

Sustainability Appraisal Publication Draft

Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements

Local Planning Document

March 2016

Introduction

Appendix D contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the Key Settlements of Bestwood Village, Calverton and Ravenshead.

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

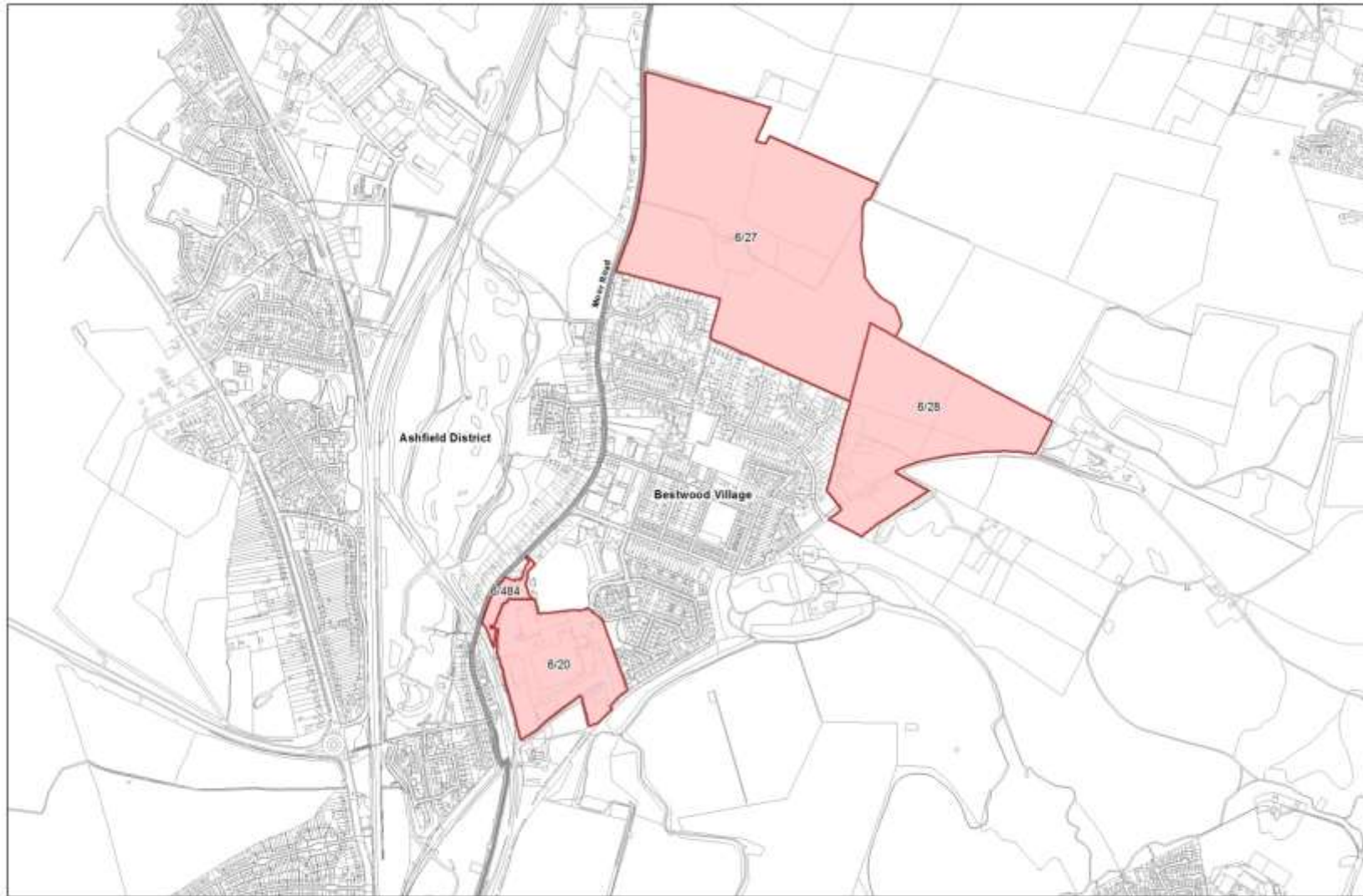
Contents

Appendix D1: Bestwood Village	3
Appendix D2: Calverton	19
Appendix D3: Ravenshead.....	108

Appendix D1: Bestwood Village

Map of Reasonable Alternative Sites for Housing in Bestwood Village	4
Site 6/20: Bestwood Business Park	5
Site 6/27: Westhouse Farm	8
Site 6/28: Broad Valley Farm	12
Site 6/484: The Sycamores	16

Map of Reasonable Alternative Sites for Housing in Bestwood Village





Reproduced with the permission of the Controller of H.M.S.O. Crown copyright, License No. LA100001246. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



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


Bestwood Village

 Reasonable Alternative Sites
 Borough Boundary



Site 6/20: Bestwood Business Park

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/20			
Site name:	Bestwood Business Park			
Locality:	Bestwood Village			
Location:	Within named settlement			
Site area:	6.01 ha			
Existing use:	(I) Industry			
Site commentary:	Existing business park. Planning Committee has resolved to grant planning permission for residential development subject to signing a S106			
Dwellings capacity:	220 homes			
Brownfield/greenfield:	Brownfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	23 mins	34 mins	10 mins	
Travel time (minutes) to hospital:	15 mins	> 60 mins	20 mins	
Travel time (minutes) to primary school:	5 mins	5 mins	1 min	
Travel time (minutes) to secondary school:	24 mins	35 mins	11 mins	
Travel time (minutes) to leisure centre:	10 mins	31 mins	9 mins	
Travel time (minutes) to community centre:	16 mins	29 mins	9 mins	
Travel time (minutes) to employment zone:	3 mins	2 mins	1 min	
Travel time (minutes) to town centre:	17 mins	41 mins	12 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	220 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to private recreational open space. Access to Bestwood Country Park within the village.	
3. Heritage and Design	0	The development of this site would have no impact on existing heritage assets.	
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 the post office and community centre within the village. Site is within 800 m of a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is brownfield land. Adjacent to a Local Wildlife Site, Tree Preservation Orders, Bestwood Country Park and a private open space.	Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site. 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	++	Site is brownfield land.	

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	+	Within 400 m of existing bus stops for No.141 and No.728 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton 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. Site adjacent to the national cycle route.	
13. Employment	--	Loss of large number of jobs.	
14. Innovation	0	Mainly depot buildings on site i.e. paper recycling company and vehicle storage with little office use.	
15. Economic Structure	--	Loss of the "Park Road, Bestwood Village" employment site.	

Site 6/27: Westhouse Farm

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/27			
Site name:	Westhouse Farm			
Locality:	Bestwood Village			
Location:	Adjacent named settlement			
Site area:	25.60 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	600 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:	Majority 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:	> 60 mins	46 mins	14 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	23 mins	
Travel time (minutes) to primary school:	> 60 mins	17 mins	5 mins	
Travel time (minutes) to secondary school:	> 60 mins	47 mins	14 mins	
Travel time (minutes) to leisure centre:	> 60 mins	44 mins	13 mins	
Travel time (minutes) to community centre:	> 60 mins	41 mins	12 mins	
Travel time (minutes) to employment zone:	> 60 mins	14 mins	4 mins	
Travel time (minutes) to town centre:	> 60 mins	54 mins	16 mins	

Sustainability Appraisal Assessment

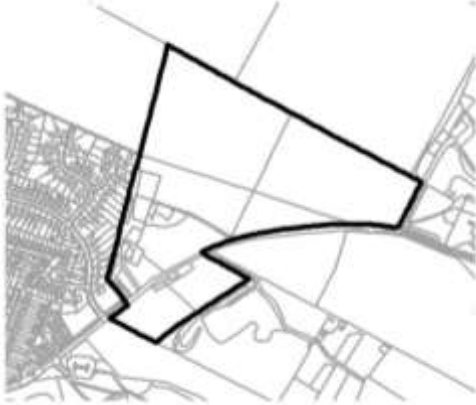
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	600 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes cycling time. Approx 50% of the site within 400 m of existing bus stops and the bus services are hourly which explains why the site is not within 30 minutes public transport time.	
3. Heritage and Design	0	No effect as the site is visually not imposing on heritage asset because of existing development between the site and the asset.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Southern part of the site within 400 m of a primary school within the village. Approx half of the site is within 800 m of the post office and community centre within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	0	Score: 56. The site is a series of undulating arable fields that sit immediately to the north of the settlement edge of Bestwood Village; they are criss-crossed	- majority area (covering the north west-central-east area) of the site to include landscape

		<p>by a couple of rights of way that feed into a wider network and lead to Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development maintains the same level of inconspicuousness that the site does at present when viewed from the north. In visual terms, the site has low value, but a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a low landscape sensitivity and a medium visual sensitivity.</p>	<p>buffer to restrict urban creep beyond the existing settlement edge and to preserve the integrity of the rights of way network.</p>
8. Natural Resources	-	<p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p>	<p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>
9. Flooding	0	<p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.</p>	

10. Waste	-	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	+	Although the site adjacent to bus route of No.141 and No.728 (hourly), approx 50% of the site within 400 m of existing bus stops. 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 6/28: Broad Valley Farm

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/28			
Site name:	Broad Valley Farm			
Locality:	Bestwood Village			
Location:	Adjacent named settlement			
Site area:	10.90 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	327 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	28 mins	42 mins	13 mins	
Travel time (minutes) to hospital:	20 mins	> 60 mins	22 mins	
Travel time (minutes) to primary school:	11 mins	13 mins	4 mins	
Travel time (minutes) to secondary school:	29 mins	44 mins	13 mins	
Travel time (minutes) to leisure centre:	15 mins	39 mins	12 mins	
Travel time (minutes) to community centre:	20 mins	37 mins	11 mins	
Travel time (minutes) to employment zone:	9 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	22 mins	49 mins	15 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	327 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to Bestwood Country Park.	
3. Heritage and Design	--	The development of the southern part of the site would have a significant impact on the Listed Building and Scheduled Ancient Monument, and to a lesser extent the Conservation Area.	The removal of the southern part of the site would greatly reduce the impact of development.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Southern-east part of the site within 400 m of the post office and a primary school within the village. Approx half of the site is within 800 m of the community centre within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. Site adjacent to a Local Wildlife Site and Bestwood Country Park.	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: 62. The site is a series of undulating fields that sit immediately to the east of the settlement edge of Bestwood Village; they are crossed by a footpath that feeds into a wider	- south part of the site (separated by Park Road) to include landscape buffer to maintain the setting of the

