

Sustainability Appraisal Publication Draft

Main Modifications

Gedling Borough Local Planning Document
February 2018



Contents

Contents.....	2
Key to SA Scoring	3
Non-Technical Summary – Update	4
Section 1: Introduction	12
Sustainability Appraisal to date.....	12
Local Planning Document.....	14
Consultation.....	14
Section 2: Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment.....	16
Sustainability Appraisal.....	16
Habitats Regulations Assessment (Appropriate Assessment)	19
Equality Impact Assessment.....	20
Section 3: Local Planning Document	22
Section 4: Appraising the Development Management Policies	27
Methodology	27
SA Assessment of the Development Management Policies	27
Recommendations of the SA assessment	33
Section 5: Appraising the Site Allocations Policies.....	34
Methodology	38
Information used to inform the SA Assessment	38
SA Assessment of the Site Allocations Policies.....	39
Recommendations of the SA assessment	44
Section 6: Monitoring and Conclusions	45
Monitoring	45
Conclusions	45
Appendix A: SA Framework and SA Matrix	46
Appendix B: Appraisal of Development Management Policies – Update.....	57
Appendix C: Appraisal of Site Allocations Policies – Update	80

The maps produced in this document are copyright.
© Crown copyright. All rights reserved. Licence No. 100021246

Key to SA Scoring

The colour coding is used throughout this document and the appendices for the SA appraisals that have been undertaken. The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

Major positive	++
Minor positive	+
Neutral / Not relevant	0
Minor negative	-
Major negative	--
Uncertain – effect unknown	?

Non-Technical Summary – Update

Introduction

1. This Non-Technical Summary updates the Non-Technical Summary of the Sustainability Appraisal Publication Draft Main Report (May 2016) and updates on the legal requirements of the Sustainability Appraisal, including those that have been undertaken for the publication draft stage and during the examination and not for the main modifications stage. For clarification, the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) reports primarily on the SA findings on the proposed modifications to the publication draft of the Local Planning Document.
2. The Sustainability Appraisal Publication Draft Main Modifications Report is published alongside the Combined Schedule of Changes to the Local Planning Document which sets out the proposed modifications to the Local Planning Document.
3. Section 3 of the Sustainability Appraisal Publication Draft Main Report (May 2016) explains that the Local Plan comprises the Aligned Core Strategy (Part 1 Local Plan) and the Local Planning Document (Part 2 Local Plan).
4. **Section 1** of the Sustainability Appraisal Publication Draft Main Modifications Report explains the purpose of the document and also lists out the previous Sustainability Appraisal documents that report on the SA findings of the various assessments during the preparation of the Local Planning Document.
5. **Section 6** of the Sustainability Appraisal Publication Draft Main Modifications Report explains the next steps following the consultation on the proposed modifications to the Local Planning Document. If found sound by the Inspector, the Local Planning Document accompanied by the Sustainability Appraisal will be adopted.

Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment

6. **Section 2** of the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.
7. The section also summarises the outcome of the Habitats Regulations Assessment and Equality Impact Assessment on the modifications to the publication draft of the Local Planning Document.

Sustainability Appraisal

8. The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of new or revised Local Plan. Paragraph 165 of the National Planning Policy

Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.

9. The National Planning Policy Framework states that a sustainability appraisal should meet the requirements of the European Directive on strategic environmental assessment. **Table 1** in the report shows how the requirements of SEA Directive are met in the Sustainability Appraisal of the Local Planning Document.

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 1 introduces the Local Planning Document. Section 3 looks at the other plans, policies and programmes. Section 6 looks at the testing of the Local Planning Document objectives against the SA Framework.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 4 describes the characteristics of the Borough. Section 7 looks at the scenario without the Local Planning Document.
(c) The environmental characteristics of areas likely to be significantly affected	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 4 describes the characteristics of the Borough. Appendix A contains the updated baseline data.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 4 describes the characteristics of the Borough. Section 2 refers to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC.
(e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 3 describes the sustainability issues facing the Borough. Appendix A contains the key messages from the reviews of plans, policies and programmes.
(f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary,	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 9 looks at the likely effects of the development management policies. Section 11 looks at the likely effects of the site allocations. Appendix G and Appendix H contain the detailed SA assessments.

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	<p>Sustainability Appraisal Publication Draft Addendum 3 (February 2017):-</p> <ul style="list-style-type: none"> • This revisits the likely effects of the site allocations on heritage assets. <p>Sustainability Appraisal Publication Draft Addendum 4 (September 2017):-</p> <ul style="list-style-type: none"> • This looks at the likely effects of the additional site allocations. <p>Sustainability Appraisal Publication Draft Main Modifications Report (February 2018):-</p> <ul style="list-style-type: none"> • This revisits the SA assessment by looking at the likely effects of the development management policies and the site allocations. • Appendix B and Appendix C contain the detailed SA assessments.
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	<p>Mitigation measures have been considered as part of the SA assessment on the reasonable alternative options as well as the proposed policies and site allocations.</p> <p>Mitigation recommendations for the development management policies and site allocations are provided in the following Sustainability Appraisal documents:-</p> <ul style="list-style-type: none"> • Sustainability Appraisal Publication Draft Main Report (May 2016) – Section 9 and Section 11. Full details of mitigation measures are contained in Appendix G and Appendix H. • Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) – Section 4 and Section 5. Full details of mitigation measures are contained in Appendix B and Appendix C.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	<p>Sustainability Appraisal Publication Draft Main Report (May 2016):-</p> <ul style="list-style-type: none"> • Section 8 looks at the findings of the reasonable alternative options for the policies. • Section 10 looks at the findings of the reasonable alternative sites for the site allocations for housing and employment. • Section 10 refers to problems/difficulties encountered in compiling the information. • Appendices B, C, D, E and F contain the detailed SA assessments. <p>Sustainability Appraisal Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing (October 2016):-</p> <ul style="list-style-type: none"> • This looks at the findings of the reasonable alternative sites for the site allocations for housing.

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
	<p>Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD 62 and LPD 63 (December 2016):-</p> <ul style="list-style-type: none"> This looks at the options for the apportioning the remaining oversupply between the three key settlements. <p>Sustainability Appraisal Publication Draft Addendum 3 (February 2017):-</p> <ul style="list-style-type: none"> This revisits the likely effects of the reasonable alternative sites and site allocations on heritage assets.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10	<p>Section 12 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the monitoring framework.</p> <p>Section 6 of the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) explains the monitoring framework remains unchanged.</p>
(j) A non-technical summary of the information provided under the above headings	<p>Non-Technical Summary included in the Sustainability Appraisal Publication Draft Main Report (May 2016).</p> <p>An update to the Non-Technical Summary included in the Sustainability Appraisal Publication Draft Main Modifications (February 2018).</p>

Habitats Regulations Assessment

10. The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European importance for nature conservation. Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area (SPA).
11. If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.
12. An assessment of the impact of the proposed modifications to the Local Planning Document has resulted in no additional recommended changes to the development management policies and sites allocations.

Equality Impact Assessment

13. Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community.
14. An assessment of the impact of the proposed modifications to the Local Planning Document has resulted in no additional recommended changes to the development management policies and sites allocations.

The Scoping Stage

15. Section 3 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the Scoping Report. The Scoping Report sets out the review of all documents and strategies considered relevant to the Local Planning Document. It contains issues and objectives, targets, the implications for the Local Planning Document and the implications for the Sustainability Appraisal. The review of the plans, policies and programmes and the table identifying the key messages have been updated and are included in Appendix A of the Sustainability Appraisal Publication Draft Main Report. Table 3 in the Sustainability Appraisal Publication Draft Main Report summarises the sustainability issues facing the Borough.
16. The review of the plans, policies and programmes and the table identifying the key messages remain unchanged.

Baseline Data and Characteristics

17. Section 4 of the Sustainability Appraisal Publication Draft Main Report (May 2016) describes the social, economic and environmental characteristics of the Borough. The baseline data in the Scoping Report was published in 2013. Where available, the baseline data was updated to 2015 and included in Appendix A of the Sustainability Appraisal Publication Draft Main Report.
18. Appendix A has not been updated since 2015 because the social, economic and environmental characteristics remain unchanged.

