42: Lowdham Lane

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/42			
Site name:	Lowdham Lane			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	1.41 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	42 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Part of site within flood zones 2 and 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:	24 mins	45 mins	13 mins	
Travel time (minutes) to hospital:	50 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	12 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	27 mins	41 mins	12 mins	
Travel time (minutes) to leisure centre:	28 mins	49 mins	15 mins	
Travel time (minutes) to community centre:	49 mins	43 mins	13 mins	
Travel time (minutes) to employment zone:	7 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	49 mins	> 60 mins	28 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	42 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a significant impact on the approach to the Conservation Area and an impact on the openness of the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Site within 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders on eastern side of the site. Unknown biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	0	Score: 59. The site is located in a sensitive position though the position of TPO'd tree groups creates an enclosure which would ensure that development would be retained within the settlement edge with sympathetic design and a landscape buffer beyond the TPO line.	- eastern area of the site to include strategic open space to ensure that potential development does not encroach past existing settlement edge. - extend existing tree line (on north side of the site) in order to ensure

			<p>screening from the rural north and west.</p> <p>- extend existing tree line (on south east side of the site) in order to ensure screening from the rural north and west.</p>
8. Natural Resources	--	Loss of agricultural land grade 2 and greenfield land.	<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 uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>
9. Flooding	--	<p>Southern boundary influenced by flood zone 3 which is a very small percentage of the site. Southern area of site falls within flood zone 2. The surface water flood risk map indicates there is a high risk of surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of</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</p>


		<p>flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p>	<p>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> <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/43: Old Manor Farm (Land adj to)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/43			
Site name:	Old Manor Farm (Land adj to)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	3.61 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	90 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:	18 mins	44 mins	13 mins	
Travel time (minutes) to hospital:	44 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	12 mins	11 min	3 mins	
Travel time (minutes) to secondary school:	21 min	40 mins	12 mins	
Travel time (minutes) to leisure centre:	22 mins	48 mins	15 mins	
Travel time (minutes) to community centre:	43 mins	49 mins	15 mins	
Travel time (minutes) to employment zone:	7 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	44 mins	> 60 mins	28 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	90 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would have an impact on the setting of the heritage asset. The site is not adjacent to the Conservation Area, or really visible from the Conservation Area. It is more about the setting of the Conservation Area which is already affected by existing housing development.	A more restrictive amount of development concentrated on the northern part of the site and a less rigid boundary, accompanied by tree planting belts, could reduce the impact on the Conservation Area and create a more natural edge to the village.
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	+	Part of site is within 400 m of a village hall and a primary school with the village.	
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: 72. The site is an arable field on the edge of the settlement; it has several rights of way running close to the site boundary and has a medium landscape value arising from a high landscape quality and recreational value. Development of the site would add a block of development to the south of the village and disrupt the nestled settlement pattern, in addition it	- southern area of the site to include landscape buffer to ensure potential development does not encroach past existing settlement sight line. - supplement existing vegetated screening aligned with right of way

		would result in a localised reduction of tranquility and rural character. Giving this high susceptibility to development, it is considered that overall the study area has a high sensitivity to development. Visually, the site has a low value despite its proximity to the rights of way network. The site forms a part of the landscape setting of the study area and is a part of long views from the south; therefore the study area is considered to have a medium visual susceptibility to development.	(west and south sides of the site and east side of the adjacent site to the south).
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 the site has a considerable amount of surface water flooding. According to the	Design of development site needs to include means of dealing with surface water

		Local Lead Flood Authority, the site is impacted by surface water flow route. The site is also impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	runoff and to improve the situation to existing properties in this part of the village.  An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/44: Bank Hill