		<p>network and leads to the nearby Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development does not have an adverse effect on either the Country Park or the rural perception to the east of the site. In visual terms, the site has a medium value – arising from its proximity to Bestwood Country Park – and a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a medium landscape sensitivity and a medium visual sensitivity.</p>	<p>mature landscape and to restrict urban creep within a rural setting.</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 the site has a considerable amount of surface</p>	<p>Requires adequate sustainable drainage systems to control the rate</p>

		water flooding.	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	+	Although the site adjacent to bus route of No.141 and No.728 (hourly), approx 50% of the site within 400 m of existing bus stops. Public right of way through the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/484: The Sycamores

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/484			
Site name:	The Sycamores			
Locality:	Bestwood Village			
Location:	Within named settlement			
Site area:	0.62 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land. Site has planning permission for residential development			
Dwellings capacity:	25 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Urban			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	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 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:	22 mins	28 mins	8 mins	
Travel time (minutes) to hospital:	14 mins	59 mins	18 mins	
Travel time (minutes) to primary school:	7 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:	26 mins	30 mins	9 mins	
Travel time (minutes) to leisure centre:	10 mins	25 mins	8 mins	
Travel time (minutes) to community centre:	19 mins	23 mins	7 mins	
Travel time (minutes) to employment zone:	5 mins	5 mins	2 mins	
Travel time (minutes) to town centre:	17 mins	35 mins	11 mins	

Sustainability Appraisal Assessment

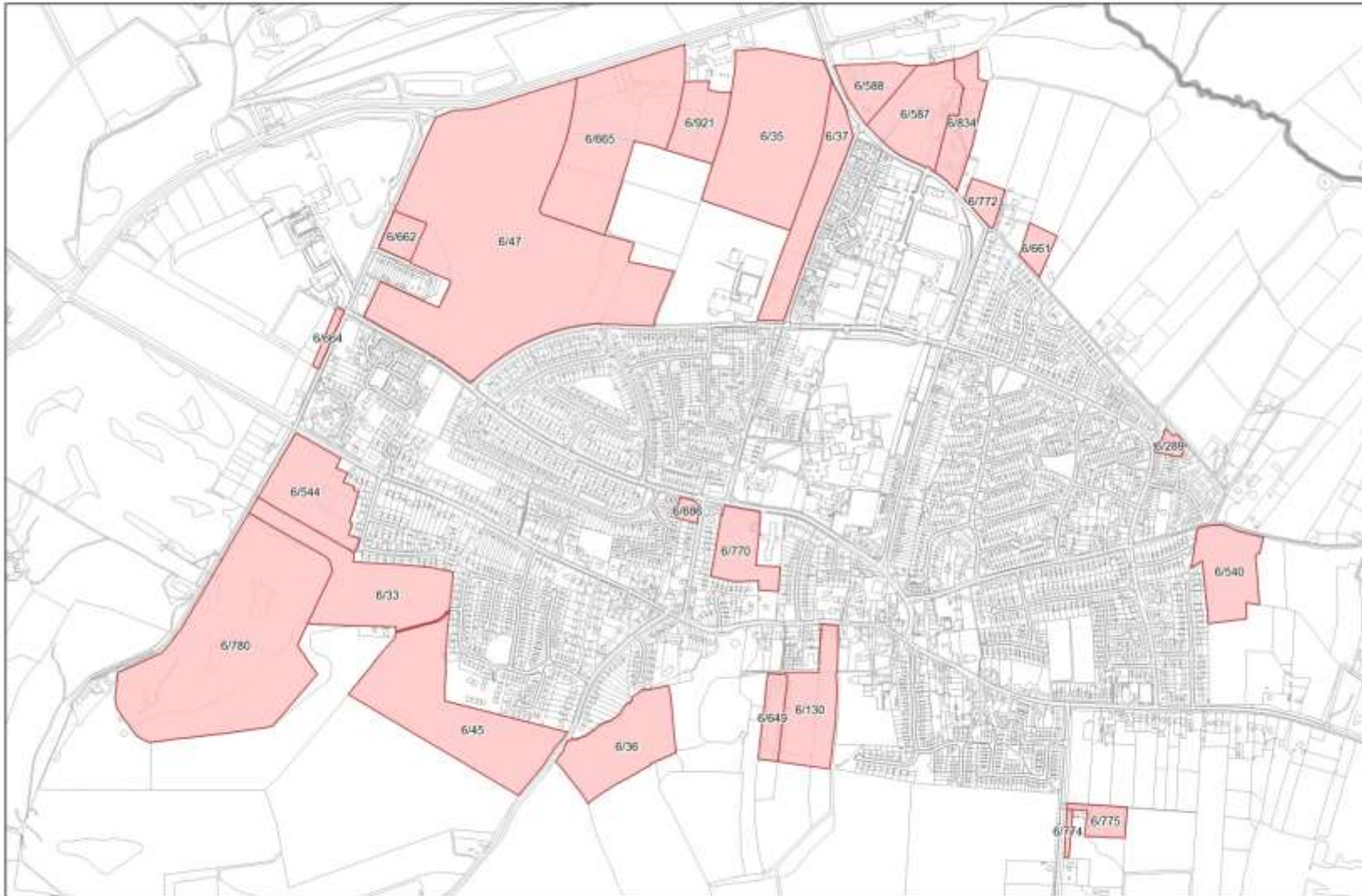
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	25 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to private recreational open space. Access to Bestwood Country Park within the village.	
3. Heritage and Design	-	Minor impact on heritage asset.	There is scope for development to improve this site such that it makes a positive contribution to the Conservation Area.
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 community centre within the village. Site is within 800 m of the post office and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Site is residential garden land. Tree Preservation Orders within the site. Site adjacent to a Local Wildlife Site.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	0	Not assessed as site has planning permission.	
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 high risk surface water flooding issue to the south of the site (which is a very small percentage of the site).	Requires adequate sustainable drainage systems to control the rate of surface water runoff.

10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.141 and No.728 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton 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. Site adjacent to the national cycle route.	
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 D2: Calverton

Map of Reasonable Alternative Sites for Housing in Calverton	20
Site 6/33: Hollinwood Lane/Long West Croft	21
Site 6/35: Mansfield Lane (Flatts Hill)	24
Site 6/36: Lampwood Close	28
Site 6/37: Long Acre Lodge	32
Site 6/45: Georges Lane/Gorse Close	36
Site 6/47: Park Road/Hollinwood Lane	40
Site 6/130: Dark Lane	44
Site 6/289: Bottom Farm	47
Site 6/540: Land to the South of Crookdole Lane	50
Site 6/544: Main Street/Hollinwood Lane (Land Adj To)	53
Site 6/587: Mansfield Lane (Whitehaven Farm)	57
Site 6/588: Mansfield Lane (250)	61
Site 6/649: Woods Lane	64
Site 6/661: Land at Broom Farm	67
Site 6/662: Hollinwood Lane/North Green	71
Site 6/664: Calverton Miners Welfare	74
Site 6/665: Warren Place	77
Site 6/686: The Cherry Tree	81
Site 6/770: Land at Collyer Road	84
Site 6/772: Broom Farm, Mansfield Lane	87
Site 6/774: Borrowside Farm Bonnerhill (Site A)	91
Site 6/775: Borrowside Farm Bonnerhill (Site B)	95
Site 6/780: Ramsdale Park Golf Course	98
Site 6/834: Woodview Farm	101
Site 6/921: Shire Farm, Calverton	104

Map of Reasonable Alternative Sites for Housing in Calverton



Reproduced with the permission of the Controller of HM S.O. Crown copyright. Licence No. LA100021244.
Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.



Civic Centre, Ansel Hill Park, Ansel,
Nottinghamshire, NG5 6LU


Calverton

Reasonable Alternative Sites
Borough Boundary



Site 6/33: Hollinwood Lane/Long West Croft

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/33			
Site name:	Hollinwood Lane/ Long West Croft			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	4.54 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	136 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:	23 mins	21 mins	6 mins	
Travel time (minutes) to hospital:	39 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	26 mins	19 mins	6 mins	
Travel time (minutes) to secondary school:	28 mins	24 mins	7 mins	
Travel time (minutes) to leisure centre:	28 mins	26 mins	8 mins	
Travel time (minutes) to community centre:	27 mins	> 60 mins	19 mins	
Travel time (minutes) to employment zone:	10 mins	8 mins	2 mins	
Travel time (minutes) to town centre:	31 mins	> 60 mins	22 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	136 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village. However it is within 30 minutes walking and cycling time to community facilities in 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	0	Score: 58. The site comprises a medium scale pastoral field within a rolling landform and a settlement edge context. It corresponds somewhat with its Policy Zone (SH17), differing in terms of land cover and tree cover. The site itself is an irregular shape, nestling into the existing settlement to the east and extending a thin finger into countryside towards the west. There is concern that the development of this finger could form an inappropriate extension into countryside and act as a catalyst for development in the surrounding fields. For this reason, the site has a medium sensitivity in terms of landscape. There are moderate numbers of	<ul style="list-style-type: none"> - North west part of the site (strip of land from highway to central of the site) to include landscape buffer to rising landform and linear section of site to prevent the illusion of excessive extension of built form to the settlement edge. - west part of the site to include mitigation tree and shrub planting to prevent extended views into site from Ramsdale Golf

		receptors of visual effects for whom the site forms a part of the landscape setting they enjoy, however the site has a generally low visual value and for this reason, the visual sensitivity of the site to development is considered to be low.	Course.
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 low risk surface water flooding (which is a small percentage of the site).	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of the site not within 400 m of existing bus stops.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/35: Mansfield Lane (Flatts Hill)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/35			
Site name:	Mansfield Lane (Flatts Hill)			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	7.45 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	223 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	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			
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:	8 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	33 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	9 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	12 mins	15 mins	5 mins	
Travel time (minutes) to leisure centre:	13 mins	16 mins	5 mins	
Travel time (minutes) to community centre:	39 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	6 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	25 mins	> 60 mins	23 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	223 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	-	The development of this site would result in a small impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton.	Reduce or green the edge of site nearest the farmstead.
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. Site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	-	Score: 71. The site consists of open arable land within a rolling landscape context at the edge of an existing nucleated settlement area. A number of key characteristics of the SH17 Policy Zone are evident which forms a transition from a built up urban area into an increasingly rural landscape. Views into site from Whinbush Lane and Flatts	- northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape. - mitigation tree