The Sustainability Appraisal Framework

19. Section 5 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the SA Framework that is used to assess the sustainability of the Local Planning Document. The SA Framework is usually based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues.
20. A series of policy questions in the SA Framework were used to assess the reasonable alternative options for the development management policies and the proposed policies in the Local Planning Document. The SA Matrix, which also includes a series of site questions, was used to assess the reasonable alternative options for the sites and the proposed site allocations in the Local

Planning Document. The SA Framework and the SA Matrix are included in **Appendix A**.

21. No change has been made to the SA Framework and the SA Matrix when undertaking the SA appraisal of the proposed modifications to the Local Planning Document.

Testing the Local Plan objectives against the SA Framework

22. Section 6 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the Local Plan objectives against the SA objectives as set out in the SA Framework. For clarification, the Local Plan comprises the Aligned Core Strategy and the Local Planning Document. The spatial vision and objectives set out in the Aligned Core Strategy have been rolled forward into the Local Planning Document.
23. The proposed modifications result in no changes to the spatial vision and objectives (with the exception of minor amendments and corrections).

Assessment of a 'No Local Planning Document' Scenario

24. Section 7 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the 'do nothing' or 'business as usual' approach without the implementation of the Local Planning Document.
25. These findings remain unchanged.

Appraising the Reasonable Alternative Options for the Policies

26. Section 8 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the findings of the SA assessment of the reasonable alternative options for the development management policies.
27. The findings remain unchanged.

Appraising the Reasonable Alternative Options for the Site Allocations

28. Section 10 of the Sustainability Appraisal Publication Draft Main Report (May 2016) and the Addendum: Alternative Sites to the Site Allocations for Housing (October 2016) look at the findings of the SA assessments of the reasonable alternative options for the site allocations for housing and employment.
29. The Sustainability Appraisal Publication Draft Addendum 2 (December 2016) looks at the findings of the SA assessment of the options for the apportioning the remaining oversupply between the three key settlements at Bestwood Village, Calverton and Ravenshead.
30. The Sustainability Appraisal Publication Draft Addendum 3 (February 2017) revisits the likely effects of the reasonable alternative sites on heritage assets.

31. The findings remain unchanged.

Appraising the Local Planning Document – Development Management Policies

32. Section 9 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the findings of the SA assessment of the proposed development management policies in the Local Planning Document.
33. **Section 4** of the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) revisits the SA assessment of the development management policies in the light of the proposed modifications to the policies. **Table 4** summarises the results of the SA assessment of the development management policies.
34. No additional recommendations were made to the development management policies as amended by the proposed modifications to the Local Planning Document as a result of the Sustainability Appraisal.
35. The detailed SA assessment for the policies that have been affected by the proposed modifications and have been reappraised is provided in **Appendix B**. Appendix B supersedes part of Appendix G of the Sustainability Appraisal Publication Draft (May 2016) where those policies have been amended and reappraised. The detailed SA assessment for the remaining development management policies which have not been affected by the proposed modifications and have not been reappraised remain in Appendix G.

Appraising the Local Planning Document – Site Allocations Policies

36. Section 11 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the findings of the SA assessment of the proposed site allocation policies in the Local Planning Document.
37. The Sustainability Appraisal Publication Draft Addendum 2 (December 2016) looks at the findings of the SA assessment of the two policies on comprehensive development and housing distribution.
38. The Sustainability Appraisal Publication Draft Addendum 3 (February 2017) revisits the likely effects of the site allocations on heritage assets.
39. The Sustainability Appraisal Publication Draft Addendum 4 (September 2017) looks at the findings of the SA assessment of the revision to the housing distribution policy and the additional six site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead.
40. **Section 5** of the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) revisits the SA assessment of the site allocation policies in the light of the proposed modifications to the policies. **Tables 5** and **6** summarise the appraisal results of the SA assessment of the site allocations policies.

41. Further recommendations are made to the site allocations policies as amended by the proposed modifications in response to the Sustainability Appraisal. The recommendations are as follows:-
- Ensure that mitigation is in place to reduce impacts on biodiversity as a result of the minor extension proposed to the extended housing site H8 (SA 6 Environment, Biodiversity and Green Infrastructure);
 - Ensure that the mitigation recommendations from the landscape study are implemented for the extended housing site H8 (SA 7 Landscape); and
 - Information required on whether the additional employment sites E3 and E4 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
42. The outcome of the recommendations are as follows:-
- For the housing site H8, the biodiversity impacts are already covered by a separate Policy LPD 18: Protecting and Enhancing Biodiversity;
 - For the housing site H8, the Council has considered the mitigation recommendations including the landscape buffer; and
 - For the additional employment sites E3 and E4, confirmation as to whether the sites are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
43. The detailed SA assessment of the site allocations policies is provided in **Appendix C**. Appendix C updates Appendix H of the Sustainability Appraisal Publication Draft (May 2016), Appendix 2 of the Sustainability Appraisal Publication Draft Addendum 2 (December 2016) and Appendix B of the Sustainability Appraisal Publication Draft Addendum 4 (September 2017). The SA assessment also incorporates the SA findings from the Sustainability Appraisal Publication Draft Addendum 3 (February 2017).

Monitoring

44. **Section 6** of the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) confirms that the monitoring framework as set out in Table 21 of the Sustainability Appraisal Publication Draft Main Report (May 2016) remains unchanged.

Section 1: Introduction

- 1.1 This document updates the Sustainability Appraisal of the Local Planning Document and assesses the impact of the proposed modifications to the publication draft of the Local Planning Document.
- 1.2 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.

Sustainability Appraisal to date

- 1.3 As part of the plan preparation for the Local Planning Document, the Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The development management policies and site allocations in the publication draft of the Local Planning Document have been appraised.
- 1.4 Further appraisals have taken place to reflect new information, comments or queries raised through the public consultation and by the Inspector.

Local Planning Document Publication Draft

- 1.5 Consultation on the publication draft of the Local Planning Document was held between May and July 2016. A number of alternative sites to the proposed site allocations were put forward. An addendum to the Sustainability Appraisal Publication Draft was published in October 2016 which looked at the findings of the SA assessment of the three additional reasonable alternative sites that had not been assessed previously and required further consideration.
- 1.6 On 17 October 2016, the Local Planning Document and the following Sustainability Appraisal documents were submitted to the Planning Inspectorate for examination:-
 - Sustainability Appraisal Publication Draft Main Report;
 - Sustainability Appraisal Publication Draft Appendix A: Scoping Report Update;
 - Sustainability Appraisal Publication Draft Appendix B: Reasonable Alternative Options for Policy Topics;
 - Sustainability Appraisal Publication Draft Appendix C: Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall;
 - Sustainability Appraisal Publication Draft Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements;
 - Sustainability Appraisal Publication Draft Appendix E: Reasonable Alternative Sites for Housing in the Other Villages;
 - Sustainability Appraisal Publication Draft Appendix F: Reasonable Alternative Sites for Employment;

- Sustainability Appraisal Publication Draft Appendix G: Appraisal of Development Management Policies;
- Sustainability Appraisal Publication Draft Appendix H: Appraisal of Site Allocations for Housing and Employment; and
- Sustainability Appraisal Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing.

Local Planning Document Examination

- 1.7 The Inspector's Initial Questions for the Council included questions regarding the Sustainability Appraisal. A second addendum to the Sustainability Appraisal Publication Draft was published in December 2016 which looked at the findings of the SA assessment of the options for the apportioning the remaining oversupply between the three key settlements and the policies on comprehensive development and housing distribution contained in Part B of the Local Planning Document.
- 1.8 The hearing session on the Sustainability Appraisal of the Local Planning Document took place on Tuesday 7 February 2017.
- 1.9 Calverton Parish Council raised some concerns regarding the supporting documents, including the Landscape and Visual Analysis of Potential Development Sites and The Impact of Possible Development Sites on Heritage Assets. Specifically, it was considered that the landscape assessment did not take account of the views of local residents. Also the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) did not include Scheduled Monuments in the assessment and an officer judgement was made as to the potential impact of development sites. The Council commissioned a second independent heritage assessment. In response to the Inspector's questions on this matter, the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017) was used to review the SA assessment and does not supersede the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) which was used to inform SA objective 3 (heritage and design) in the SA assessment.
- 1.10 A third addendum to the Sustainability Appraisal Publication Draft was published in February 2017 which reviewed the SA assessment of the reasonable alternative sites and site allocations using information from the Assessment of Impact of LPD Development Sites on Scheduled Monuments to inform SA objective 3 (heritage and design).
- 1.11 In June 2017, the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations (site H8) and postponed the scheduled hearing session to allow the Council to undertake a public consultation exercise on the proposed new housing allocations and on the Council's amended five year supply and housing trajectory for the plan period.
- 1.12 A fourth addendum to the Sustainability Appraisal Publication Draft was published in September 2017 which provided a SA assessment of the revision

to the housing distribution policy and the additional six site allocations for housing in the Arnold part of the urban area, Calverton and Ravenshead.