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/44			
Site name:	Bank Hill			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	6.12 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	184 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Part of site within flood zone 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:	17 mins	35 mins	10 mins	
Travel time (minutes) to hospital:	47 mins	> 60 mins	26 mins	
Travel time (minutes) to primary school:	15 mins	20 mins	6 mins	
Travel time (minutes) to secondary school:	21 min	34 mins	10 mins	
Travel time (minutes) to leisure centre:	21 min	40 mins	12 mins	
Travel time (minutes) to community centre:	52 mins	60 mins	18 mins	
Travel time (minutes) to employment zone:	18 mins	22 mins	7 mins	
Travel time (minutes) to town centre:	43 min	> 60 mins	21 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	184 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area as the site would not relate to the Conservation Area in any way, and would detract from the rural approach to the Woodborough Conservation Area. Foxwood Scheduled Ancient Monument is too far away to be affected by this site.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 a village hall and a primary school within the village. Other community facilities are within public transport travel time.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders on north side of the site. Unknown net biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	-	Score: 75. The site is an arable field which is adjacent to but separate to the settlement edge and Conservation Area of Woodborough. The valley in which the site sits has a strong rural and unspoiled character and is screened from the settlement by a strong vegetated edge, which falls to the east of the site. There is a	- the whole site to include landscape buffer to retain rural character and to prevent urban areas extending past settlement edge.

		<p>high landscape value given the high scenic quality and number of conservation interests and the fact that the site is separated from the main settlement means that the study area has a high susceptibility to development. Visually, the site has a medium visual value as the setting to the Woodborough Conservation Area, as well as the scheduled monument at Fox Wood. Overall, there is a medium visual sensitivity of the study area to development on the site.</p>	
8. Natural Resources	--	<p>Loss of agricultural land grade 2 and greenfield land.</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 uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>
9. Flooding	--	<p>Northern-east boundary influenced by flood zone 3 (very small percentage of site). The surface water flood risk map indicates there is high risk of surface water flooding issue to</p>	<p>Where possible site boundaries should be amended to remove development in the</p>

		<p>the north of the site. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p>	<p>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> <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p>
10. Waste	-	Results in increased household waste.	
11. Energy and	0	Impact of development upon	



Climate Change		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 47 (every 30 minutes). 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 6/196: Ash Grove

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/196			
Site name:	Ash Grove			
Locality:	Woodborough			
Location:	Within named settlement			
Site area:	0.89 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land and undeveloped land			
Dwellings capacity:	12 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	39 mins	12 mins	
Travel time (minutes) to hospital:	41 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	8 mins	8 mins	2 mins	
Travel time (minutes) to secondary school:	17 mins	37 mins	11 mins	
Travel time (minutes) to leisure centre:	18 mins	44 mins	13 mins	
Travel time (minutes) to community centre:	39 mins	56 mins	17 mins	
Travel time (minutes) to employment zone:	10 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	39 mins	> 60 mins	26 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	12 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area.	There is limited opportunity for a small amount of development that retains the hedgerow, perhaps one unit (single storey) on garden, mowed land in front of the bungalow on only part 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 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Part of site is residential garden land and there appears to include a moderately extensive area of woodland. Unknown net biodiversity gain.	
7. Landscape	0	Score: 41. The site falls at the edge of the village and is already partly developed, with the rest of it being unmanaged scrub. The development of the site will not result in a notable extension to the village edge and visibility will be restricted, especially if the boundary vegetation is maintained and enhanced. Overall, there is a low landscape sensitivity and low visual sensitivity to development of the site.	- strategic planting to the northern boundary of site to ensure screening from a rights of way network - retain and enhance vegetation (on east side of the site) to contain site form potential views from the east

8. Natural Resources	+	Part of site is residential garden land and part of site is undeveloped land. It is assumed the undeveloped land is on non-agricultural soil.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	

## Site 6/660: Land South of Smalls Croft

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/660			
Site name:	Land South of Smalls Croft			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	0.57 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	15 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:	17 mins	43 mins	13 mins	
Travel time (minutes) to hospital:	43 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	11 min	10 mins	3 mins	
Travel time (minutes) to secondary school:	20 mins	39 mins	12 mins	
Travel time (minutes) to leisure centre:	21 min	47 mins	14 mins	
Travel time (minutes) to community centre:	42 mins	48 mins	15 mins	
Travel time (minutes) to employment zone:	5 mins	5 mins	2 mins	
Travel time (minutes) to town centre:	43 mins	> 60 mins	27 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	15 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would result in a minor impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Part of site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site is 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: 50. The site is an arable field on the edge of the settlement; it has several rights of way running close to the site boundary and has a medium landscape value arising from the high landscape quality and representativeness. Development of the site would be a coherent extension, at least in landscape terms, to the south of the village and conserve the nestled settlement pattern. Given this low susceptibility to	- mitigation tree and shrub planting (on south side of the adjacent site to the south) to existing rough ground in order to screen views from the rural south. - supplement existing vegetated screening aligned with right of way (on west and south