		<p>Lane are partially screened by a sloping landform which obscures views of the existing settlement edge and helps to retain an element rural character despite a close proximity to the built up settlement area. The site is however affected by its proximity to the existing urban edge and associated man made elements, and due to the nature of its sloping landform could potentially accommodate limited development to the southern section of site without impacting on the wider rural character.</p>	<p>and shrub planting to ridge line.</p> <ul style="list-style-type: none"> - enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site. - enhanced hedgerows to boundary at Flatts Lane (on north east side of the site).
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>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is no significant surface water flooding issue.</p>	<p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible</p>

			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.
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 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other 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 6/36: Lampwood Close

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/36			
Site name:	Lampwood Close			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	3.42 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	103 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:	9 mins	15 mins	5 mins	
Travel time (minutes) to hospital:	22 mins	> 60 mins	25 mins	
Travel time (minutes) to primary school:	8 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	14 mins	17 mins	5 mins	
Travel time (minutes) to leisure centre:	14 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	24 mins	50 mins	15 mins	
Travel time (minutes) to employment zone:	6 mins	12 mins	4 mins	
Travel time (minutes) to town centre:	15 mins	60 mins	18 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	103 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	--	The development of this site would have a major impact directly on the Calverton Conservation Area because the character of the part of the Conservation Area adjacent to the site is open in aspect.	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 within the village. Site is within 800 m of a post office, a library and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Score: 51. The site consists of a relatively flat arable field between the settlement edge to the north and rising landform to the south. There is a large amount of mature vegetation within the field and on its boundaries and the site is visually well contained. In terms of landscape, there are some elements of value within the	- retain and enhance existing boundary planting (on east and south sides of the site) to contain site and to maintain the rural / settlement edge.

		study area but the contained nature of the site and its position in relation to the village edge means that the study area would have a low susceptibility to development of the site. It is considered that the study area is of low landscape sensitivity. The visual containment of the site along with its relative lack of visual value means that the 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. However there is surface water flooding issue on George's Lane adjacent to the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to	

		Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public right of way adjacent 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.	

Site 6/37: Long Acre Lodge

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/37			
Site name:	Long Acre Lodge			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	2.74 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	80 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:	6 mins	17 mins	5 mins	
Travel time (minutes) to hospital:	31 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	7 mins	6 mins	2 mins	
Travel time (minutes) to secondary school:	10 mins	12 mins	4 mins	
Travel time (minutes) to leisure centre:	11 mins	13 mins	4 mins	
Travel time (minutes) to community centre:	35 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	4 mins	3 mins	1 min	
Travel time (minutes) to town centre:	23 mins	> 60 mins	23 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	80 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Part of site is within 400 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Score: 50. The site consists of a long stretch of rough land which follows the line of the existing settlement edge. Any future development would result in greater views from Whinbush Lane, Flatts Lane and William Lee Memorial Park, though these views are already affected by the existing settlement edge. The study area has a low landscape value and a low landscape susceptibility, therefore the overall sensitivity of the landscape is considered to be low. Visually, the site has a low value, but has a medium susceptibility to development	<ul style="list-style-type: none"> - northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape. - mitigation tree and shrub planting to ridge line. - enhanced hedgerows to boundary at Flatts Lane (on the north east side of the

		arising from it facilitating views to the north for residents. Overall, the study area has a low visual sensitivity.	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 Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). Although there are direct bus routes to Nottingham City, they would take approx 30-35 minutes to travel and also it would be difficult to travel directly to other 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	0	No loss of employment/retail/	

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

Site 6/45: Georges Lane/Gorse Close

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/45			
Site name:	Georges Lane/ Gorse Close			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	6.00 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	180 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:	12 mins	17 mins	5 mins	
Travel time (minutes) to hospital:	26 mins	> 60 mins	26 mins	
Travel time (minutes) to primary school:	11 mins	14 mins	4 mins	
Travel time (minutes) to secondary school:	16 mins	19 mins	6 mins	
Travel time (minutes) to leisure centre:	17 mins	21 mins	6 mins	
Travel time (minutes) to community centre:	28 mins	54 mins	16 mins	
Travel time (minutes) to employment zone:	31 mins	13 mins	4 mins	
Travel time (minutes) to town centre:	19 mins	> 60 mins	19 mins	

Sustainability Appraisal Assessment

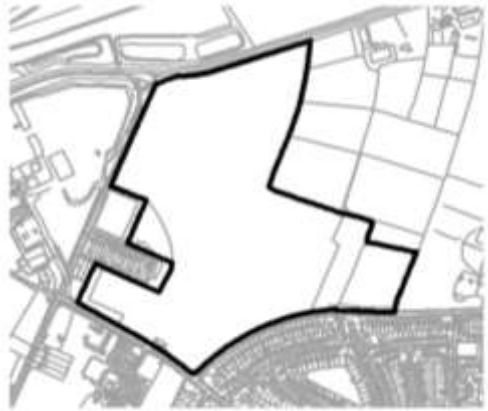
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	180 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would have a direct impact on the heritage asset as it would erode views from the Conservation Area of farmland. There would also be an indirect effect on the setting of the Conservation Area.	A reduction in the size of the site, concentrated in the north, would be much less imposing on the Conservation Area, in particular if appropriate consideration is given to the correct scale, form, mass, appearance, density and edging.
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. Site is within 800 m of a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders within 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: 65. The site consists of a large sloping arable field on the edge of the settlement of Calverton. It incorporates two	- strengthening of existing boundary vegetation and hedgerows (on

		Policy Zones - one is of poor sensitivity and occurs on the lower slopes, one of good sensitivity which occurs on the upper slopes. The slopes of the site form an important backdrop to the village of Calverton and existing housing forms a strong settlement edge and strong distinction between urban and rural. Overall, it is considered that the study area has a medium landscape sensitivity, arising from its rural, scenic and sloping nature. In addition, the site has a medium visual sensitivity as it forms a key part to the landscape setting of Calverton and has value in terms of being of recreational amenity.	east side of the site) can prevent occasional glimpses from Georges Lane.
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. However there is surface water flooding issue on George's Lane adjacent to the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities	

		for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Majority of the site within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public right of way adjacent 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.	

Site 6/47: Park Road/Hollinwood Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/47			
Site name:	Park Road/ Hollinwood Lane			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	21.64 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	649 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	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			
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:	13 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	32 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	13 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	18 mins	17 mins	5 mins	
Travel time (minutes) to leisure centre:	18 mins	19 mins	6 mins	
Travel time (minutes) to community centre:	21 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	12 mins	11 mins	3 mins	
Travel time (minutes) to town centre:	25 mins	> 60 mins	23 mins	

Sustainability Appraisal Assessment

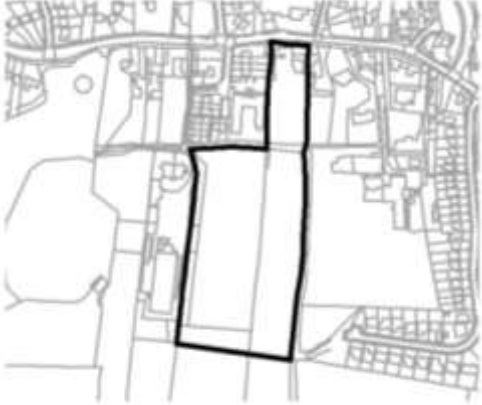
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	649 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of several recreational open spaces.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a village hall, a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	--	Score: 80. The site is an open rolling agricultural field on the village edge. Landform is a key feature with slopes away from the village partly screening the village from the rural surroundings. There is a high susceptibility to development on this site owing to the landform, with new development forming a clear extension of the settlement into countryside and visibly increasing the scale of the	- majority area (from north west to central) of the site to include landscape buffer to sloping ground to retain rural landscape to the north and to prevent urban sprawl. - mitigation planting top of

		<p>village as viewed from the north. Overall, the study area has a high landscape sensitivity to new development in this location. Visually, the site is very open and forms a key part of the landscape setting of the village and of the rights of way surrounding it. Overall, the study area is considered to have a medium visual sensitivity to development on the site.</p>	<p>ridge to screen views from north and west.</p> <ul style="list-style-type: none"> - enhance existing screening (on the west side of the side). - strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road). - enhance boundary planting and hedgerows to define and provide screening to rights of way and Oxton Road (and Hollinwood Lane and north east side of the site).
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>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface</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>

		water route that runs across the site.	<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>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	+	Although site adjacent to bus route for Calverton Connection (every 15 minutes), part of the site is within 400 m of existing bus stops. Public rights of way through the site.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/130: Dark Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/130			
Site name:	Dark Lane			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	2.38 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land/residential use. Site has planning permission for residential development			
Dwellings capacity:	72 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:	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:	10 mins	10 mins	3 mins	
Travel time (minutes) to hospital:	30 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	7 mins	6 mins	2 mins	
Travel time (minutes) to secondary school:	15 mins	13 mins	4 mins	
Travel time (minutes) to leisure centre:	15 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	31 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	7 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	22 mins	> 60 mins	23 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	72 homes.	
2. Health	++	Within 400 m of GP within the village and recreational open space.	
3. Heritage and Design	--	The development of the site would result in an impact on the Conservation Area and its setting. The demolition of the barn would result in the loss of a non recorded historic building which makes an important contribution to the street scene.	There is scope to improve the approach to the site by creating a lane with smaller cottages on the access to 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	++	Community facilities within 400 m.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Tree Preservation Orders on eastern boundary of the site. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	0	Not assessed as site is allocated in the Replacement Local Plan and has planning permission.	
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. However there is surface water flooding issue on Main Street adjacent to the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public rights of way through the site and 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.	