1.13 The following Sustainability Appraisal documents were published during the examination period between 2016 and 2017:-

- Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD 62 and LPD 63;
- Sustainability Appraisal Publication Draft Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on Second Heritage Assessment; and
- Sustainability Appraisal Publication Draft Addendum 4: Review of SA Assessment on Policy LPD 63 (now LPD 64) and Additional Site Allocations for Housing.

Local Planning Document

1.14 A number of proposed modifications to the Local Planning Document have been made for a variety of reasons. Further details on the proposed modifications are in **Section 3**.

1.15 The Local Planning Document remains divided into four parts:-

- Part A now contains 62 development management policies;
- Part B now contains 10 policies that relate to the site allocations;
- Part C contains the Policies Map which geographically illustrates the policies of the Local Plan¹; and
- Part D now contains six appendices.

1.16 This document comprises the SA assessment of the development management and site allocations policies as amended by the proposed modifications. For clarification, this document revisits the development management policies in Part A that are affected by the proposed modifications (and excludes those policies that are not proposed to be amended) and wholly revisits all site allocations policies in Part for ease of reference.

Consultation

1.17 This document is published alongside the Combined Schedule of Changes to the Local Planning Document. A Tracked Changes Version 3 of the Local Planning Document (February 2018) has been prepared which includes all proposed modifications for ease of reference.

1.18 The deadline for comments is **5pm on Friday 26 March 2018**.

1.19 Following the consultation period, the Inspector will consider any comments received and issue a report that will declare the Local Planning Document

¹ This includes the strategic sites allocated in the Aligned Core Strategy.

sound or unsound. If found sound, the Borough Council can adopt the Local Planning Document accompanied by the Sustainability Appraisal.

Section 2: Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment

- 2.1 Section 2 of the Sustainability Appraisal Publication Draft Main Report (May 2016) explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.
- 2.2 In addition to this process, local planning authorities are also required to carry out a Habitats Regulations Assessment and an Equality Impact Assessment. The separate Habitats Regulations Assessment and Equality Impact Assessment have been undertaken for the Local Planning Document. This section also summarises the outcome of both assessments.

Sustainability Appraisal

- 2.3 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of new or revised Local Plan.
- 2.4 Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”. The European Directive 2001/42/EC is commonly referred to as Strategic Environmental Assessment or SEA.
- 2.5 **Table 1** updates how the requirements of SEA Directive are met in the Sustainability Appraisal of the Local Planning Document.

Table 1: How the requirements of the SEA Directive are met in the SA – updated

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 1 introduces the Local Planning Document. Section 3 looks at the other plans, policies and programmes. Section 6 looks at the testing of the Local Planning Document objectives against the SA Framework.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sustainability Appraisal Publication Draft Main Report (May 2016):- <ul style="list-style-type: none"> Section 4 describes the characteristics of the Borough. Section 7 looks at the scenario without the Local Planning Document.
(c) The environmental characteristics of areas likely to be significantly affected	Sustainability Appraisal Publication Draft Main Report (May 2016):-

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
	<ul style="list-style-type: none"> Section 4 describes the characteristics of the Borough. Appendix A contains the updated baseline data.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	<p>Sustainability Appraisal Publication Draft Main Report (May 2016):-</p> <ul style="list-style-type: none"> Section 4 describes the characteristics of the Borough. Section 2 refers to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC.
(e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	<p>Sustainability Appraisal Publication Draft Main Report (May 2016):-</p> <ul style="list-style-type: none"> Section 3 describes the sustainability issues facing the Borough. Appendix A contains the key messages from the reviews of plans, policies and programmes.
(f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	<p>Sustainability Appraisal Publication Draft Main Report (May 2016):-</p> <ul style="list-style-type: none"> Section 9 looks at the likely effects of the development management policies. Section 11 looks at the likely effects of the site allocations. Appendix G and Appendix H contain the detailed SA assessments. <p>Sustainability Appraisal Publication Draft Addendum 3 (February 2017):-</p> <ul style="list-style-type: none"> This revisits the likely effects of the site allocations on heritage assets. <p>Sustainability Appraisal Publication Draft Addendum 4 (September 2017):-</p> <ul style="list-style-type: none"> This looks at the likely effects of the additional site allocations. <p>Sustainability Appraisal Publication Draft Main Modifications Report (February 2018):-</p> <ul style="list-style-type: none"> This revisits the SA assessment by looking at the likely effects of the development management policies and the site allocations. Appendix B and Appendix C contain the detailed SA assessments.
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	<p>Mitigation measures have been considered as part of the SA assessment on the reasonable alternative options as well as the proposed policies and site allocations.</p> <p>Mitigation recommendations for the development management policies and site allocations are provided in the following Sustainability Appraisal documents:-</p> <ul style="list-style-type: none"> Sustainability Appraisal Publication Draft Main Report (May 2016) – Section 9 and

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
	<p>Section 11. Full details of mitigation measures are contained in Appendix G and Appendix H.</p> <ul style="list-style-type: none"> • Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) – Section 4 and Section 5. Full details of mitigation measures are contained in Appendix B and Appendix C.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	<p>Sustainability Appraisal Publication Draft Main Report (May 2016):-</p> <ul style="list-style-type: none"> • Section 8 looks at the findings of the reasonable alternative options for the policies. • Section 10 looks at the findings of the reasonable alternative sites for the site allocations for housing and employment. • Section 10 refers to problems/difficulties encountered in compiling the information. • Appendices B, C, D, E and F contain the detailed SA assessments. <p>Sustainability Appraisal Publication Draft Addendum: Alternative Sites to the Site Allocations for Housing (October 2016):-</p> <ul style="list-style-type: none"> • This looks at the findings of the reasonable alternative sites for the site allocations for housing. <p>Sustainability Appraisal Publication Draft Addendum 2: Appraisal of Housing Distribution for Key Settlements and Policies LPD 62 and LPD 63 (December 2016):-</p> <ul style="list-style-type: none"> • This looks at the options for the apportioning the remaining oversupply between the three key settlements. <p>Sustainability Appraisal Publication Draft Addendum 3 (February 2017):-</p> <ul style="list-style-type: none"> • This revisits the likely effects of the reasonable alternative sites and site allocations on heritage assets.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10	<p>Section 12 of the Sustainability Appraisal Publication Draft Main Report (May 2016) looks at the monitoring framework.</p> <p>Section 6 of the Sustainability Appraisal Publication Draft Main Modifications Report (February 2018) explains the monitoring framework remains unchanged.</p>
(j) A non-technical summary of the information provided under the above headings	<p>Non-Technical Summary included in the Sustainability Appraisal Publication Draft Main Report (May 2016).</p> <p>An update to the Non-Technical Summary included in the Sustainability Appraisal Publication Draft Main Modifications (February 2018).</p>

2.6 The Council's approach to undertaking Sustainability Appraisal is based on the Government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.

2.7 The Government's guidance identifies 5 stages of carrying out an Sustainability Appraisal. **Table 2** shows the main stages of a Sustainability Appraisal. The tasks that have been undertaken are ticked.

Table 2: Stages in the Sustainability Appraisal

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope	A1	Identify other relevant policies, plans and programmes, and sustainability objectives	✓
		A2	Collect baseline information	✓
		A3	Identify sustainability issues and problems	✓
		A4	Develop the sustainability appraisal framework	✓
		A5	Consult the consultation bodies on the scope of the sustainability appraisal report	✓
Stage B	Developing and refining alternatives and assessing effects	B1	Test the Local Plan objectives against the sustainability appraisal framework	✓
		B2	Develop the Local Plan options including reasonable alternatives	✓
		B3	Evaluate the likely effects of the Local Plan and alternatives	✓
		B4	Consider ways of mitigating adverse effects and maximising beneficial effects	✓
		B5	Propose measures to monitor the significant effects of implementing the Local Plan	✓
Stage C	Preparing the sustainability appraisal report			✓
Stage D	Seek representations on the sustainability appraisal report from consultation bodies and the public			✓
Stage E	Post adoption reporting and monitoring	E1	Prepare and publish post-adoption statement	
		E2	Monitor significant effects of implementing the Local Plan	
		E3	Response to adverse effects	

2.8 Stages A, B, C and D of the Sustainability Appraisal process have already been undertaken. This document re-visits Stage B, C and D of the process. Stage D represents the consultation stage in which this document is published alongside the Combined Schedule of Changes to the Local Planning Document in order to seek comments on the proposed modifications. The remaining stage (Stage E) of the Sustainability Appraisal will be completed at the adoption stage.