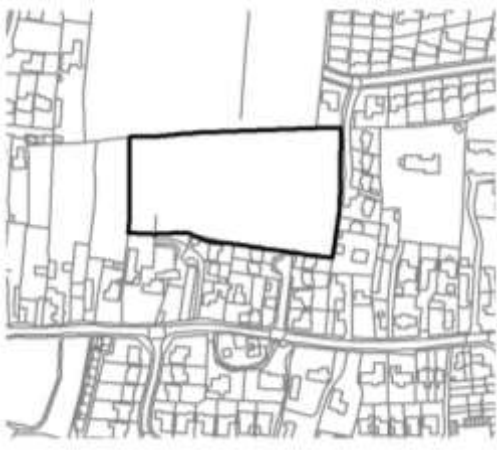
		development, it is considered that overall the study area has a low landscape sensitivity to development. Visually, the site has a low value despite its proximity to the rights of way network. The site facilitates views of the wider landscape setting, rather than forming a part of it, but is a part of long views from the south and therefore the study area is considered to have a medium visual susceptibility to development. Overall, there is a low visual sensitivity to development.	sides of the adjacent site to the south).
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 high risk of surface water flooding	Design of development site needs to include means of dealing

		<p>issue. According to the Local Lead Flood Authority, the site is impacted by surface water flow route. The site is also impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p>	<p>with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/762: Land at Grimesmoor Farm Shelt Hill (Phase 1)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/762			
Site name:	Land at Grimesmoor Farm Shelt Hill (Phase 1)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	1.16 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	34 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 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:	13 mins	39 mins	12 mins	
Travel time (minutes) to hospital:	39 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	6 mins	6 mins	2 mins	
Travel time (minutes) to secondary school:	16 mins	37 mins	11 mins	
Travel time (minutes) to leisure centre:	17 mins	43 mins	13 mins	
Travel time (minutes) to community centre:	38 mins	49 mins	15 mins	
Travel time (minutes) to employment zone:	3 mins	3 mins	1 min	
Travel time (minutes) to town centre:	38 mins	> 60 mins	26 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	34 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and a primary school within the village.	
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. 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	0	Score: 42. The site falls within a conservation area but is surrounded by existing development on all sides. The site is low quality scrub land, is not viewed from any publicly	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no

		accessible areas and does not contribute to the landscape setting of the village.	mitigation recommendations.
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 no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	

## Site 6/763: Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/763			
Site name:	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	3.89 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	116 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:	28 mins	49 mins	15 mins	
Travel time (minutes) to hospital:	54 mins	> 60 mins	34 mins	
Travel time (minutes) to primary school:	17 mins	16 mins	5 mins	
Travel time (minutes) to secondary school:	31 mins	44 mins	13 mins	
Travel time (minutes) to leisure centre:	32 mins	53 mins	16 mins	
Travel time (minutes) to community centre:	53 mins	50 mins	15 mins	
Travel time (minutes) to employment zone:	11 mins	11 mins	3 mins	
Travel time (minutes) to town centre:	54 mins	> 60 mins	29 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	116 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Part of the site within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the setting of the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders within the site. Would involve loss of existing hedgerows. Unknown net biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects. 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	0	Score: 47. Site falls in between existing built form of the village edge. Any new development would be relatively well screened from the within the village and would be perceived as urban infill.	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.
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 no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).

		guaranteed that does not involve access through Main Street.	
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) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	