Site 6/289: Bottom Farm

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/289			
Site name:	Bottom Farm			
Locality:	Calverton			
Location:	Within named settlement			
Site area:	0.25 ha			
Existing use:	(R) Residential			
Site commentary:	Residential use (garden land) and agricultural use (barn)			
Dwellings capacity:	11 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:	12 mins	11 mins	3 mins	
Travel time (minutes) to hospital:	38 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	17 mins	15 mins	5 mins	
Travel time (minutes) to secondary school:	15 mins	17 mins	5 mins	
Travel time (minutes) to leisure centre:	15 mins	16 mins	5 mins	
Travel time (minutes) to community centre:	40 mins	> 60 mins	22 mins	
Travel time (minutes) to employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	31 mins	> 60 mins	24 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	11 homes.	
2. Health	+	Not within 400 m of GP 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. Site is within 800 m of a post office, a library and schools 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	0	Not assessed due to site within the built up 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 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 Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other 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 6/540: Land to the South of Crookdole Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/540			
Site name:	Land to the South of Crookdole Lane			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	2.30 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	95 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:	Majority of the 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:	13 mins	13 mins	4 mins	
Travel time (minutes) to hospital:	38 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	15 mins	15 mins	4 mins	
Travel time (minutes) to secondary school:	15 mins	19 mins	6 mins	
Travel time (minutes) to leisure centre:	15 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	40 mins	> 60 mins	22 mins	
Travel time (minutes) to employment zone:	8 mins	8 mins	2 mins	
Travel time (minutes) to town centre:	31 mins	> 60 mins	24 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	95 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library 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	0	Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.	<ul style="list-style-type: none"> - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel. - enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No	Agricultural Land Classification

		information on whether the site is best and most versatile land i.e. grade 3a.	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	+	Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. North and west of the site adjacent to public rights of way.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/544: Main Street/Hollinwood Lane (Land Adj To)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/544			
Site name:	Main Street/ Hollinwood Lane (Land Adj To)			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	2.98 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	90 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:	23 mins	21 mins	6 mins	
Travel time (minutes) to hospital:	38 mins	> 60 mins	28 mins	
Travel time (minutes) to primary school:	26 mins	18 mins	5 mins	
Travel time (minutes) to secondary school:	27 mins	24 mins	7 mins	
Travel time (minutes) to leisure centre:	28 mins	25 mins	8 mins	
Travel time (minutes) to community centre:	26 mins	> 60 mins	19 mins	
Travel time (minutes) to employment zone:	13 mins	12 mins	4 mins	
Travel time (minutes) to town centre:	31 mins	> 60 mins	22 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	90 homes.	
2. Health	+	Not within 400 m of GP 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	Site is not adjacent to designated and non-designated heritage assets.	
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. As the majority of the site not within 400 m of existing bus stops and due to the distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	
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 is a pastoral field on the edge of the village, set within a rolling landscape. The site itself is in a relatively poor condition and does little to contribute to its surroundings. It is felt that development of the	- retain and enhance existing boundary planting (on north and west sides of the site) to contain site and to maintain a strong

		<p>site will extend the settlement in an appropriate direction and consolidate the existing staggered settlement edge created by recent development to the north of site. Overall it is felt that the study area has a low landscape sensitivity to development on the site. The site is visually contained by its strong boundary vegetation and this does well to screen the site from the right of way to the northwest of the site. In visual terms, it is considered that the study area has a low sensitivity to development on site.</p>	<p>division between development site and right of way.</p>
8. Natural Resources	-	<p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p>	<p>Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>
9. Flooding	0	<p>Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.</p>	
10. Waste	-	<p>Results in increased household waste.</p>	
11. Energy and Climate Change	0	<p>Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.</p>	
12. Transport	-	<p>Majority of the site not within 400 m of existing bus stops. Public right of way adjacent to the west of the site.</p>	<p>Improve accessibility to existing transport network.</p>

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 6/587: Mansfield Lane (Whitehaven Farm)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/587			
Site name:	Mansfield Lane (Whitehaven Farm)			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	2.83 ha			
Existing use:	(B) Agricultural buildings			
Site commentary:	Greenfield land			
Dwellings capacity:	100 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:	9 mins	17 mins	5 mins	
Travel time (minutes) to hospital:	34 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	10 mins	11 mins	3 mins	
Travel time (minutes) to secondary school:	13 mins	13 mins	4 mins	
Travel time (minutes) to leisure centre:	14 mins	13 mins	4 mins	
Travel time (minutes) to community centre:	40 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	10 mins	8 mins	2 mins	
Travel time (minutes) to town centre:	27 mins	> 60 mins	24 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	100 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools 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.	
7. Landscape	0	Score: 44. The site consists of a number of sectioned off small scale areas used for growing and grazing with a character typical of small holdings. A number of existing agricultural buildings of medium scale fall within the site boundary, as does a residential property to the south east of site. The area is situated on high ground within a rolling landscape with a localised sloping landform which gently falls away from a high flat area to south east of site. Despite the elevated positioning, the site is exposed to very few	<ul style="list-style-type: none"> - north area of the site to include landscape buffer to sloping landform to protect existing mature tree groups which currently help to contain and screen the site. - mitigation tree and shrub planting (on the north west side of the site) to establish a relationship with existing tree groups and to

		receptors and is well screened by mature vegetation which creates a pocket of land with very little influence on the wider landscape setting. Overall, there is a low landscape and visual sensitivity within the study area to development of the site.	provide screening of elevated and flat landform. - enhanced hedgerows and boundary planting to align with Mansfield Lane.
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 (on Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other 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 6/588: Mansfield Lane (250)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/588			
Site name:	Mansfield Lane (250)			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	1.27 ha			
Existing use:	(S) Storage and warehousing			
Site commentary:	Timber yard			
Dwellings capacity:	50 homes			
Brownfield/greenfield:	Predominately brownfield 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:	8 mins	18 mins	6 mins	
Travel time (minutes) to hospital:	33 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	9 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	12 mins	15 mins	4 mins	
Travel time (minutes) to leisure centre:	13 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	39 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	6 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	26 mins	> 60 mins	24 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	50 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is predominately brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 49. The site is located in a rolling landscape setting which is bounded by mature trees and vegetation, landform and wicker fencing. The site is currently used for local industry and has a number of single storey structures which are largely screened by boundary wicker fencing. The site is isolated and contained with very little influence on the surrounding context. It is therefore considered that any development would result in a like-for-like replacement of existing features and that visual impacts would be minimal.	- mitigation tree and shrub planting to boundary (on west side of the site) to extend tree line from the immediate north of site and provide appropriate screening of any proposed development.

8. Natural Resources	+	Site is predominately brownfield land.	
9. Flooding	0	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.	
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 Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is timber yard so loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of timber yard on land not identified for employment or retail use on the Proposals Map.	

Site 6/649: Woods Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/649			
Site name:	Woods Lane			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	0.50 ha			
Existing use:	Multiple uses.			
Site commentary:	Equestrian Centre, gun shop and country store			
Dwellings capacity:	14 homes			
Brownfield/greenfield:	Brownfield 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:	9 mins	9 mins	3 mins	
Travel time (minutes) to hospital:	25 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:	8 mins	9 mins	3 mins	
Travel time (minutes) to secondary school:	14 mins	14 mins	4 mins	
Travel time (minutes) to leisure centre:	14 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	26 mins	58 mins	17 mins	
Travel time (minutes) to employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	17 mins	> 60 mins	20 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	14 homes.	
2. Health	++	Within 400 m of GP within the village and recreational open space.	
3. Heritage and Design	--	The development of this site would result in a major impact on the Conservation Area, as it would increase the erosion of the countryside. The open character is important to the character and 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	++	Community facilities within 400 m.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 54. The site is a brownfield plot of land currently used as an equestrian centre on the edge of Calverton's conservation area. There are elements of landscape value within the study area, such as the rights of way network and conservation area and development of the site has the potential to have a positive effect on the study area. The study area therefore has a low landscape sensitivity to development of the site. The study area has a medium visual value owing partly to Calverton's conservation area and partly to its recreational amenity. The site does not form a key part of the landscape setting for receptors in the study area, however the	<ul style="list-style-type: none"> - enhance boundary planting and hedgerows (on the east side of the site) to restrict views from public rights of way in the east. - offsite mitigation planting (on the north and west sides of the adjacent site to the west of the site) to contain recreation area and provide screening of development edge.

		medium visual value means that overall the study area has a medium visual sensitivity to development on the site.	
8. Natural Resources	++	Site is brownfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public rights of way to the north of the site.	
13. Employment	-	Existing use is equestrian business so loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	-	Loss of existing equestrian business on land not identified on the Proposals Maps.	

Site 6/661: Land at Broom Farm

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/661			
Site name:	Land at Broom Farm			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	0.51 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 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:	13 mins	14 mins	4 mins	
Travel time (minutes) to hospital:	36 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	12 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	13 mins	11 mins	3 mins	
Travel time (minutes) to leisure centre:	13 mins	10 mins	3 mins	
Travel time (minutes) to community centre:	38 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	8 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	29 mins	> 60 mins	24 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	15 homes.	
2. Health	+	Not within 400 m of GP 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. Site is within 800 m of a post office, a leisure centre and schools 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: 60. The site is a flat arable field set within a historic field pattern on the edge of Calverton Village. It is situated adjacent to a quiet country lane and a public right of way and is visually contained. The study area has a medium landscape value arising from its landscape and scenic quality, recreational value and relative tranquility and rurality. There is a medium susceptibility to change within the study area given the development of the site, the biggest consequence of which would be the loss of the historic field pattern; overall there is a medium landscape sensitivity.	<ul style="list-style-type: none"> - mitigation planting to northern boundary to contain site and provide screening of any proposed development. - enhanced hedgerows and boundary planting (on the east side of the site) to restrict views from right of way.