Habitats Regulations Assessment (Appropriate Assessment)

2.9 The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European

importance for nature conservation. Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area (SPA).

- 2.10 Section 2 of the Sustainability Appraisal Publication Draft Main Report (May 2016) explains that a review of the proposed site allocations for housing and employment in the Local Planning Document confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.
- 2.11 The assessment of the impact of the proposed modifications to the Local Planning Document has resulted in no additional recommended changes to the development management policies and site allocations.
- 2.12 If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.
- 2.13 For further information, please see Habitats Regulations Assessment and Equality Impact Assessment – Main Modifications (February 2018).

Equality Impact Assessment

- 2.14 Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics²:
- Age;
 - Disability;
 - Gender;
 - Gender reassignment;
 - Marriage and civil partnership;
 - Pregnancy and maternity;
 - Race;
 - Religion and belief; and
 - Sexual orientation.

² <http://www.equalityhumanrights.com/advice-and-guidance/new-equality-act-guidance/protected-characteristics-definitions>

- 2.15 An Equality Impact Assessment is defined by the Equality and Human Rights Commission as “...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody”³. Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.
- 2.16 Section 2 of the Sustainability Appraisal Publication Draft Main Report (May 2016) explains that a two stage approach to the Equality Impact Assessment has been undertaken. Firstly, the policies in the Local Planning Document have been assessed for their relevancy to the nine characteristics protected by the Equality Act. The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or to consider, ultimately, if the policy needed to be removed. Overall, a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues. Where the recommendations have not been adopted the reasons for this have been set out.
- 2.17 The assessment of the impact of the proposed modifications to the Local Planning Document has resulted in no additional recommended changes to the development management policies and site allocations.
- 2.18 For further information, please see Habitats Regulations Assessment and Equality Impact Assessment – Main Modifications (February 2018).

³ Equality & Human Rights Commission “Equality Impact Assessment Guidance” (2009)

Section 3: Local Planning Document

- 3.1 A number of modifications to the publication draft of the Local Planning Document have been proposed for a variety of reasons. The proposed modifications and the reasons why they are proposed are set out in the Combined Schedule of Changes to the Local Planning Document.
- 3.2 **Table 3** shows the screening exercise to ‘scope’ those changes to policy that require an appraisal or re-appraisal.

Table 3: Policies contained in the Local Planning Document

Policy	Status	Conclusion
Part A: Development Management		
LPD 1 Wind Turbines	No change.	No assessment.
LPD 2 Other Renewable Energy Schemes	No change.	No assessment.
LPD 3 Managing Flood Risk	No change.	No assessment.
LPD 4 Surface Water Management	No change.	No assessment.
LPD 5 Managing Water Quality	No change.	No assessment.
LPD 6 Aquifer Protection	No change.	No assessment.
LPD 7 Contaminated Land	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 8 Unstable Land	No change.	No assessment.
LPD 9 Hazardous Substances	No change.	No assessment.
LPD 10 Pollution	No change.	No assessment.
LPD 11 Air Quality	No change.	No assessment.
LPD 12 Reuse of Buildings within the Green Belt	No change.	No assessment.
LPD 13 Extensions to Buildings within the Green Belt	No change.	No assessment.
LPD 14 Replacement of Buildings within the Green Belt	No change.	No assessment.
LPD 15 Infill Development within the Green Belt	No change.	No assessment.
LPD 16 Safeguarded Land	Amended.	Policy has been restructured which does not change the policy approach, so no need for re-appraisal.
LPD 17 Homes for Rural Workers	No change.	No assessment.
LPD 18 Protecting and Enhancing Biodiversity	Amended to include policy wording on ancient woodland, ancient and veteran trees.	Re-appraise.

Policy	Status	Conclusion
LPD 19 Landscape Character and Visual Impact	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 20 Protection of Open Space	No change.	No assessment.
LPD 21 Provision of New Open Space	No change.	No assessment.
LPD 22 Local Green Space	Amended.	Amendment to policy is minor and there are now nine sites designated for Local Green Space, not eight (a site was separated into two areas) so no need for re-appraisal.
LPD 23 Greenwood Community Forest and Sherwood Forest Regional Park	No change.	No assessment.
LPD 24 Tourist Accommodation	No change.	No assessment.
LPD 25 Equestrian Development	No change.	No assessment.
LPD 26 Heritage Assets	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 27 Listed Buildings	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 28 Conservation Areas	No change.	No assessment.
LPD 29 Historic Landscapes, Parks and Gardens	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 30 Archaeology	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 31 Locally Important Heritage Assets	No change.	No assessment.
LPD 32 Amenity	No change.	No assessment.
LPD 33 Residential Density	No change.	No assessment.
LPD 34 Residential Gardens	No change.	No assessment.
LPD 35 Safe, Accessible and Inclusive Development	No change.	No assessment.
LPD 36 Affordable Housing	Amended.	Amendment to policy is minor as reference is made to a new Appendix C in the Local Planning Document so no need for re-appraisal.
LPD 37 Housing Type, Size and Tenure	No change.	No assessment.
New policy Gypsy and Traveller Provision	New Policy.	SA assessment required.

Policy	Status	Conclusion
LPD 38 Specialist Accommodation	No change.	No assessment.
LPD 39 Housing Development on Unallocated Sites	No change.	No assessment.
LPD 40 Live Work Units	No change.	No assessment.
LPD 41 Self Build and Custom Build	Amended.	SA assessment required.
LPD 42 Extensions to Dwellings Not in the Green Belt	No change.	No assessment.
LPD 43 Retention of Employment and Employment Uses	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 44 Employment Development on Unallocated Sites	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 45 Expansion of Existing Employment Uses Not in the Green Belt	Amended.	Amendment to policy is minor so no need for re-appraisal.
LPD 46 Agricultural and Rural Diversification	No change.	No assessment.
LPD 47 Local Labour Agreements	No change.	No assessment.
LPD 48 Retail Hierarchy and Town Centre Boundaries	No change.	No assessment.
LPD 49 Development within Town and Local Centres	Amended.	Re-appraise.
LPD 50 Upper Floors	No change.	No assessment.
LPD 51 Impact Assessment Threshold	No change.	No assessment.
LPD 52 Markets	No change.	No assessment.
LPD 53 Development within Small Parades	No change.	No assessment.
LPD 54 Fast Food Takeaways	Deleted.	No assessment.
LPD 55 Security Shutters	No change.	No assessment.
LPD 56 Protection of Community Facilities	Amended.	Amendment to policy is presentational only so no need for re-appraisal.
LPD 57 Parking Standards	Amended.	Amendment to policy is minor as references are made to a new Appendix D in the Local Planning Document so no need for re-appraisal.
LPD 58 Cycle Routes, Recreational Routes and Public Rights of Way	No change.	No assessment.
LPD 59 Park and Ride	No change.	No assessment.

Policy	Status	Conclusion
LPD 60 Local Transport Schemes	No change.	No assessment.
LPD 61 Highway Safety	No change.	No assessment.
Part B: Site Allocations		
LPD 62 Comprehensive Development	No change.	No assessment. For completeness purposes, the assessment is included in this document.
LPD 63 Housing Distribution	Amended to reflect updated information on capacity of some sites, inclusion of windfall allowance and minor boundary changes.	The Sustainability Appraisal Publication Draft Addendum 4 updates the assessment so no need for re-appraisal. The assessment is included in this document for completeness purposes.
LPD 64 Urban Area	Amended to reflect updated information on capacity of some sites and minor boundary changes. Employment site has been deleted as there is a new policy on employment allocations.	Re-appraise. As the Sustainability Appraisal Publication Draft Addendum 4 updates the assessment for the housing sites in Arnold area, there is a need to revisit the SA assessment for the housing sites in Carlton and edge of Hucknall areas (and update to incorporate the SA findings in the Sustainability Appraisal Publication Draft Addendum 3 for completeness purposes).
LPD 65 Bestwood Village	Amended.	Amendment to policy is presentational only so no need for re-appraisal. The SA assessment needs updated to incorporate the SA findings in the Sustainability Appraisal Publication Draft Addendum 3 for completeness purposes.
LPD 66 Calverton	Amended. Employment site has been deleted as there is a new policy on employment allocations.	Amendment to policy is presentational only so no need for re-appraisal.