## Site 6/776: Land at Broad Close/Private Road

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/776			
Site name:	Land at Broad Close/Private Road			
Locality:	Woodborough			
Location:	Within named settlement			
Site area:	0.61 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Greenfield land			
Dwellings capacity:	20 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:	12 mins	38 mins	11 min	
Travel time (minutes) to hospital:	39 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	7 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	16 mins	36 mins	11 mins	
Travel time (minutes) to leisure centre:	16 mins	43 mins	13 mins	
Travel time (minutes) to community centre:	37 mins	55 mins	16 mins	
Travel time (minutes) to employment zone:	9 mins	8 mins	3 mins	
Travel time (minutes) to town centre:	38 mins	> 60 mins	26 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	20 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Part of site is within 400 m of a primary school within the village. Within 800 m of a village hall within the village.	
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	0	Score: 48. The site is currently a private garden with mature vegetation within the context of Woodborough village; it slopes to the south, affording long views across the valley to farmland beyond. The study area has a medium landscape quality, arising mainly from its high landscape quality; however as it is a residential area, it is	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		considered that the susceptibility to change is low. Overall, there is a low landscape sensitivity to development of the site. There is a low visual value contributed by the site to the study area and the limited views of the site afford a low susceptibility to visual change. Overall, the study area has a low visual sensitivity to development of the site.	
8. Natural Resources	-	Loss of greenfield land i.e. natural and semi-natural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	

## Site 6/777: Land on Shelt Hill adj 67

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/777			
Site name:	Land on Shelt Hill adj 67			
Locality:	Woodborough			
Location:	Separated from urban/village boundary			
Site area:	0.72 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	32 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:	27 mins	48 mins	14 mins	
Travel time (minutes) to hospital:	53 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:	16 mins	16 mins	5 mins	
Travel time (minutes) to secondary school:	30 mins	40 mins	13 mins	
Travel time (minutes) to leisure centre:	31 mins	53 mins	16 mins	
Travel time (minutes) to community centre:	52 mins	50 mins	15 mins	
Travel time (minutes) to employment zone:	11 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	53 mins	> 60 mins	29 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	32 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village.	
3. Heritage and Design	--	The development of the site would result in a major impact on Woodborough Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 a village hall and a primary school within the village. Other community facilities are within public transport travel 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: 63. Though the site is not highly sensitive it is perceived that any development here would make the shift from rural to urban and therefore set the precedent for development in other areas which may be of greater importance. This affords the site greater consideration and therefore increases its inherent sensitivity.	- enhance hedgerows and supplement with hedgerow trees (on opposite side of Shelt Hill) to screen views from the south.
8. Natural Resources	--	Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is


			<p><i>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>
9. Flooding	--	<p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is high risk of surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p>	<p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</p>
10. Waste	-	<p>Results in increased household waste.</p>	
11. Energy and Climate Change	0	<p>Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency</p>	

		measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/826: Main Street/Taylor's Croft

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/826			
Site name:	Main Street/ Taylor's Croft			
Locality:	Woodborough			
Location:	Within named settlement			
Site area:	1.21 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Importance open space within Conservation Area			
Dwellings capacity:	36 homes			
Brownfield/greenfield:	Greenfield site			
<b>Environmental Characteristics</b>				
Flood risk:	Part of site within flood zones 2 and 3			
Agricultural land:	Grade 2			
Open space network:	Importance open space within Conservation Area			
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 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:	11 min	32 mins	10 mins	
Travel time (minutes) to hospital:	38 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	6 mins	5 mins	2 mins	
Travel time (minutes) to secondary school:	14 mins	31 mins	9 min	
Travel time (minutes) to leisure centre:	15 mins	37 mins	11 min	
Travel time (minutes) to community centre:	36 mins	54 mins	16 mins	
Travel time (minutes) to employment zone:	7 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	37 mins	> 60 mins	24 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	36 homes.	
2. Health	--	Loss of open space. No GP within the village and it is within 30 minutes public transport and cycling time of GP outside the village.	Provision of green space on-site to provide recreational opportunities.
3. Heritage and Design	--	Major impact on heritage assets, both Conservation Area and Listed Buildings.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Loss of existing 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	-	Loss of open space.	
9. Flooding	-	South-western boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-western area of the site. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is high risk of surface water flooding on Main Street adjacent to the site.	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

		<p>According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.</p>	<p>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> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</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	+	<p>Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this</p>	

		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.	

