

Sustainability Appraisal Publication Draft

Appendix F: Reasonable Alternative Sites for Employment

Local Planning Document

March 2016

Introduction

Appendix F contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for employment in Carlton and Calverton.

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Appendix F1: Carlton

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Map of Reasonable Alternative Site for Employment in Carlton





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


Carlton

-  Reasonable Alternative Sites
-  Borough Boundary



Site 6/21: Arnold Lane (Gedling Colliery)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/21			
Site name:	Arnold Lane (Gedling Colliery)			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	5.48 ha			
Existing use:	(Y) Landfill Waste Disposal			
Site commentary:	Part of Strategic location identified in the Aligned Core Strategy for residential and employment development			
Employment use:	B1 to B8			
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:	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:	14 mins	18 mins	5 mins	
Travel time (minutes) to hospital:	32 mins	50 mins	15 mins	
Travel time (minutes) to primary school:	8 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:	9 mins	11 mins	3 mins	
Travel time (minutes) to leisure centre:	31 mins	27 mins	8 mins	
Travel time (minutes) to community centre:	15 mins	23 mins	7 mins	
Travel time (minutes) to employment zone:	7 mins	9 mins	3 mins	
Travel time (minutes) to town centre:	17 mins	33 mins	10 mins	

Sustainability Appraisal Assessment

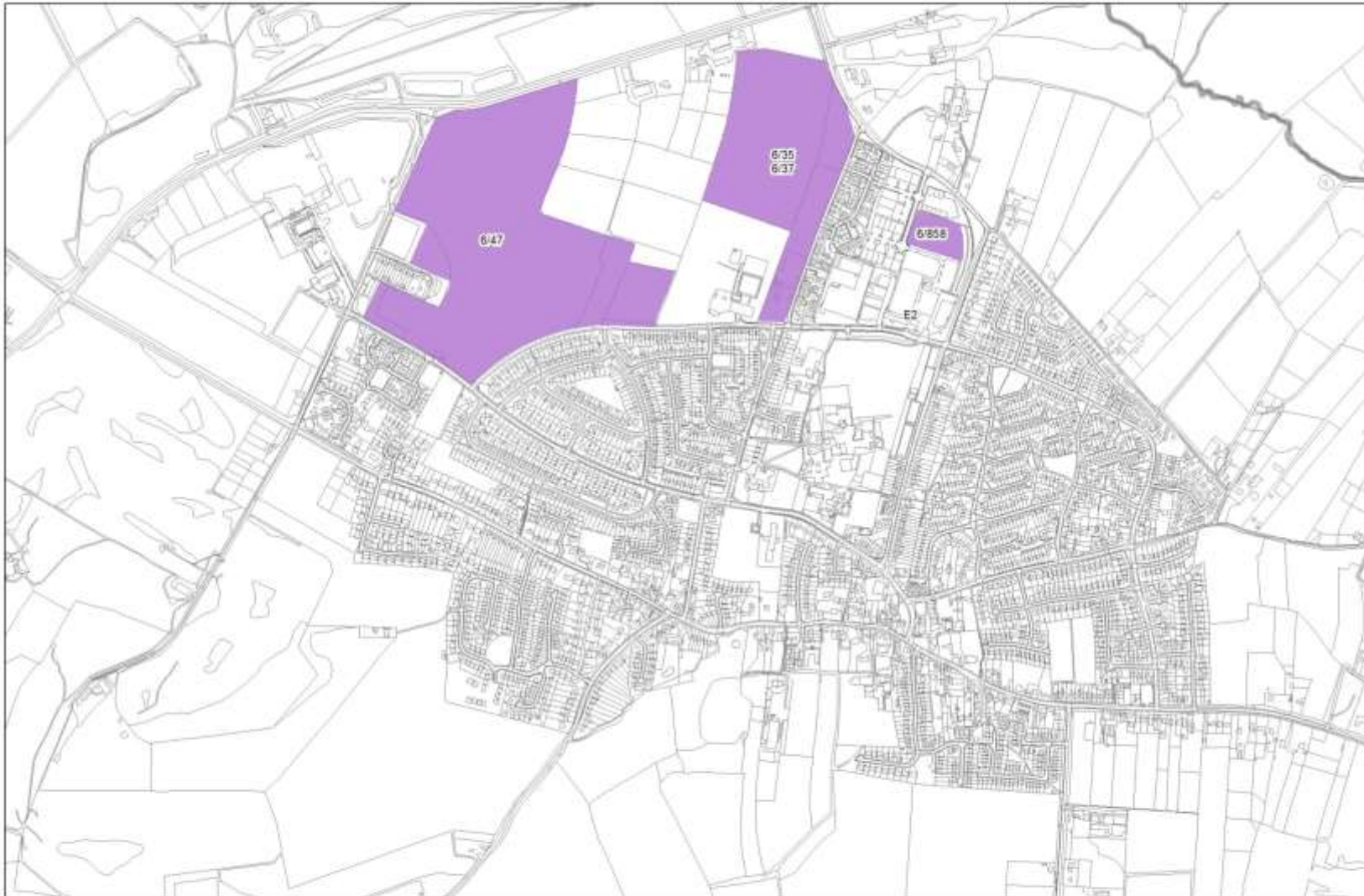
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Site would not provide any new homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to Gedling Country Park.	
3. Heritage and Design	-	The development of the site would result in the loss of the local interest building, due to the construction of the Gedling Access Road in order to provide access to the site.	Glebe Farm has potential for conversion for another use.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	--	Local Wildlife Site within the site. Site adjacent to Gedling Country Park. Unknown net biodiversity gain.	Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Not assessed as site is allocated as a strategic location	