Policy	Status	Conclusion
LPD 67 Ravenshead	Amended.	Amendment to policy is presentational only so no need for re-appraisal.
LPD 68 Burton Joyce	Amended.	Amendment to policy is presentational only so no need for re-appraisal. The SA assessment needs updated to incorporate the SA findings in the Sustainability Appraisal Publication Draft Addendum 3 for completeness purposes.
LPD 69 Newstead	No change.	No assessment. The SA assessment needs updated to incorporate the SA findings in the Sustainability Appraisal Publication Draft Addendum 3 for completeness purposes.
LPD 70 Woodborough	Amended to reflect minor boundary change to housing site H24.	Re-appraise.
New policy Employment Allocations	New Policy which includes two additional employment sites E3 and E4 to reflect those sites included in the Aligned Core Strategy.	SA assessment required.

Section 4: Appraising the Development Management Policies

- 4.1 This section looks at the findings of the SA assessment of the development management policies in the Local Planning Document.
- 4.2 Article 5 (1) (f) of the SEA Directive requires the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- 4.3 Part A of the Local Planning Document now contains 61 development management policies and they are arranged into the following sections:-
- Climate Change, Flood Risk and Water Management;
 - Environmental Protection;
 - Green Belt;
 - Natural Environment;
 - Open Space and Recreational Facilities;
 - Historic Environment;
 - Design;
 - Homes;
 - Employment;
 - Retail and Community Facilities; and
 - Transport.

Methodology

- 4.4 The SA assessment of the development management policies as amended by the proposed modifications was revisited using the same approach used for the previous SA assessment of the policies. The policies were reappraised against the SA objectives using the SA Framework and, if any, recommendations were provided. The SA Framework is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect was likely to be positive, negative, neutral or uncertain. The SA assessment also recorded the scale, timescale and permanency of the effect.

SA Assessment of the Development Management Policies

- 4.5 **Table 4** updates the appraisal results of the SA assessment of the development management policies⁴. Note the development management

⁴ This table updates Table 10 in the Sustainability Appraisal Publication Draft Main Report (May 2016).

policies have been abbreviated in the left column of the table. The policies as amended by the proposed modifications are highlighted in **bold** and identified with *.

- 4.6 The detailed SA assessment of the development management policies which have been affected by the proposed modifications and have been reappraised is provided in **Appendix B**. The detailed SA assessment of development management policies which have not been affected by the proposed modifications and have not been reappraised remain in Appendix G of the Sustainability Appraisal Publication Draft (May 2016).

Table 4: SA assessment of the development management policies (see key on page 3)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
1 Wind Turbines	0	0	+	0	0	?	?	+	0	0	++	0	++	++	++
2 Energy Schemes	0	0	+	0	0	?	?	+	0	0	++	0	++	++	++
3 Flood Risk	-	0	0	0	0	0	0	0	++	0	0	0	0	0	0
4 Surface Water	-	0	0	0	0	+	0	+	++	0	0	0	0	0	0
5 Water Quality	0	0	0	0	0	++	0	++	0	0	0	0	0	0	0
6 Aquifer	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0
7 Contaminated Land	-	0	0	0	0	?	0	++	0	0	0	0	-	0	-
8 Unstable Land	-	0	0	0	0	0	0	0	0	0	0	0	-	0	-
9 Hazardous	-	0	0	0	0	++	0	++	0	0	0	0	-	0	-
10 Pollution	0	0	+	0	0	+	++	++	0	0	+	0	-	0	-
11 Air Quality	0	++	0	0	0	0	0	++	0	0	+	+	-	0	-
12 Reuse of Buildings within GB	+	0	+	0	0	0	0	0	0	0	0	+	?	0	?
13 Extensions within GB	+	0	++	0	0	?	+	-	0	0	0	0	+	0	+
14 Replacement of Buildings within GB	+	0	++	0	0	0	+	?	0	0	0	0	+	0	+
15 Infill Development within GB	+	0	++	0	0	?	+	?	0	0	0	?	?	0	?

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
16 Safeguarded Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17 Rural Workers	+	0	0	+	0	?	?	-	0	0	0	0	+	++	+
18 Biodiversity*	-	+	+	0	+	++	0	++	++	0	0	0	0	0	0
19 Landscape	-	0	+	0	0	++	++	++	++	0	0	0	0	0	0
20 Protection of Open Space	0	++	++	?	+	++	+	++	0	0	0	++	0	0	0
21 Provision of New Open Space	-	++	++	?	++	++	+	+	0	0	0	++	0	0	0
22 Local Green Space	0	++	++	?	++	++	+	++	0	0	0	++	0	0	0
23 Greenwood / Sherwood Forest	0	+	+	0	+	++	+	+	0	0	0	?	0	0	0
24 Tourist Accommodation	0	0	0	0	0	0	0	?	0	0	0	?	+	+	+
25 Equestrian Development	0	++	0	0	0	0	0	?	0	0	0	?	+	+	+
26 Heritage Assets	-	0	++	0	+	+	+	0	0	0	-	+	0	0	0
27 Listed Buildings	-	0	++	0	+	+	+	0	0	0	-	+	0	0	0
28 Conservation Areas	-	0	++	0	+	+	+	0	0	0	-	+	0	0	0
29 Parks and Gardens	-	0	++	0	+	++	++	0	0	0	0	0	0	0	0
30 Archaeology	0	0	++	0	+	+	+	0	0	0	0	0	0	0	0
31 Locally Important Heritage Assets	0	0	++	0	+	+	+	0	0	0	-	+	0	0	0
32 Amenity	-	0	+	+	0	?	?	?	0	0	0	0	0	0	0
33 Density	+	0	++	0	0	?	?	?	0	0	0	+	0	0	0
34 Gardens	-	0	+	0	0	+	+	+	0	0	0	0	0	0	0
35 Safe, Accessible and Inclusive	-	0	++	++	+	?	?	?	0	0	++	+	0	0	0
36 Affordable Housing	++	+	0	0	0	0	0	0	0	0	0	?	0	0	0
37 Housing Type	++	?	0	0	0	0	0	0	0	0	0	?	0	0	0

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
New Gypsy and Traveller Provision*	++	+	?	0	+	?	?	?	0	0	0	++	0	0	0
38 Specialist Accommodation	++	++	0	+	+	0	0	0	0	0	0	++	+	+	0
39 Housing on Unallocated Sites	++	0	+	0	0	+	+	+	0	0	0	?	0	0	0
40 Live Work Units	++	0	?	0	0	+	+	+	0	0	0	?	++	?	0
41 Self/Custom Homes*	++	?	0	0	0	+	+	+	0	0	0	?	++	+	0
42 Extensions to Dwellings not in GB	+	0	+	0	0	?	0	0	0	0	0	0	0	0	0
43 Retention of Employment	0	0	+	0	+	0	0	0	0	0	0	0	++	++	++
44 Employment on Unallocated Sites	0	0	?	0	0	?	?	?	?	0	0	+	++	++	++
45 Expansion of Employment not in GB	0	0	+	0	0	0	0	0	0	0	0	0	++	++	+
46 Agricultural / Rural Diversification	0	0	?	0	0	?	?	?	?	0	0	?	++	++	++
47 Local Labour Agreements	0	0	0	0	0	0	0	0	0	0	0	0	++	++	++
48 Retail Hierarchy	0	0	0	0	++	0	0	0	0	0	0	++	++	++	++
59 Town and Local Centres*	-	?	++	0	++	0	0	0	0	0	0	++	++	++	++
50 Upper Floors	+	0	0	0	++	0	0	0	0	0	0	++	+	+	+
51 Impact Assessment Threshold	0	0	0	0	0	?	?	?	?	0	0	0	++	++	++
52 Markets	0	0	++	0	++	0	0	0	0	0	0	++	++	++	++
53 Development within Small Parades	0	0	++	0	++	0	0	0	0	0	0	+	++	++	++
54 Fast Food* deleted															
55 Security Shutters	0	0	++	++	0	0	0	0	0	0	0	0	0	0	0
56 Community Facilities	-	++	0	+	++	?	?	?	?	0	0	++	++	+	+
57 Parking Standards	0	0	0	0	0	?	?	?	0	0	0	+	0	0	0
58 Cycle Routes	0	++	+	0	+	0	0	0	0	0	0	++	0	0	0

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
59 Park and Ride	0	0	?	0	0	?	?	?	0	0	0	+	0	0	0
60 Local Transport Schemes	0	0	?	0	0	?	?	?	0	0	0	+	0	0	+
61 Highway Safety	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0

SA Objective 1: Housing

4.7 This objective seeks to ensure that the housing stock meets the housing needs. The housing policies, including the new policy on gypsy and traveller provision, support the objective. No change to the overall SA conclusion for this SA objective.