## Site 6/827: Lingwood Lane (land adj Rose Marie cottage)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/827			
Site name:	Lingwood Lane (land adj Rose Marie cottage)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	2.74 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	82 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:	Part of site is 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:	13 mins	39 mins	12 mins	
Travel time (minutes) to hospital:	39 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	4 mins	3 mins	1 min	
Travel time (minutes) to secondary school:	17 mins	37 mins	11 mins	
Travel time (minutes) to leisure centre:	17 mins	44 mins	13 mins	
Travel time (minutes) to community centre:	38 mins	55 mins	16 mins	
Travel time (minutes) to employment zone:	9 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	39 mins	> 60 mins	26 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	82 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the heritage asset local interest buildings and Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders within the site. Would involve the loss of existing trees. Unknown net biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	0	Score: 56. The site is an undulating field in equestrian use on the edge of the village and Conservation Area of Woodborough. There is a medium landscape value arising from the high landscape quality and representativeness, as well as the scenic quality and recreational value of the area. Given the site's village edge location, the study area has a low susceptibility to	- southern area of the site to include key open space to restrict development from encroaching past settlement edge. - retain small tree group (south east area of the site).


		development of the site, although there may be a perceived erosion of the settlement edge. Overall, there is a medium landscape sensitivity. In visual terms, there is a low value and a low susceptibility to change arising from the site's visual containment. There is therefore a low visual sensitivity to development of the site.	
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, however the site is adjacent to flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk

		problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	area).
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). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	



## Site 6/828: Park Avenue (land south of)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/828			
Site name:	Park Avenue (land south of)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	3.05 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	92 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:	> 60 mins	> 60 mins	31 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	42 mins	
Travel time (minutes) to primary school:	> 60 mins	> 60 mins	29 mins	
Travel time (minutes) to secondary school:	> 60 mins	> 60 mins	27 min	
Travel time (minutes) to leisure centre:	> 60 mins	> 60 mins	42 min	
Travel time (minutes) to community centre:	> 60 mins	> 60 mins	37 mins	
Travel time (minutes) to employment zone:	10 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	> 60 mins	> 60 mins	36 mins	

## Sustainability Appraisal Assessment

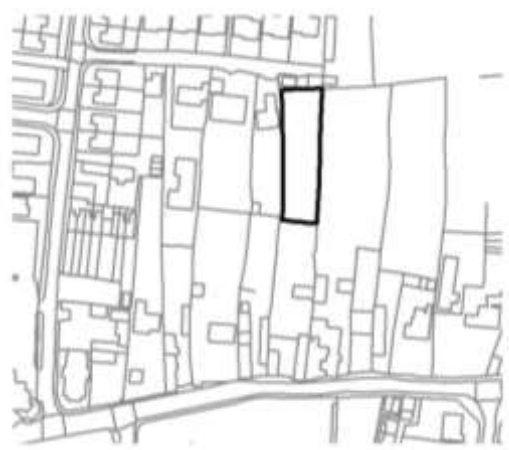
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	92 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders within the site. Unknown net biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	0	Score: 53. The site is a sloping field within an urban context, currently used for equestrian purposes. It sits just outside of Woodborough's conservation area and is bounded by TPO'd trees as well as containing a mature TPO'd oak. The positioning of this oak has the potential to make access difficult and reduces the overall viability of the site, as do the line of TPO'd trees to the south of the site. There is a low landscape value within the study area, but	- southern area of the site to include key open space to preserve tree groups and to ensure that development does not encroach up the sloping landform beyond the development edge. - retain as much as mature vegetation as possible (on

		a medium susceptibility to development as there is the possibility of encroachment over the ridge into open countryside and threat of removal of TPO'd trees. Overall, there is a low landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's relative containment within the village setting. Overall, this results in a low visual sensitivity.	north east of the site), specifically the mature Oak covered by Tree Preservation Order.
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 no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the

		flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	main flood risk area).
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). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	