		Visually, the site has a low value and there is a low susceptibility owing to its contained nature; overall this gives 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	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other 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	0	No loss of employment/retail/	

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

Site 6/662: Hollinwood Lane/North Green

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/662			
Site name:	Hollinwood Lane/ North Green			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	0.66 ha			
Existing use:	(V) Vacant land previously developed			
Site commentary:	Land previously used as a car park			
Dwellings capacity:	20 homes			
Brownfield/greenfield:	Brownfield 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:	15 mins	22 mins	7 mins	
Travel time (minutes) to hospital:	34 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	17 mins	17 mins	5 mins	
Travel time (minutes) to secondary school:	20 mins	20 mins	6 mins	
Travel time (minutes) to leisure centre:	20 mins	25 mins	7 mins	
Travel time (minutes) to community centre:	23 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	15 mins	17 mins	5 mins	
Travel time (minutes) to town centre:	27 mins	> 60 mins	23 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	20 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of private recreation 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	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 41. The site is a disused car park set within a scrubby boundary at the end of a small residential street. Generally the study area is interrupted by the site's poor condition, which also affects its intrinsic value. Overall it is considered that the study area is of low sensitivity to development on the site as the site currently detracts from the landscape value of the study area and development sensitive to the characteristics of the study area has the potential to improve it. Similarly the site also detracts from the visual quality of the study area and therefore the study area is considered to have low visual sensitivity to the development of the site.	- retain and enhance existing boundary planting (on all sides) to contain site and mitigate against long range views into site from the north and east.
8. Natural	++	Site is brownfield land.	

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 (on Collyer Road) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other 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 6/664: Calverton Miners Welfare

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/664			
Site name:	Calverton Miners Welfare			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	0.23 ha			
Existing use:	(L) Leisure and recreational buildings			
Site commentary:	Protected open space			
Dwellings capacity:	7 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:	14 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	33 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	15 mins	16 mins	5 mins	
Travel time (minutes) to secondary school:	18 mins	18 mins	5 mins	
Travel time (minutes) to leisure centre:	19 mins	23 mins	7 mins	
Travel time (minutes) to community centre:	21 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	16 mins	14 mins	4 mins	
Travel time (minutes) to town centre:	25 mins	> 60 mins	23 mins	


Sustainability Appraisal Assesemnt

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	7 homes.	
2. Health	--	Loss of recreational open space. Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space.	Provision of green space on-site to provide recreational opportunities.
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 open space.	
7. Landscape	0	Score: 42. The site is at the edge of Calverton Miner's Welfare sports pitches and occurs adjacent to the residential edge of Calverton. Generally the study area has a low landscape value, although it is representative of the Policy Zone in which it sits and has an intrinsic recreational value. Overall it is considered that the study area is of low sensitivity to development on the site as the site sits opposite existing residential development. Similarly the site has a low visual value and is not a key part of the landscape setting of the study area. Therefore the study area is considered to have low visual sensitivity to the development of the site.	<ul style="list-style-type: none"> - mitigation planting (on the west side of the site) to create screening at the rear of proposed development site. - retain as many mature trees (on the east side of the site) as possible to maintain streetscape quality.

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 (on Collyer Road) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other 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 6/665: Warren Place

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/665			
Site name:	Warren Place			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	6.76 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	200 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	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			
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	28 mins	9 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	> 60 mins	20 mins	6 mins	
Travel time (minutes) to secondary school:	> 60 mins	25 mins	7 mins	
Travel time (minutes) to leisure centre:	> 60 mins	24 mins	7 mins	
Travel time (minutes) to community centre:	> 60 mins	> 60 mins	24 mins	
Travel time (minutes) to employment zone:	> 60 mins	17 mins	5 mins	
Travel time (minutes) to town centre:	> 60 mins	> 60 mins	26 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	200 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools 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: 73. The site is a pastoral field in a rural context which is both removed from and slopes away from the village edge on Park Road. It is similar in character to the wider study area and its rural character contributes to a medium	- majority of the north area of the site to include landscape buffer to sloping ground to retain rural landscape in low landscape and to

		<p>landscape value. The study area is highly susceptible to development on the site, with the development forming a visually separate housing cluster from the main Calverton village. In summary, the landscape of the study area is highly sensitive to development of the site. The landform of the site also forms a part of the landscape setting of the village and therefore the study area has a medium visual sensitivity. This site is unable to be mitigated on its own due to the isolated settlement cluster formed by its development, therefore would need to come forward with 6/47 Park Road / Hollinwood Lane if it were to be developed.</p>	<p>prevent urban sprawl.</p> <ul style="list-style-type: none"> - mitigation planting top of ridge to screen views from north and west. - enhance existing boundary hedgerows (on north and west sides of the site) to enhance screening from Oxtan Road. - enhance existing boundary hedgerows to provide definition to adjacent field patterns.
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>Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is no significant surface water flooding issue.</p>	<p>Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are</p>

			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.
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 on Park Road which residents have to walk to approx 400 m to a bus stop for Calverton Connection (every 15 minutes).	
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 6/686: The Cherry Tree

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/686			
Site name:	The Cherry Tree			
Locality:	Calverton			
Location:	Within named settlement			
Site area:	0.21 ha			
Existing use:	(K) Retailing			
Site commentary:	Existing public house. Site has planning permission for residential development			
Dwellings capacity:	14 homes			
Brownfield/greenfield:	Brownfield 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:	6 mins	9 mins	3 mins	
Travel time (minutes) to hospital:	25 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:	4 mins	5 mins	1 mins	
Travel time (minutes) to secondary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to leisure centre:	10 mins	12 mins	4 mins	
Travel time (minutes) to community centre:	27 mins	57 mins	17 mins	
Travel time (minutes) to employment zone:	5 mins	5 mins	2 mins	
Travel time (minutes) to town centre	18 mins	> 60 mins	20 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	14 homes.	
2. Health	+	Not within 400 m of GP 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 is visually not imposing on heritage asset because of existing development between the site and the asset.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	++	Community facilities within 400 m.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	++	Site is brownfield land.	
9. Flooding	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 Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). Although there are direct City bus routes to Nottingham City, they would	

		take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is public house so loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing public house on land not identified for employment or retail use on the Proposals Map.	

Site 6/770: Land at Collyer Road

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/770			
Site name:	Land at Collyer Road			
Locality:	Calverton			
Location:	Within named settlement			
Site area:	1.64 ha			
Existing use:	(O) Outdoor recreation			
Site commentary:	Protected open space			
Dwellings capacity:	60 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	Open space			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site does not fall within the Green Belt			
Greenwood Community Forest:	Site 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:	6 mins	8 mins	2 mins	
Travel time (minutes) to hospital:	25 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:	4 mins	3 mins	1 mins	
Travel time (minutes) to secondary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to leisure centre:	9 mins	11 mins	3 mins	
Travel time (minutes) to community centre:	27 mins	59 mins	18 mins	
Travel time (minutes) to employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	18 mins	> 60 mins	20 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	
2. Health	--	Loss of recreational open space. Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time.	Provision of green space on-site to provide recreational opportunities.
3. Heritage and Design	-	The development of the site could have minor impact on the Conservation Area. If the site was reduced in area to remove the parcel of land behind the house on Main Street, then there would only be a very minor impact.	The development of low density buildings on the southern part of site would retain openness such that the impact on the Conservation Area would be negligible.
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	++	Community facilities within 400 m.	
6. Environment, Biodiversity and Green Infrastructure	--	Loss of open space.	
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	-	Loss of open space.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk 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	+	Within 400 m of existing bus stops for Calverton Connection	

		(every 15 minutes) and No.47 (every 30 minutes). Although there are direct bus routes to Nottingham City, they would take approx 30-35 minutes to travel and also it would be difficult to travel directly to other 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 6/772: Broom Farm, Mansfield Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/772			
Site name:	Broom Farm, Mansfield Lane			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	1.33 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	40 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:	11 mins	13 mins	4 mins	
Travel time (minutes) to hospital:	35 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	11 mins	11 mins	3 mins	
Travel time (minutes) to secondary school:	10 mins	10 mins	3 mins	
Travel time (minutes) to leisure centre:	10 mins	9 mins	3 mins	
Travel time (minutes) to community centre:	37 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	7 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	28 mins	> 60 mins	24 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	40 homes.	
2. Health	+	Not within 400 m of GP 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. Site is within 800 m of a leisure centre and schools 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	0	Score: 46. The site is a pasture field located between housing and Calverton Business Park. The site is contained by properties on either side and mature woodland to the north and therefore has a limited study area. Mature trees and shrubs align with Mansfield Lane at the site's southern boundary though no notable species or specimens of high quality were identified. Glimpses of any potential development may be afforded to users of a nearby public right of way although it is considered that these would not have a sizeable impact due to the site's close	<ul style="list-style-type: none"> - mitigation tree and shrub planting (on north side of the site) to create a distinct boundary between developed and non developed land and to screen views from surrounding public rights of way - enhance existing boundary planting to retain vegetated screening and character of streetscape (on south west side of

		proximity to other built form and industry. It is considered that any future development would result in a minor extension of the existing built form pattern and would have little impact on the surrounding landscape.	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.	
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 Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other 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 6/774: Borrowside Farm Bonnerhill (Site A)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/774			
Site name:	Borrowside Farm Bonnerhill (Site A)			
Locality:	Calverton			
Location:	Separated from urban/village boundary			
Site area:	0.13 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	4 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:	8 mins	12 mins	3 mins	
Travel time (minutes) to hospital:	31 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	7 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	12 mins	15 mins	4 mins	
Travel time (minutes) to leisure centre:	12 mins	16 mins	5 mins	
Travel time (minutes) to community centre:	33 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	6 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	24 mins	> 60 mins	23 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	4 homes.	
2. Health	+	Not within 400 m of GP 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	--	The development of the site would result in a major impact as there would be an urbanising of the countryside near 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 community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and a 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: 72. The site is currently an overgrown plot of land which is detached from the village edge. There are two local interest buildings of a rural character on the site and it sits within a mature landscape area. The site itself detracts slightly from its surroundings with its unkempt nature, however the study area is of high landscape value and high visual value. The main way in which the study area is susceptible to change is	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		in terms of the drawing out of development away from the main settlement cluster and fragmentation of the strong edge. For this reason, the study area is considered to have a medium sensitivity to development on 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.	
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 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other 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 6/775: Borrowside Farm Bonnerhill (Site B)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/775			
Site name:	Borrowside Farm Bonnerhill (Site B)			
Locality:	Calverton			
Location:	Separated from urban/village boundary			
Site area:	0.64 ha			
Existing use:	(S) Storage and warehousing			
Site commentary:	Caravan storage			
Dwellings capacity:	30 homes			
Brownfield/greenfield:	Brownfield/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:	9 mins	12 mins	4 mins	
Travel time (minutes) to hospital:	32 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	8 mins	11 mins	3 mins	
Travel time (minutes) to secondary school:	12 mins	15 mins	5 mins	
Travel time (minutes) to leisure centre:	13 mins	17 mins	5 mins	
Travel time (minutes) to community centre:	34 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	6 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	25 mins	> 60 mins	23 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	30 homes.	
2. Health	+	Not within 400 m of GP 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	--	The development of the site would result in a major impact as there would be an urbanising of the countryside near 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 community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and a school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield/greenfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	-	Score: 74. The site is currently a caravan park which is detached from the village edge and sits within a mature landscape area. The site sits well within a rural setting and the study area is of high landscape value and high visual value. The main way in which the study area is susceptible to change is in terms of the creation of a new settlement cluster away from Calverton village and	- mitigation planting to northern boundary to screen views from the northern section of Bonner Hill.