SA Objective 2: Health

4.8 This objective seeks to improve health and reduce health inequalities. No change to the overall SA conclusion for this SA objective.

SA Objective 3: Heritage and Design

4.9 This objective seeks to provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets). The impact of the new policy on gypsy and traveller provision would depend on the design, layout and location as the three pitches could have some impact on heritage and local character. No change to the overall SA conclusion for this SA objective.

SA Objective 4: Crime

4.10 This objective seeks to improve community safety, reduce crime and the fear of crime. No change to the overall SA conclusion for this SA objective.

SA Objective 5: Social

4.11 This objective seeks to promote and support the development and growth of social capital. The impact of the new policy on gypsy and traveller provision is likely to support social capital as a site of three pitches will be identified within

the existing built up area with good access to community facilities. No change to the overall SA conclusion for this SA objective.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

- 4.12 This objective seeks to increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment. The impact of the new policy on gypsy and traveller provision is uncertain as it would depend on the design, layout and location of the proposals. No change to the overall SA conclusion for this SA objective.

SA Objective 7: Landscape

- 4.13 This objective seeks to protect and enhance the landscape character, including heritage and its setting. The impact of the new policy on gypsy and traveller provision is uncertain as it would depend on the design, layout and location of the proposals. No change to the overall SA conclusion for this SA objective.

SA Objective 8: Natural Resources

- 4.14 This objective seeks to prudently manage natural resources including water, air quality, soils and minerals. The impact of the new policy on gypsy and traveller provision is uncertain as it would depend on the design, layout and location of the proposals. No change to the overall SA conclusion for this SA objective.

SA Objective 9: Flooding

- 4.15 This objective seeks to minimise the risk of flooding and steer development away from areas at highest flood risk. No change to the overall SA conclusion for this SA objective.

SA Objective 10: Waste

- 4.16 This objective seeks to minimise waste and increase the re-use and recycling of waste materials. No change to the overall SA conclusion for this SA objective.

SA Objective 11: Energy and Climate Change

- 4.17 This objective seeks to minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources. No change to the overall SA conclusion for this SA objective.

SA Objective 12: Transport

- 4.18 This objective seeks to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the

most sustainable mode available. The impact of the new policy on gypsy and traveller provision is a major positive as the policy is clear that a suitable site for gypsies and travellers should be located within the existing built up area, which generally have a good public transport network. No change to the overall SA conclusion for this SA objective.

SA Objective 13: Employment

- 4.19 This objective seeks to create high quality employment opportunities. No change to the overall SA conclusion for this SA objective.

SA Objective 14: Innovation

- 4.20 This objective seeks to develop a strong culture of enterprise and innovation. No change to the overall SA conclusion for this SA objective.

SA Objective 15: Economic Structure

- 4.21 This objective seeks to provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies. No change to the overall SA conclusion for this SA objective.

Recommendations of the SA assessment

- 4.22 No additional recommendations are made to the amended policies as a result of this latest stage of the Sustainability Appraisal process. The proposed modifications to the development management policies do not change the overall conclusions of the SA assessment.

Section 5: Appraising the Site Allocations Policies

- 5.1 This section looks at the findings of the SA assessment of the site allocation policies for housing and employment in the Local Planning Document.
- 5.2 For clarification and for ease of reference, this section wholly revisits the SA assessment of the site allocations policies. **Appendix C** contains the full SA assessment of the site allocation policies, including those policies that are not affected by the proposed modifications. The SA assessment has been updated to incorporate the findings in the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017), as explained in paragraph 5.12. The SA assessment has also been amended, where appropriate, for clarification to reflect the comments received through the publication draft and additional housing allocations consultations.
- 5.3 Article 5 (1) (f) of the SEA Directive requires the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- 5.4 The Site Selection Document (2016) and the Site Selection Document Addendum 2 (2017) explain how the allocated housing sites have been chosen from the reasonable alternative sites. The Employment Background and Site Selection Paper (2016) explains how the employment allocated sites have been chosen from the reasonable alternative sites.
- 5.5 Part B of the Local Planning Document now contains 10 policies that relate to the site allocations, as follows:
- Policy LPD 62 Comprehensive Development
 - Policy LPD 63 Housing Distribution
 - Policy LPD 64 Urban Area
 - Policy LPD 65 Bestwood
 - Policy LPD 66 Calverton
 - Policy LPD 67 Ravenshead
 - Policy LPD 68 Burton Joyce
 - Policy LPD 69 Newstead
 - Policy LPD 70 Woodborough
 - New policy Employment Allocations
- 5.6 Policy LPD 63 sets out the housing distribution across the Borough. Policies 64 to 70 relate to site allocations for housing. The new policy on employment allocations relates to site allocations for employment which includes two

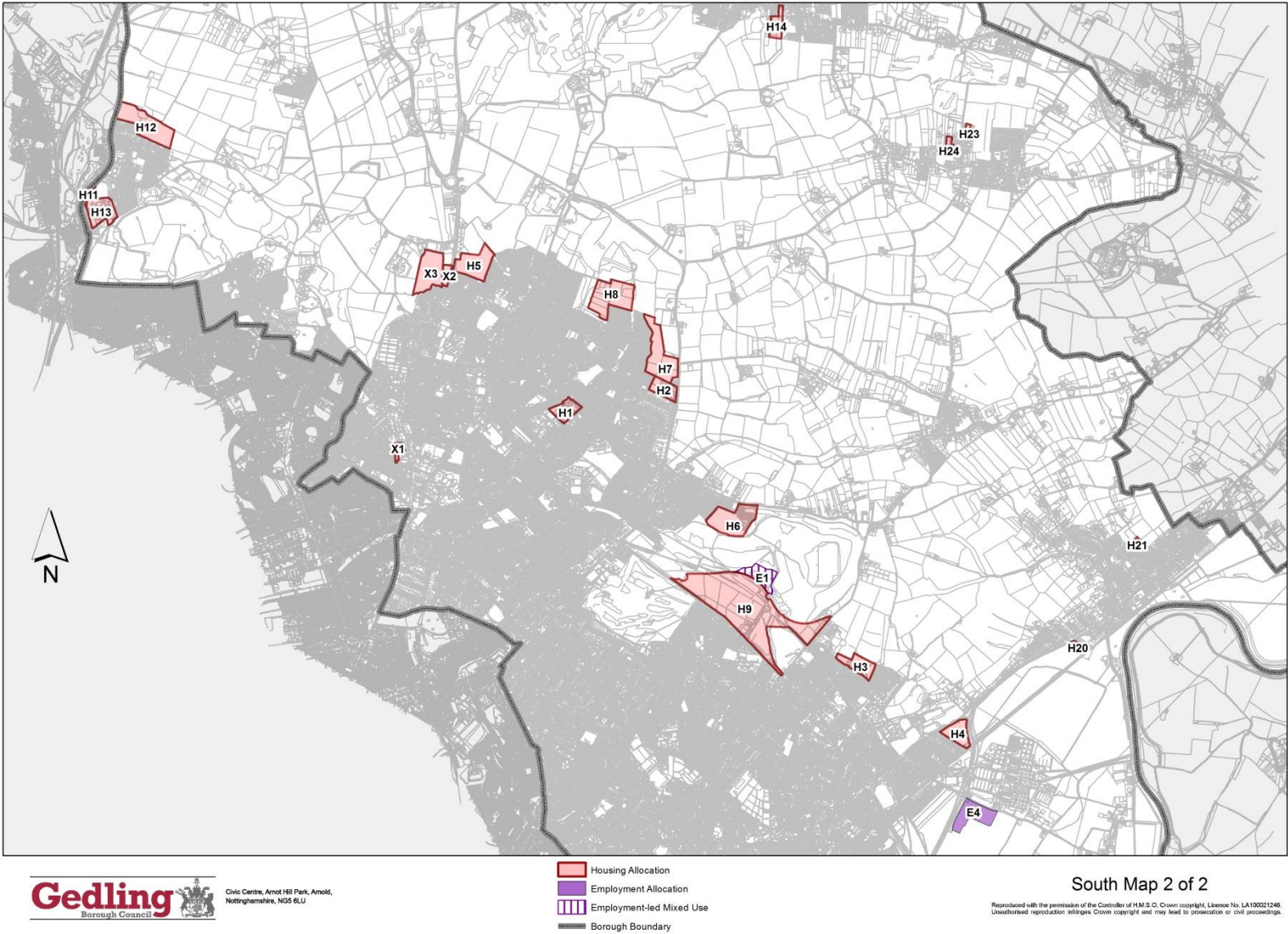
additional employment sites E3 and E4 to reflect those sites included in the Aligned Core Strategy.