## Site 6/832: 109 Main Street

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/832			
Site name:	109 Main Street			
Locality:	Woodborough			
Location:	Within named settlement			
Site area:	0.09 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	3 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 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:	11 min	37 mins	11 min	
Travel time (minutes) to hospital:	38 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	6 mins	5 mins	2 mins	
Travel time (minutes) to secondary school:	15 mins	35 min	10 mins	
Travel time (minutes) to leisure centre:	15 mins	42 mins	13 mins	
Travel time (minutes) to community centre:	36 mins	54 mins	16 mins	
Travel time (minutes) to employment zone:	8 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	37 mins	> 60 mins	25 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	3 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of this site would have a major impact on Woodborough Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 49. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.


		to development of the site. There is a medium visual value contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site.	
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	



## Site 6/833: 111 Main Street

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/833			
Site name:	111 Main Street			
Locality:	Woodborough			
Location:	Within named settlement			
Site area:	0.14 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	4 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 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:	11 min	37 mins	11 min	
Travel time (minutes) to hospital:	38 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	5 mins	5 mins	1 min	
Travel time (minutes) to secondary school:	15 mins	35 min	11 mins	
Travel time (minutes) to leisure centre:	15 mins	42 mins	13 mins	
Travel time (minutes) to community centre:	36 mins	50 mins	15 mins	
Travel time (minutes) to employment zone:	4 mins	4 mins	1 min	
Travel time (minutes) to town centre:	37 mins	85 mins	26 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	4 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of this site would have a major impact on Woodborough Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 49. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site.	
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	
------------------------	---	--	--

## Site 6/835: 40 Shelt Hill

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/835			
Site name:	40 Shelt Hill			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	5.86 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	176 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Part of site within flood zones 2 and 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:	27 mins	48 mins	14 mins	
Travel time (minutes) to hospital:	53 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:	16 mins	15 mins	5 mins	
Travel time (minutes) to secondary school:	30 mins	43 mins	13 mins	
Travel time (minutes) to leisure centre:	31 mins	52 mins	16 mins	
Travel time (minutes) to community centre:	52 mins	49 mins	15 mins	
Travel time (minutes) to employment zone:	11 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	53 mins	> 60 mins	29 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	176 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village.	
3. Heritage and Design	--	The development of this site would result in a major impact on the wider setting and context of the Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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 a village hall and a primary school within the village. Other community facilities are within public transport travel time.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders within the site. Unknown net biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	--	Score: 87. The site is an important setting to the village conservation area. It consists of well established field patterns and mature vegetation which greatly contribute to the character of the area. Due to the nature of the sloping valley side, views into site are obtained from a wide range of points within the landscape. It is considered that any development within this site would detrimental to the setting	- landscape buffer to the whole site in order to maintain rural character and prevent urban creep to high ground.

		of Woodborough and damaging to the surrounding rural context.	
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	--	South-eastern boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-eastern area of the site. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	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

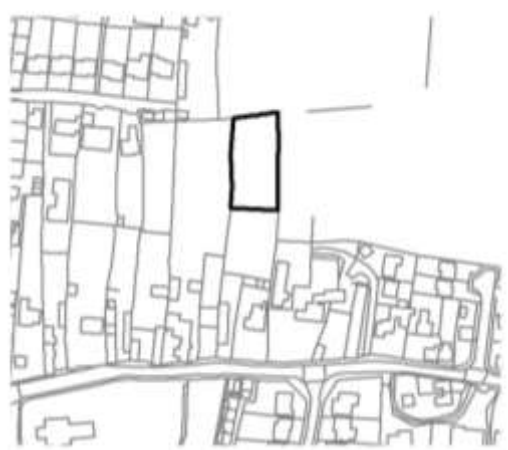
			<p>could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.</p> <p>Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village.</p> <p>An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).</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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/836: Main Street (119)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/836			
Site name:	Main Street (119)			
Locality:	Woodborough			
Location:	Within named settlement			
Site area:	0.12 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	3 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 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	38 mins	11 min	
Travel time (minutes) to hospital:	38 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	6 mins	5 mins	2 mins	
Travel time (minutes) to secondary school:	15 mins	36 mins	11 mins	
Travel time (minutes) to leisure centre:	16 mins	42 mins	13 mins	
Travel time (minutes) to community centre:	37 mins	50 mins	15 mins	
Travel time (minutes) to employment zone:	4 mins	4 mins	1 min	
Travel time (minutes) to town centre:	38 mins	> 60 mins	26 mins	

## Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	3 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of this site would have a major impact on Woodborough Conservation Area.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 51. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however is it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site.	
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	
------------------------	---	--	--

## Site 6/840: Plemont

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/840			
Site name:	Plemont			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	0.14 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	2 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:	11 mins	37 mins	11 min	
Travel time (minutes) to hospital:	39 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	6 mins	6 mins	2 mins	
Travel time (minutes) to secondary school:	15 mins	35 mins	11 mins	
Travel time (minutes) to leisure centre:	16 mins	42 mins	13 mins	
Travel time (minutes) to community centre:	37 mins	54 mins	16 mins	
Travel time (minutes) to employment zone:	8 mins	8 mins	2 mins	
Travel time (minutes) to town centre:	37 mins	> 60 mins	26 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	2 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of this site would result in a minor impact on the Conservation Area if occurring in isolation with one low key building. However, the cumulative impact of developing both this and the adjoining sites would result in the erosion of the green fringe forming the setting of the Conservation Area and the impact would be major. The precedent would be set for other sites to come forward in this area if one small site was allowed.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	+	Site is within 400 m of a primary school within the village. Within 800 m of a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 45. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its high landscape quality; however is it is a residential area and therefore it is considered that	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

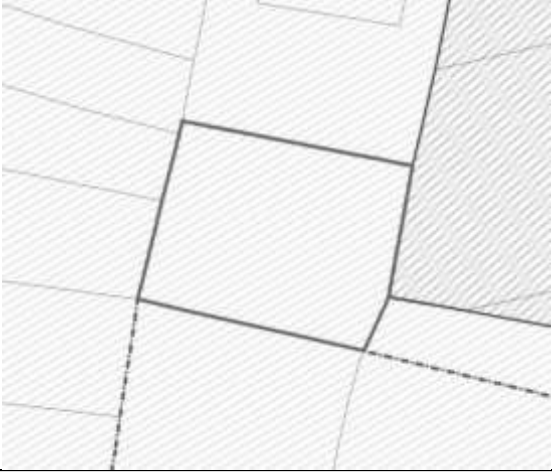
		the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the to development of the site. There is a low visual value contributed by the site to the study area and the limited views of the site afford a low susceptibility to visual change. Overall, the study area has a low visual sensitivity to development of the site.	
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	

## Site 6/874: Long Meadow Farm (Site A)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/874			
Site name:	Long Meadow Farm (Site A)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	3.05 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land			
Dwellings capacity:	92 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:	10 mins	32 mins	10 mins	
Travel time (minutes) to hospital:	38 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	6 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	14 mins	31 mins	9 mins	
Travel time (minutes) to leisure centre:	15 mins	37 mins	11 mins	
Travel time (minutes) to community centre:	44 mins	56 mins	17 mins	
Travel time (minutes) to employment zone:	8 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	36 mins	> 60 mins	24 mins	


## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	1 home.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area. The topography of rising land increases the impact here as it would make the development more visually prominent.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 45. The site is a sloping field within the village context, with very limited access. It sits just outside of Woodborough's conservation area. There is a low landscape value within the study area and a low susceptibility to development given that the site is infill. Overall, there is a low landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's containment within the village context. Overall, this results in a low visual sensitivity.	The Landscape and Visual Analysis of Potential Development Sites – Addendum (2015) provides no mitigation recommendations.
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	

9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	

## Site 6/875: Long Meadow Farm (Site B)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/875			
Site name:	Long Meadow Farm (Site B)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	0.77 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Greenfield land			
Dwellings capacity:	23 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:	18 mins	43 mins	13 mins	
Travel time (minutes) to hospital:	43 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	8 mins	8 mins	2 mins	
Travel time (minutes) to secondary school:	21 mins	41 mins	12 mins	
Travel time (minutes) to leisure centre:	22 mins	48 mins	14 mins	
Travel time (minutes) to community centre:	49 mins	59 mins	18 mins	
Travel time (minutes) to employment zone:	13 mins	13 mins	4 mins	
Travel time (minutes) to town centre:	44 mins	> 60 mins	27 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	23 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. The development erodes the rural setting of the village.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of natural and semi-natural land. Site adjacent to Tree Preservation Orders. 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. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.