		fragmentation of the strong edge. For this reason, the study area is considered to have a high landscape sensitivity to development on the site. Visually, the site is relatively contained and therefore the study area has a low susceptibility to change from the development. Therefore, given the high visual value of the study area, it is considered to have a medium visual sensitivity to development of the site.	
8. Natural Resources	+	Site is brownfield/greenfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is a caravan park so assume loss of jobs will be very minor.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing caravan park on land no identified for employment or retail use on the Proposals Map.	

Site 6/780: Ramsdale Park Golf Course

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/780			
Site name:	Ramsdale Park Golf Course			
Locality:	Calverton			
Location:	Separated from urban/village boundary			
Site area:	12.90 ha			
Existing use:	(O) Outdoor recreation			
Site commentary:	Part of existing golf course			
Dwellings capacity:	387 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:	27 mins	25 mins	7 mins	
Travel time (minutes) to hospital:	42 mins	> 60 mins	30 mins	
Travel time (minutes) to primary school:	34 mins	22 mins	7 mins	
Travel time (minutes) to secondary school:	31 mins	27 mins	8 mins	
Travel time (minutes) to leisure centre:	32 mins	29 mins	9 mins	
Travel time (minutes) to community centre:	31 mins	> 60 mins	20 mins	
Travel time (minutes) to employment zone:	18 mins	11 mins	3 mins	
Travel time (minutes) to town centre:	35 mins	> 60 mins	23 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	387 homes.	
2. Health	-	Not within 400 m of GP within the village. Site not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to existing GP.	
3. Heritage and Design	--	The development of the site would result in a major impact on the Listed Building.	Reduce site area or leave area of open space on south western edge of 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	-	Not within 400 m of community facilities within the village. Site not within 400 m of existing bus stops and due to the distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	
6. Environment, Biodiversity and Green Infrastructure	--	Loss of existing golf course (and may have higher ecological value than surrounding countryside). Tree Preservation Orders within the site.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	-	Score: 78. The site is currently managed as a golf course on rolling land to the south-east of the settlement edge. It encompasses two Landscape Character Policy Zones - one of poor quality, the other of good quality. Generally, the study area is of high landscape value, with a high susceptibility to development of the site due to the site's elevated position and separation from the main settlement. This gives a high	- retain site as a landscape buffer to restrict urban sprawl and to maintain varied landscape vegetation. - strategic planting to create areas of infill between existing tree groups (on north east corner of the site) to contain

		landscape sensitivity to development. Visually, the site forms a key part of the backdrop to Calverton village and is a key recreational resource, both directly as a golf course and indirectly as a setting to various rights of way. It is considered that the study area has a medium visual sensitivity to development on the site.	site.
8. Natural Resources	-	Loss of landscaped area on golf course and greenfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Site not within 400 m of existing bus stops.	Improve accessibility to existing transport network.
13. Employment	0	Site is part of the golf course (and consists of landscaped area) so no loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	Site is part of the existing golf course (private leisure centre) which the golf course will remain.	

Site 6/834: Woodview Farm

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/834			
Site name:	Woodview Farm			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	1.56 ha			
Existing use:	Multiple uses.			
Site commentary:	Dwelling, agricultural buildings and car repair workshop			
Dwellings capacity:	46 homes			
Brownfield/greenfield:	Brownfield/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 mins	16 mins	5 mins	
Travel time (minutes) to hospital:	36 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:	12 mins	12 mins	4 mins	
Travel time (minutes) to secondary school:	15 mins	13 mins	4 mins	
Travel time (minutes) to leisure centre:	15 mins	12 mins	4 mins	
Travel time (minutes) to community centre:	40 mins	> 60 mins	22 mins	
Travel time (minutes) to employment zone:	10 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	28 mins	> 60 mins	24 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	46 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is brownfield/greenfield land. No existing designations, open space or Tree Preservation Orders within the site. Site 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: 56. The site is a well maintained area of land used as a paddock for horses. A Public Right of Way travels through the site to a mature woodland setting which appeared to be well used by country walkers and dog walkers. Development to the north of site would have an adverse effect on the mature woodland edge setting, though there are a number of existing	- northern area of the site to include landscape buffer to preserve existing mature woodland edge and adjacent tree groups. - enhanced hedgerow and boundary planting (on east side of the site) to contain site

		structures towards the centre of site which would result in a like for like replacement. Potential development to the south of site is anticipated to have a minor impact on the surrounding context due to a close proximity to the existing settlement edge and Calverton Business Park.	from right of way in the east.
8. Natural Resources	+	Site is brownfield/greenfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops (on Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is car repair workshop on part of site so assume loss of jobs would be very minor.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing car repair workshop on part of the site on land not identified for employment or retail use on the Proposals Map.	

Site 6/921: Shire Farm, Calverton

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/921			
Site name:	Shire Farm, Calverton			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	1.64 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	50 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:	> 60 mins	26 mins	8 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	> 60 mins	18 mins	5 mins	
Travel time (minutes) to secondary school:	> 60 mins	23 mins	7 mins	
Travel time (minutes) to leisure centre:	> 60 mins	22 mins	7 mins	
Travel time (minutes) to community centre:	> 60 mins	> 60 mins	23 mins	
Travel time (minutes) to employment zone:	> 60 mins	15 mins	5 mins	
Travel time (minutes) to town centre:	> 60 mins	> 60 mins	26 mins	

Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	50 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of this site would result in a minor impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton.	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 community facilities within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	-	Score: 67. The site is a series of pastoral fields in a rural context which is both removed from and slopes away from the village edge on Park Road. It is similar in character to the wider study area and its rural character contributes to a medium landscape value. The study area is highly susceptible	- retain site as a landscape buffer

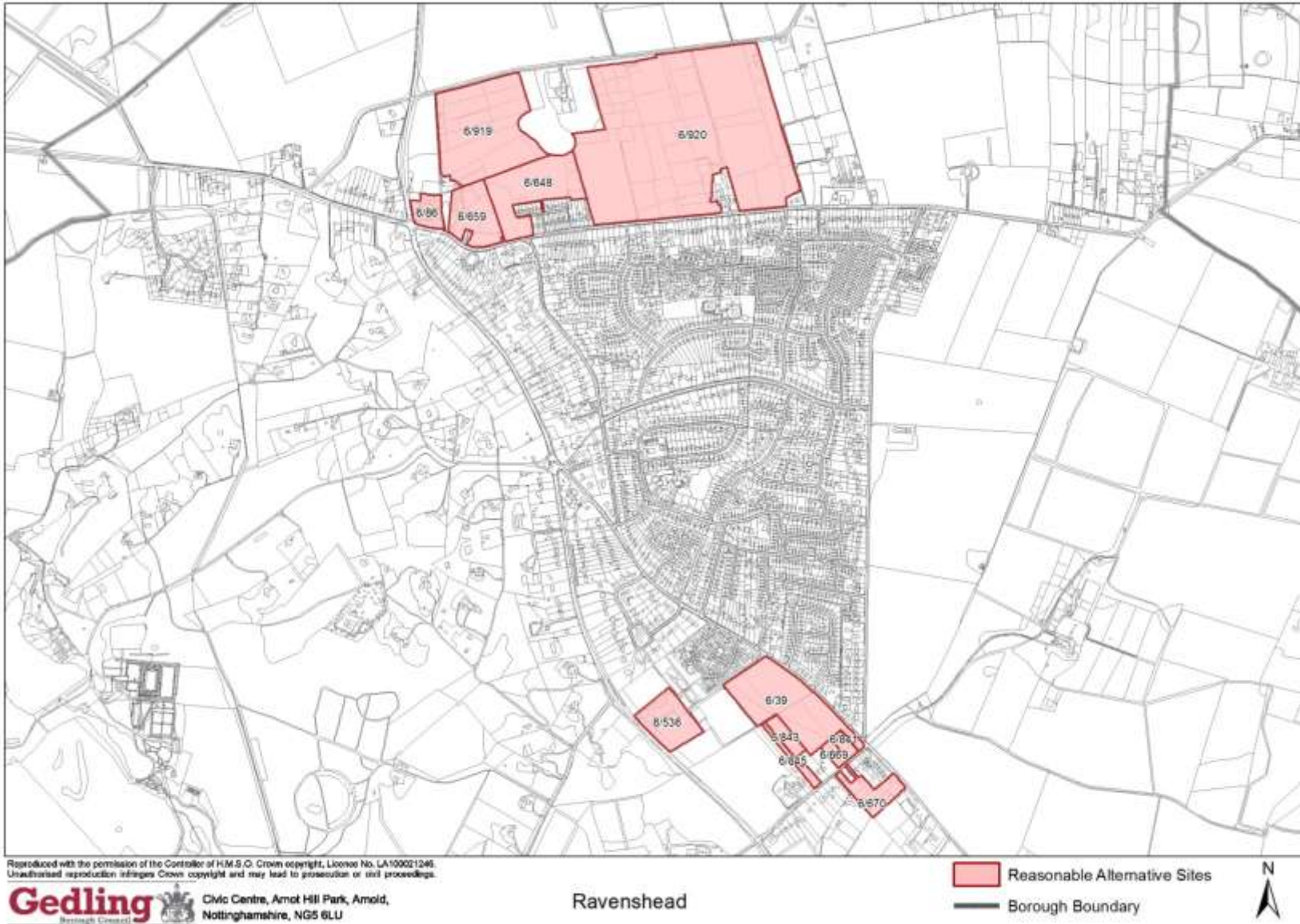
		to development on the site, with the development forming a visually separate housing cluster from the main Calverton village. In summary, the landscape of the study area has a medium sensitivity to development of the site. The landform of the site also forms a part of the landscape context of the village and therefore the study area has a medium visual sensitivity.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. It is noted that there is an area of floodplain between the site and Oxtan Road. The surface water flood risk map indicates there is no significant surface water flooding issue.	Access to the site would be through floodplain – consider alternative route where possible.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Site within 400 m of existing bus stops on Flatts Lane which residents have to walk to for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to	

		travel and also it would be difficult to travel directly to other 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 D3: Ravenshead