- 5.7 **Maps 1** and **2** update the boundaries of some site allocations for housing and include two additional employment sites E3 and E4.

Map 1: Site Allocations for Housing and Employment (North)



Map 2: Site Allocations for Housing and Employment (South)



Methodology

- 5.8 Some of the policies that require re-appraisal have been previously undertaken and reported in the Sustainability Appraisal Publication Draft Addendum 4 (2017). The findings of the SA assessment in the Addendum 4 are included in this document for completeness purposes.
- 5.9 The SA assessment of the housing distribution policy was revisited using the same approach used for the previous SA assessment of the development management policies. The policy was reappraised against the SA objectives using the SA Framework and recommendations were provided if appropriate. The SA Framework is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect was likely to be positive, negative, neutral or uncertain. The SA assessment also recorded the scale, timescale and permanency of the effect.
- 5.10 The site allocations policies were reappraised (and appraised for the new employment site allocation policy) against the SA objectives using the SA Matrix and, if any, recommendations were provided. The SA Matrix is included in **Appendix A**. The SA score against each SA objective was given to indicate whether the effect was likely to be positive negative or neutral. The SA assessment also recorded the scale, timescale and permanency of the effect.

Information used to inform the SA Assessment

- 5.11 The sources of information used for the SA assessment of the site allocations policies remain unchanged from those used for the previous SA assessment, with the exception of the assessment of the Scheduled Monuments.
- 5.12 The Sustainability Appraisal Publication Draft Addendum 3 (February 2017) explains that a further heritage assessment was undertaken to validate the assessment (previously undertaken by officers) of the potential impact of development sites and reasonable alternative sites on Scheduled Monuments. As such, the SA assessment for the site allocations has been updated to reflect the findings in both the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) and the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017). For completeness, **Appendix C** updates the SA assessment on all site allocations (including those that are not affected by the proposed modifications) incorporating the Sustainability Appraisal Addendum 3.
- 5.13 For clarification, the latest bus timetables used to inform SA objectives 2 (health), 5 (social) and 12 (transport) were taken from the information available from the online bus services websites.

SA Assessment of the Site Allocations Policies

5.14 **Table 5** updates the appraisal results of the SA assessment of the comprehensive development and housing distribution policies⁵. Policy LPD 63 is amended by the proposed modifications and is therefore highlighted in **bold** and identified with *.

5.15 The detailed SA assessment is provided as **Appendix C**.

Table 5: SA assessment of Polices LPD 62 and LPD 63 (see key on page 3)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
62 Comprehensive Development	++	0	0	0	0	0	0	0	0	0	0	0	++	++	++
63 Housing Distribution*	++	+	-	0	+	-	-	-	0	-	0	+	0	0	0

5.16 Although the SA assessment has been updated for Policy LPD 63 on housing distribution, there is no change to the overall SA conclusion.

5.17 **Table 6** updates the appraisal results of the SA assessment of the site allocations for housing and employment, including those where the capacity and site boundary have been amended and the new additional employment sites E3 and E4⁶. The site allocations as amended by the proposed modifications are highlighted in **bold** and identified with *. Note the site allocation names have been abbreviated in the left column of the table. The letters H and X represent housing sites (the letter X refers to the additional housing sites proposed since the publication draft stage) and the letter E represents employment sites.

5.18 The detailed SA assessment is provided in **Appendix C**.

⁵ This table updates Table 4 in the Sustainability Appraisal Publication Draft Addendum 2 (2016) and Table 2 in the Sustainability Appraisal Publication Draft Addendum 4 (2017).

⁶ This table updates Table 20 in the Sustainability Appraisal Publication Draft Main Report (2016) and Table 3 in the Sustainability Appraisal Publication Draft Addendum 4 (2017).

Table 6: SA assessment of the site allocations (see key on page 3)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Urban Area – Arnold															
H1 Rolleston Drive*	++	+	0	0	++	0	0	-	--	-	0	++	-	0	-
H2 Brookfields*	++	+	0	0	+	0	0	+	0	-	0	++	-	0	-
H5 Lodge Farm Lane	++	+	0	0	+	-	0	--	-	-	0	+	0	0	0
H7 Howbeck Road	++	+	0	0	+	-	-	-	0	-	0	++	0	0	0
H8 Killisick Lane*	++	+	0	0	+	--	-	-	0	-	0	++	0	0	0
X1 Daybrook Laundry	++	++	0	0	+	-	0	--	0	-	0	++	0	0	0
X2 West of A60 A	++	+	0	0	+	0	0	-	0	-	0	++	0	0	-
X3 West of A60 B	++	+	0	0	+	-	0	--	0	-	0	++	0	0	0
Urban Area – Carlton															
H3 Willow Farm	++	-	0	0	-	--	-	-	0	-	0	-	0	0	0
H4 Linden Grove*	++	+	-	0	+	0	0	-	-	-	0	++	0	0	0
H6 Spring Lane	++	+	0	0	+	--	--	-	0	-	0	++	0	0	0
H9 Gedling Colliery*	++	+	-	0	+	--	0	-	-	-	0	++	0	0	0
E1 Gedling Colliery	0	+	-	0	+	--	0	-	-	-	0	++	++	++	++
E4 Teal Close*	0	+	0	0	+	-	0	-	-	-	0	++	++	++	++
Edge of Hucknall															
H10 Hayden Lane	++	+	0	0	+	0	-	--	-	-	0	+	0	0	0
E3 Top Wighay*	0	+	0	0	+	-	-	-	-	-	0	+	++	++	++

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Key Settlements – Bestwood Village, Calverton and Ravenshead															
H11 The Sycamores	++	+	-	0	+	--	0	+	-	-	0	+	0	0	0
H12 Westhouse Farm	++	+	0	0	+	-	0	0	0	-	0	+	0	0	0
H13 B. Business Park	++	+	-	0	+	-	0	++	--	-	0	+	--	0	--
H14 Dark Lane	++	++	--	0	++	-	0	-	0	-	0	+	0	0	0
H15 Main Street	++	+	0	0	+	-	0	-	0	-	0	-	0	0	0
H16 Park Road	++	+	0	0	+	-	-	-	-	-	0	+	0	0	0
X4 Flatts Lane	++	+	-	0	+	-	-	-	0	-	0	+	0	0	0
E2 Hillcrest Park	0	+	0	0	+	0	0	-	0	-	0	+	++	++	++
H17 Longdale Lane A	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
H18 Longdale Lane B	++	+	0	0	+	--	0	-	0	-	0	+	0	0	0
H19 Longdale Lane C	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
X5 Kighill Lane A	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
X6 Kighill Lane B	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
Other Villages – Burton Joyce, Newstead and Woodborough															
H20 Mill Field Close	++	+	0	0	+	-	0	-	--	-	0	+	0	0	0
H21 Orchard Close	++	++	0	0	++	-	0	-	0	-	0	+	0	0	0
H22 Station Road	++	+	0	0	++	-	0	-	-	-	0	+	0	0	0
H23 Ash Grove	++	+	-	0	+	--	0	+	-	-	0	+	0	0	0
H24 Broad Close*	++	+	--	0	+	-	0	-	-	-	0	+	0	0	0

SA Objective 1: Housing

5.19 The boundaries of some site allocations have been altered. No change to the overall SA conclusion for this SA objective.

SA Objective 2: Health

5.20 No change to the overall SA conclusion for this SA objective.

SA Objective 3: Heritage and Design

5.21 The SA assessment of the site allocations has been updated to incorporate the findings from the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017). The site allocations would not harm the setting of the Scheduled Monuments. No change to the overall SA conclusion for this SA objective.