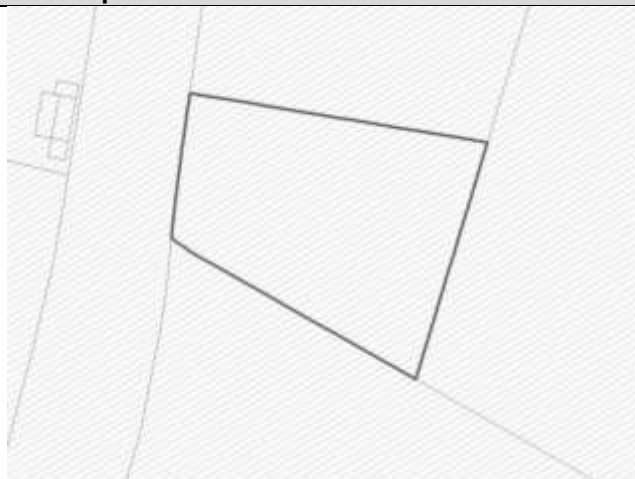
7. Landscape	-	Score: 66. The site is a thin sloping field which extends from the edge of the village into open countryside. Its southern boundary sits just outside of Woodborough's conservation area and there are TPO'd trees on two of its boundaries. There is a medium landscape value within the study area, but a high susceptibility to development as development of the site would result in a finger of built development extending into the open countryside. Overall, there is a high landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's relative containment by landform and vegetation. Overall, this results in a low visual sensitivity.	<ul style="list-style-type: none"> <li>- maintain area (in central-south area of the site) as a landscape buffer to prevent sprawl beyond existing urban boundary.</li> <li>- strategic planting (on north side of the landscape buffer) to mitigate rooflines of proposed development.</li> <li>- off site strategic planting (on east side of the adjacent site to the east) to mitigate rooflines of proposed development</li> </ul>
8. Natural Resources	-	Loss of greenfield land i.e. natural and semi-natural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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). Although there is direct bus	

		route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	



## Site 6/876: Long Meadow Farm (Site C)

### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/876			
Site name:	Long Meadow Farm (Site C)			
Locality:	Woodborough			
Location:	Adjacent named settlement			
Site area:	0.38 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Greenfield land			
Dwellings capacity:	11 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:	16 mins	41 mins	12 mins	
Travel time (minutes) to hospital:	41 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	6 mins	5 mins	2 mins	
Travel time (minutes) to secondary school:	19 mins	39 mins	12 mins	
Travel time (minutes) to leisure centre:	20 mins	46 mins	14 mins	
Travel time (minutes) to community centre:	47 mins	57 mins	17 mins	
Travel time (minutes) to employment zone:	11 mins	11 mins	3 mins	
Travel time (minutes) to town centre:	41 mins	> 60 mins	27 mins	

## Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	11 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increases the impact here as it would make the development more visually prominent. The site, if developed, would have a major impact on a section of the Conservation Area that is very open in nature. The detached houses set in large gardens along Main Street, combined with the meadow to the north of Main Street, create a zone of greenery in the centre of the settlement that needs protecting from any development to the south.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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	++	Site is within 400 m of a village hall and majority of the site is within 400 m of a primary school within the village.	
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: 60. The site is a sloping pastoral field near to but not adjacent to the edge of the village and its Conservation Area. There is a medium landscape value arising from the high landscape quality and representativeness, as well as the scenic quality and recreational value of the area. Given the site's village edge location, but separation from the edge of the village, the study area has a medium susceptibility to development of the site as an individual development cluster. Overall, there is a medium landscape sensitivity. In visual terms, there is a low value and a low susceptibility to change arising from the site's relative visual containment. There is therefore a low visual sensitivity to development of the site.	- retain site as a landscape buffer to prevent the urban edge extending into undeveloped areas of high ground
8. Natural Resources	-	Loss of greenfield land i.e. natural and semi-natural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) 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.	