		in the Aligned Core Strategy.	
8. Natural Resources	+	The site is former colliery and is predominately brownfield site.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding.	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased commercial 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. However Gedling Access Road is required to serve the site which would connect the existing transport network to the site. Thus this scores a minor positive.	Ensure there is good accessibility from existing transport network to the site.
13. Employment	++	Would provide new buildings for employment uses and create new jobs.	
14. Innovation	++	Site would provide opportunity for training and high knowledge sectors i.e. office based.	
15. Economic Structure	++	Site would provide new employment land.	

Appendix F2: Calverton

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Map of Reasonable Alternative Sites for Employment in Calverton



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Gedling
Borough Council

Civic Centre, Anst Hill Park, Anstoll,
Nottinghamshire, NG8 6LJ


Calverton

Reasonable Alternative Sites
Borough Boundary



Site 6/35 and 6/37: Long Acre Lodge/Mansfield Lane (Flatts Hill)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/35 and 6/37			
Site name:	Long Acre Lodge/Mansfield Lane (Flatts Hill)			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	10.19 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Employment use:	B1 to B8			
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

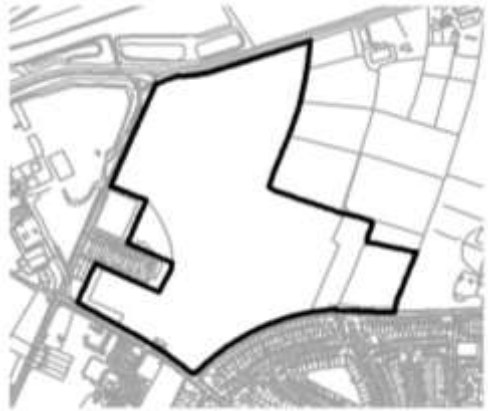
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Site would not provide any new homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	-	For part of the site, the development 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	+	Part of site within 400 m of community facilities within the village. 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	-	See SA assessment for 6/35 (scored 71) and 6/37 (scored 0).	- 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>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 commercial 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). It is assumed that most new employees would be living in the village. It would be difficult for employees living outside Calverton to travel directly to work via bus unless they live in Nottingham City, Arnold, Lambley, Woodborough, Oxton and Lowdham. Thus this scores a minor positive.	
13. Employment	++	Would provide new buildings for employment uses and create new jobs.	
14. Innovation	++	Site would provide opportunity for training and high knowledge sectors i.e. office based.	
15. Economic Structure	++	Site would provide new employment 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			
Employment use:	B1 to B8			
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

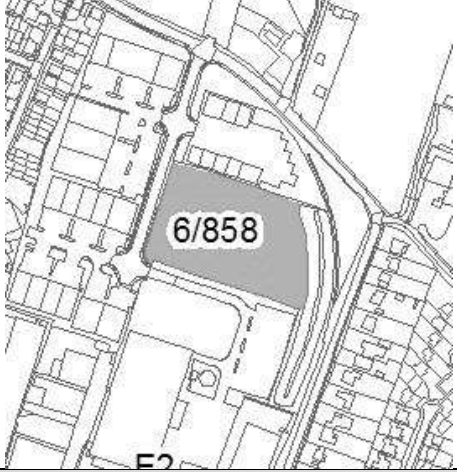
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Site would not provide any new homes.	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site within 400 m of several recreational open spaces.	
3. Heritage and Design	0	No effect as the site is located a significant distance from 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, 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 commercial 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	++	Would provide new buildings for employment uses and create new jobs.	
14. Innovation	++	Site would provide opportunity for training and high knowledge sectors i.e. office based.	
15. Economic Structure	++	Site would provide new employment land.	

Site 6/858: Hoyle Road Calverton Business Park (Land)

Sustainability Schedule

Site Details		Site Map		
Site ref:	6/858			
Site name:	Hoyle Road Calverton Business Park (Land)			
Locality:	Calverton			
Location:	Adjacent named settlement			
Site area:	1.02 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Employment use:	B1 to B8			
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	0	Site would not provide any new 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 two recreational open spaces.	
3. Heritage and Design	0	No effect as the site is located a significant distance from 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, 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	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 commercial 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). It is assumed that most new employees would be living in the village. It would be difficult for employees living outside Calverton to travel directly to work by bus unless they live in Arnold and Nottingham City. Thus this scores a minor positive.	
13. Employment	++	Would provide new buildings for employment uses and create new jobs.	
14. Innovation	++	Site would provide opportunity for training and high knowledge sectors i.e. office based.	
15. Economic Structure	++	Site would provide new employment land.	