Map of Reasonable Alternative Sites for Housing in Ravenshead	109
Site 6/39: Longdale Lane/Kighill Lane	110
Site 6/86: Larch Farm Public House	113
Site 6/536: Nottingham Road (183)	116
Site 6/648: Land at Beech Avenue/Fishpool	120
Site 6/659: Main Road (9 & 11, Land Adj To)	124
Site 6/669: Kighill Lane (18)	128
Site 6/670: Kighill Lane (15a & 19)/Longdale Lane (170 & 172).....	131
Site 6/841: Land at Kighill Lane.....	134
Site 6/843: 26 Kighill Lane Site 2 (land rear of)	137
Site 6/845: 28 Kighill Lane Site 1	141
Site 6/919: Silverland Farm (Ricket Lane, Site A)	144
Site 6/920: Silverland Farm (Ricket Lane, Site B)	147

Map of Reasonable Alternative Sites for Housing in Ravenshead



Site 6/39: Longdale Lane/Kighill Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/39			
Site name:	Longdale Lane/Kighill Lane			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	6.44 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Greenfield land. Part of the site is a Local Wildlife Site			
Dwellings capacity:	225 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:	Part of site contains a Local Wildlife Site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Part of the 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:	10 mins	10 mins	3 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:	18 mins	18 mins	5 mins	
Travel time (minutes) to secondary school:	42 mins	> 60 mins	24 mins	
Travel time (minutes) to leisure centre:	20 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	35 mins	> 60 mins	18 mins	
Travel time (minutes) to employment zone:	4 mins	3 mins	1 min	
Travel time (minutes) to town centre:	21 mins	> 60 mins	26 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	225 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Site is within 400 m of a leisure centre on the edge of the village. Part of the site is within 800 m of a post office, a village hall, a library and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Loss of natural and semi-natural land. Part of the site contains a Local Wildlife Site. Tree Preservation Orders within the site. Unknown net biodiversity gain.	Further ecological appraisal required to assess the value of the site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss.
7. Landscape	0	Score: 45. Site forms the edge of the settlement area at the junction of two main roads. Rolling land form and tree groups prevent any long range views into site. Any further development would appear as an extension of the urban edge but will not extend past the existing development line which acts as an informal gateway to	- south west area of the site to include landscape buffer to refrain from developing in woodland area which is covered by a Tree Preservation Order. - mitigation

		the urban area.	planting (on north west side of the site) to extend from wooded area, providing screening from recreation ground. - retain established trees (on north east side of the site) to boundary to enhance streetscape.
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 risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane adjacent to the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	
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 6/86: Larch Farm Public House

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/86			
Site name:	Larch Farm Public House			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	1.03 ha			
Existing use:	(K) Retailing			
Site commentary:	Existing public house			
Dwellings capacity:	31 homes			
Brownfield/greenfield:	Brownfield 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:	9 mins	23 mins	7 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	25 mins	
Travel time (minutes) to primary school:	13 mins	19 mins	6 mins	
Travel time (minutes) to secondary school:	15 mins	55 mins	16 mins	
Travel time (minutes) to leisure centre:	8 mins	27 mins	8 mins	
Travel time (minutes) to community centre:	38 mins	56 mins	17 mins	
Travel time (minutes) to employment zone:	11 mins	19 mins	6 mins	
Travel time (minutes) to town centre:	57 mins	59 mins	18 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	31 homes.	
2. Health	+	Not within 400 m of GP 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	--	Site is brownfield land. Tree Preservation Orders within the site.	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: 52. The site is located in a prominent position at the junction of a busy crossroads. Mature trees groups and buildings of a farming vernacular offer containment and provide effective screening into site, as well as adding value to the landscape setting. Within site a large car park accounts for the majority of space. Additional developments of an appropriate scale will largely go unnoticed providing a strong vegetated boundary is maintained.	- retain existing trees (on west side of the site) to boundary covered by a Tree Preservation Order.
8. Natural Resources	++	Site is brownfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood	

		risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. Site adjacent to the national cycle route.	
13. Employment	-	Existing use is a public house so loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing public house on land not identified for employment or retail use on the Proposals Map.	

Site 6/536: Nottingham Road (183)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/536			
Site name:	Nottingham Road (183)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	2.55 ha			
Existing use:	(R) Residential			
Site commentary:	Greenfield land			
Dwellings capacity:	77 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	18 mins	23 mins	7 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	32 mins	
Travel time (minutes) to primary school:	19 mins	23 mins	7 mins	
Travel time (minutes) to secondary school:	13 mins	> 60 mins	21 mins	
Travel time (minutes) to leisure centre:	5 mins	4 mins	1 min	
Travel time (minutes) to community centre:	14 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:	16 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	15 mins	> 60 mins	22 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	77 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Site is within 400 m of a leisure centre on the edge of the village. Part of the site is within 800 m of a post office, a village hall, a library and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	--	Tree Preservation Orders within the site. Site is adjacent to open space.	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 largely screened from Nottingham Road by mature trees which form a valuable part of the immediate landscape setting, the loss of which allow the impact of traffic moving at speed to become a major detractor. The site also lies within close proximity to sports pitches associated with Ravenshead Leisure Centre, although it is anticipated that any new development will have little impact on visitors and users of the facilities. From	<ul style="list-style-type: none"> - retain and enhance tree planting to western boundary to provide screening from recreational ground. - retain existing tree group (on Mansfield Road) which is covered by a Tree Preservation Order.

		Nottingham Road the settlement pattern is dispersed, it is therefore recommended that any new development align with this in order to create a clear distinction from development areas along Longdale Lane.	
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 Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield 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 6/648: Land at Beech Avenue/Fishpool

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/648			
Site name:	Land at Beech Avenue/Fishpool			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	5.00 ha			
Existing use:	(G) Rough grassland and bracken			
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:	13 mins	20 mins	6 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:	14 mins	15 mins	5 mins	
Travel time (minutes) to secondary school:	17 mins	60 mins	18 mins	
Travel time (minutes) to leisure centre:	12 mins	33 mins	10 mins	
Travel time (minutes) to community centre:	40 mins	52 mins	16 mins	
Travel time (minutes) to employment zone:	12 mins	15 mins	4 mins	
Travel time (minutes) to town centre:	60 mins	> 60 mins	20 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	
2. Health	+	Not within 400 m of GP 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. South part of the site is within 800 m of a post office and a library 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	-	Score: 64. A vegetated area forming a considerable buffer between the settlement edge and the rural landscape to the north. The site lies on sloping ground which if developed will greatly alter the appearance of the settlement edge from part urban / part rural to entirely urban. This will also be apparent from longer range views, especially those from Main	- area of the site (covering north west to south) to include landscape buffer to sloping landform and existing tree group. - enhanced planting (on west side of the site) to maintain screening and definition and

		Road in the east.	to help contain potential development site. - mitigation tree and shrub planting to ridge line to screen any potential development. - retain and enhance planting to eastern boundary to screen potential development.
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	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.141 (hourly). Although there is direct bus route to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to	

		employment areas within the Borough (and Ashfield District and Mansfield 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 6/659: Main Road (9 & 11, Land Adj To)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/659			
Site name:	Main Road (9 & 11, Land Adj To)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	2.87 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	86 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:	11 mins	22 mins	7 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	26 mins	
Travel time (minutes) to primary school:	14 mins	18 mins	5 mins	
Travel time (minutes) to secondary school:	15 mins	57 mins	17 mins	
Travel time (minutes) to leisure centre:	11 mins	29 mins	9 mins	
Travel time (minutes) to community centre:	40 mins	55 mins	16 mins	
Travel time (minutes) to employment zone:	13 mins	18 mins	5 mins	
Travel time (minutes) to town centre:	59 mins	> 60 mins	18 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	86 homes.	
2. Health	+	Not within 400 m of GP 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. South east part of the site is within 800 m of a post office and a library 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: 50. The site forms part of a sloping landform which rises in the north to a ridge line, beyond which is an open and rural landscape which is relatively free from human influence. The ridge line plays an important role by defining the the rural edge and providing screening of the developed south. The site south of the ridge line is nestled into a space within the development	- north and east area of the site to include landscape buffer to preserve adjacent woodland edge and to prevent potential development from penetrating skyline above ridgeline from views in the north.

		edge and is located on a busy road where its current use as grazing land appears out of context.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south east of the site (which is a very small percentage of the site).	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield 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 6/669: Kighill Lane (18)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/669			
Site name:	Kighill Lane (18)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	0.40 ha			
Existing use:	(R) Residential			
Site commentary:	1 dwelling on site			
Dwellings capacity:	6 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:	15 mins	14 mins	4 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	34 mins	
Travel time (minutes) to primary school:	23 mins	22 mins	7 mins	
Travel time (minutes) to secondary school:	36 mins	> 60 mins	23 mins	
Travel time (minutes) to leisure centre:	9 mins	15 mins	4 mins	
Travel time (minutes) to community centre:	30 mins	59 mins	18 mins	
Travel time (minutes) to employment zone:	8 mins	8 mins	2 mins	
Travel time (minutes) to town centre:	23 mins	> 60 mins	26 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	6 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land. Adjacent to a Local Wildlife Site and Tree Preservation Orders. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
7. Landscape	0	Score: 50. A contained site with newly established trees and shrubs would make effective softening of the neighbouring proposed site which will adhere further to policy zone SH03.	- retain and enhance planting to align with Kighill Lane.
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	

9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/670: Kighill Lane (15a & 19)/Longdale Lane (170 & 172)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/670			
Site name:	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	1.60 ha			
Existing use:	(R) Residential			
Site commentary:	Residential use - 4 dwellings and gardens			
Dwellings capacity:	15 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:	21 mins	15 mins	5 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	34 mins	
Travel time (minutes) to primary school:	27 mins	23 mins	7 mins	
Travel time (minutes) to secondary school:	40 mins	> 60 mins	5 mins	
Travel time (minutes) to leisure centre:	13 mins	18 mins	5 mins	
Travel time (minutes) to community centre:	33 mins	60 mins	18 mins	
Travel time (minutes) to employment zone:	9 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	24 mins	> 60 mins	27 mins	

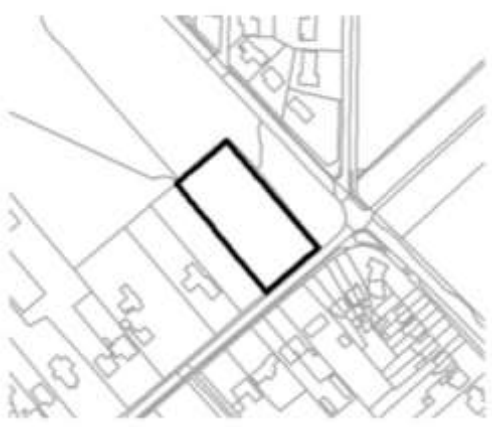
Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	15 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 46. The site is well screened by existing dwelling on Longdale Lane and Kighill Lane and forms a logical extension for development which adheres to the aims of the policy zone.	- retain existing trees and shrubs (on north-east, south-east and south-west sides of the site) to contain site from potential views from the south and Longdale Lane.
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 risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane	Requires adequate sustainable drainage systems to control the rate of surface water runoff.

		adjacent to the site.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/841: Land at Kighill Lane

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/841			
Site name:	Land at Kighill Lane			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	0.40 ha			
Existing use:	(N) Natural and semi-natural land			
Site commentary:	Local Wildlife Site			
Dwellings capacity:	7 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:	14 mins	14 mins	4 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	34 mins	
Travel time (minutes) to primary school:	24 mins	22 mins	6 mins	
Travel time (minutes) to secondary school:	37 mins	> 60 mins	23 mins	
Travel time (minutes) to leisure centre:	10 mins	15 mins	5 mins	
Travel time (minutes) to community centre:	30 mins	58 mins	17 mins	
Travel time (minutes) to employment zone:	8 mins	7 mins	2 mins	
Travel time (minutes) to town centre:	23 mins	> 60 mins	26 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	7 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure	--	Loss of natural and semi-natural land. A Local Wildlife Site within the site.	Further ecological appraisal required to assess the value of the site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss.
7. Landscape	0	Score: 50. A contained site with newly established trees and shrubs would make effective softening of the neighbouring proposed site which will adhere further to policy zone SH03.	- mitigation planting to north east boundary to reduce the visual impacts to elevated rights of way in the east. - retain and

			enhance planting to align with Kighill Lane.
8. Natural Resources	-	Loss of greenfield land i.e. natural and semi-natural land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Site 6/843: 26 Kighill Lane Site 2 (land rear of)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/843			
Site name:	26 Kighill Lane Site 2 (land rear of)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	0.72 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land / wooded area			
Dwellings capacity:	21 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:	13 mins	12 mins	4 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:	26 mins	20 mins	6 mins	
Travel time (minutes) to secondary school:	> 60 mins	> 60 mins	24 mins	
Travel time (minutes) to leisure centre:	20 mins	20 mins	6 mins	
Travel time (minutes) to community centre:	> 60 mins	> 60 mins	18 mins	
Travel time (minutes) to employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to town centre:	22 mins	> 60 mins	26 mins	

Sustainability Appraisal Assessment


SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	21 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land and wooded area. Would involve in the loss of wooded area. Adjacent to a Local Wildlife Site and 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. Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/

			enhancement of Local Wildlife Site.
7. Landscape	0	Score: 53. Whilst the site is well screened from Kighill Lane and views from the east it is susceptible to views from the busy A60, and to close range residential receptors. It is however located in a private garden with the potential of retaining mature vegetation for screening. Any development will need to consider the close proximity to the neighbouring group of trees covered by a Tree Preservation Order.	- retain established trees and vegetation to south west and north west boundary to contain site.
8. Natural Resources	-	Site is residential garden land and wooded area. Although the site is located within the residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3.	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	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale	Improve accessibility to existing transport network.

		Lane.	
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 6/845: 28 Kighill Lane Site 1

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/845			
Site name:	28 Kighill Lane Site 1			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	0.54 ha			
Existing use:	(R) Residential			
Site commentary:	Residential garden land / wooded area			
Dwellings capacity:	12 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Characteristics				
Flood risk:	Not within flood zone 2 or 3			
Agricultural land:	Grade 3			
Open space network:	No open space within the site			
Sites of Special Scientific Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	No Local Wildlife Site within the site			
Local Nature Reserves:	No Local Nature Reserve within the site			
Ancient Woodland:	No Ancient Woodland within the site			
Air quality:	No Air Quality Management Area within the site			
Green Belt:	Site falls within the Green Belt			
Greenwood Community Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristics				
Listed Buildings:	No Listed Buildings within the site			
Conservation Areas:	Site is not within a Conservation Area			
Registered Parks & Gardens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:	No local interest buildings within the site			
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	21 mins	17 mins	5 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	35 mins	
Travel time (minutes) to primary school:	23 mins	25 mins	7 mins	
Travel time (minutes) to secondary school:	36 mins	> 60 mins	24 mins	
Travel time (minutes) to leisure centre:	9 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	29 mins	> 60 mins	18 mins	
Travel time (minutes) to employment zone:	11 mins	10 mins	3 mins	
Travel time (minutes) to town centre:	24 mins	> 60 mins	25 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	12 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land and wooded area. Would involve in the loss of wooded area. 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: 51. Whilst the site is well screened from Kighill Lane and views from the east it is susceptible to views from the busy A60, and to close range residential receptors. It is however located in a private garden with the potential of retaining mature vegetation for screening.	- retain established trees and vegetation to south west and south east boundary to contain site.
8. Natural Resources	-	Site is residential garden land and wooded area. Although the	Agricultural Land Classification

		site is located within the residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3.	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 on the A60 for Pronto (every 10 minutes). Although there is direct bus route to Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield 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 6/919: Silverland Farm (Ricket Lane, Site A)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/919			
Site name:	Silverland Farm (Ricket Lane, Site A)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	9.54 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	286 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:	22 mins	32 mins	10 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	24 mins	
Travel time (minutes) to primary school:	28 mins	29 mins	9 mins	
Travel time (minutes) to secondary school:	30 mins	60 mins	18 mins	
Travel time (minutes) to leisure centre:	13 mins	35 mins	11 mins	
Travel time (minutes) to community centre:	53 mins	57 mins	17 mins	
Travel time (minutes) to employment zone:	26 mins	18 mins	5 mins	
Travel time (minutes) to town centre:	> 60 mins	> 60 mins	19 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	286 homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport 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 it is within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	-	Score: 67. The site sits within open countryside in a position that is detached from the main settlement of Ravenshead. It is currently used for equestrian purposes. The study area has a low landscape value, which is partly derived from its lack of conservation interests. However, due to the site being a separate development cluster, which expands Ravenshead over a ridge into adjacent open countryside, there is a high level of susceptibility of the landscape to the development. Overall, there is a medium landscape sensitivity to development of the site. Visually, there is a low value, but a medium susceptibility due to the amount of receptors and area of the Zone of Theoretical Visibility. Overall, there is a low visual sensitivity of the landscape to	- retain as a landscape buffer to maintain rural character and visual effects upon the rural landscape in the north

		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. The surface water flood risk map indicates there is a high risk surface water flooding issue to the north west of the site (which is a very small percentage of the site).	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Part of the site within 400 m of existing bus stops which residents have to walk to for Pronto (every 10 minutes) and No.141 (hourly).	
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 6/920: Silverland Farm (Ricket Lane, Site B)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/920			
Site name:	Silverland Farm (Ricket Lane, Site B)			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	34.44 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	1,033 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:	17 mins	26 mins	8 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	29 mins	
Travel time (minutes) to primary school:	14 mins	16 mins	5 mins	
Travel time (minutes) to secondary school:	17 mins	> 60 mins	19 mins	
Travel time (minutes) to leisure centre:	15 mins	38 mins	12 mins	
Travel time (minutes) to community centre:	12 mins	47 mins	14 mins	
Travel time (minutes) to employment zone:	12 mins	14 mins	4 mins	
Travel time (minutes) to town centre:	> 60 mins	> 60 mins	22 mins	

Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	1,033 homes.	
2. Health	+	Not within 400 m of GP 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 it is within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	-	Score: 62. The site is a sloping series of fields on the northern edge of the settlement which are currently in equestrian and agricultural use. The value of the landscape in the study area is considered to be low, due to the lack of conservation interests and degraded quality of the site and study area. There is a medium susceptibility to development given that the site is an extension to the settlement which notably extends in into the adjoining countryside. Overall there is considered to be a low landscape sensitivity. There is a low visual value, but a high level of susceptibility due to the site forming a key part of the landscape context to Ravenshead, as well as the relatively large number of receptors. Overall, there is a medium visual susceptibility to	<ul style="list-style-type: none"> - approximately half of the site (northern area) to include landscape buffer to high ground to prevent long range views and urban sprawl. - enhance planting along northern boundary to prevent views from the north. - mitigation planting (on east side of the site) to restrict views from the east

		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. The surface water flood risk map indicates there is low to medium risk of surface water flooding following the south edge 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 which residents have to walk to for No.141 (hourly). Part of the site 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.	