SA Objective 4: Crime

5.22 No change to the overall SA conclusion for this SA objective.

SA Objective 5: Social

5.23 The two additional employment sites E3 and E4 are part of the strategic sites (Teal Close and Top Wighay Farm) identified in the Aligned Core Strategy and they require the provision of retail and community facilities as well as bus services to service the sites. No change to the overall SA conclusion for this SA objective.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

5.24 The minor extension to housing site H8 would have a negative effect on natural environment, biodiversity and green infrastructure. For site H8, it is considered that the effect would be long term and there would be a permanent loss of mature hedgerow, unless mitigation is in place to protect it. No change to the overall SA conclusion for this SA objective.

SA Objective 7: Landscape

5.25 The minor extension to housing site H8 would have a negative effect on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term. No change to the overall SA conclusion for this SA objective.

SA Objective 8: Natural Resources

5.26 For the extended housing site H8 and two additional employment sites E3 and E4, there is a negative effect on natural resources. It is considered the effect of additional vehicles from site E4, in particular in the urban area, could worsen air

quality. The extended housing site H8 and two employment sites E3 and E4 are on agricultural land grade 3. No change to the overall SA conclusion for this SA objective.

SA Objective 9: Flooding

5.27 No change to the overall SA conclusion for this SA objective.

SA Objective 10: Waste

5.28 For the two additional employment sites E3 and E4, there is a negative effect on waste as the sites would result in increased commercial waste. It is considered the effect would be long term and permanent as development would generate household and commercial waste on an ongoing basis. No change to the overall SA conclusion for this SA objective.

SA Objective 11: Energy and Climate Change

5.29 No change to the overall SA conclusion for this SA objective.

SA Objective 12: Transport

5.30 The two additional employment sites E3 and E4 are part of the strategic sites (Teal Close and Top Wighay Farm) identified in the Aligned Core Strategy. A development brief for the Top Wighay Farm site states that all development will be expected to promote sustainable methods of transport such as walking, cycling and public transport and the outline permission for the Teal Close site includes a s106 agreement which includes bus service contribution including the extension of bus services No.5 and No.73 to service the site. No change to the overall SA conclusion for this SA objective.

SA Objective 13: Employment

5.31 The two additional employment sites E3 and E4 are identified in the Aligned Core Strategy to provide new buildings for employment uses and create new jobs. It is considered that there is a major positive effect of these sites in relation to the impact on job opportunities and the effect of new jobs created would be long term and permanent. No change to the overall SA conclusion for this SA objective.

SA Objective 14: Innovation

5.32 The two additional employment sites E3 and E4 are identified in the Aligned Core Strategy to provide specific employment uses including office uses and this could provide opportunities for training. It is considered there is a major positive effect of these sites in relation to the impact on innovation and the effect of new offices provided would be long term and permanent. No change to the overall SA conclusion for this SA objective.

SA Objective 15: Economic Structure

5.33 The two additional employment sites E3 and E4 are identified in the Aligned Core Strategy to provide new employment land for B1 to B8 uses. It is considered there is a major positive effect of these sites in relation to the impact on economic structure and the effect of new employment land provided would be long term and permanent. No change to the overall SA conclusion for this SA objective.

Recommendations of the SA assessment

5.34 Further recommendations are made to the site allocations policies in the light of the SA assessment of the proposed modifications. The recommendations are as follows:-

- Ensure that mitigation is in place to reduce impacts on biodiversity as a result of the minor extension proposed to the extended housing site H8 (SA 6 Environment, Biodiversity and Green Infrastructure);
- Ensure that the mitigation recommendations from the landscape study are implemented for the extended housing site H8 (SA 7 Landscape); and
- Information required on whether the employment sites E3 and E4 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).

5.35 The outcome of the recommendations is as follows:-

- For the extended housing site H8, the biodiversity impacts are already covered by a separate Policy LPD 18: Protecting and Enhancing Biodiversity;
- For the extended housing site H8, the Council has considered the mitigation recommendations including the landscape buffer; and
- For the employment sites E3 and E4, confirmation as to whether the sites are on best and most versatile (BMV) agricultural land will be required through the planning application stage.

5.36 The proposed modifications to the site allocations policies do not change the overall conclusions of the SA assessment.

Section 6: Monitoring and Conclusions

Monitoring

- 6.1 Section 12 of the Sustainability Appraisal Publication Draft Main Report (May 2016) states that the SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.
- 6.2 A monitoring framework has been created for post adoption of the Aligned Core Strategy. The monitoring framework is shown in Table 21 in the Sustainability Appraisal of the Publication Draft Main Report and it has been amended to include new indicators to monitor the sustainability of the policies in the Local Planning Document.
- 6.3 The monitoring framework as set out in Table 21 remains unchanged.

Conclusions

- 6.4 The Local Planning Document along with the Aligned Core Strategy forms the Local Plan for Gedling Borough which guides future development.
- 6.5 Stages A, B, C and D of the Sustainability Appraisal process have already been undertaken. This document re-visits Stages B, C and D of the process. The purpose of this document is to assess the economic, social and environmental impacts of the policies as amended by the proposed modifications and seek representations on the proposed modifications.
- 6.6 Following the consultation period, the Inspector will consider any comments received and issue a report that will declare the Local Planning Document sound or unsound. If found sound, the Borough Council can adopt the Local Planning Document accompanied with the Sustainability Appraisal.
- 6.7 The remaining Stage E of the Sustainability Appraisal, which relates to the post adoption reporting and monitoring, will be completed at the adoption stage.

Appendix A: SA Framework and SA Matrix

This appendix is an extract of Appendix A4 to the Sustainability Appraisal of the Publication Draft (May 2016).

SA Scoring

The colour coding provides a visual summary of the overall results of the SA appraisals against the SA objectives.

Major positive	++
Minor positive	+
Neutral / Not relevant	0
Minor negative	-
Major negative	--
Uncertain – effect unknown	?

SA Framework for Policy Assessment

	Decision Making Criteria
SA Objectives	Policy Questions
1. Housing To ensure that the housing stock meets the housing needs	Will it increase the range and affordability of housing for all social groups? Will it reduce homelessness? Will it reduce the number of unfit/vacant homes?
2. Health To improve health and reduce health inequalities	Will it reduce health inequalities? Will it improve access to health services? Will it increase the opportunities for recreational physical activity?
3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)	Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings? Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character? Will it conserve and enhance the archaeological environment? Will it protect/improve access and enjoyment of the historic environment? Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?
4. Crime To improve community safety, reduce crime and the fear of crime	Will it reduce crime and the fear of crime? Will it increase the prevalence of diversionary activities? Will it contribute to a safe secure built environment through designing out crime?
5. Social To promote and support the development and growth of social capital	Will it protect and enhance existing cultural assets? Will it improve access to, encourage engagement with and residents satisfaction in community activities? Will it improve ethnic and intergenerational relations?
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment	Will it help protect and improve biodiversity and avoid harm to protected species? Will it increase, maintain and enhance sites designated for their nature conservation interest? Will it conserve and enhance the geological environment? Will it help protect and improve habitats? Will it maintain and enhance woodland cover and management? Will it provide new open space? Will it improve the quality of existing open space? Will it encourage and protect Green Infrastructure opportunities?

	Decision Making Criteria
7. Landscape To protect and enhance the landscape character, including heritage and its setting	Does it respect identified landscape character?
	Does it have a positive impact on visual amenity?
8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals	Will it improve water quality?
	Will it conserve water?
	Will it increase levels of air pollution?
	Will it lead to reduced consumption of raw materials?
	Will it promote the use of sustainable design, materials and construction techniques?
	Will it prevent the loss of greenfield land to development?
	Will it protect the best and most versatile agricultural land?
9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk	Will it minimise flood risk?
10. Waste To minimise waste and increase the re-use and recycling of waste materials	Will it reduce household and commercial waste per head?
	Will it increase waste recovery and recycling per head?
	Will it reduce hazardous waste?
	Will it reduce waste in the construction industry?
11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources	Will it improve energy efficiency of new buildings?
	Will it support the generation and use of renewable energy?
	Will it support the development of community energy systems?
	Will it ensure that buildings are able to deal with future changes in climate?
12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel	Will it use and enhance existing transport infrastructure?
	Will it help to develop a transport network that minimises the impact on the environment?
	Will it reduce journeys undertaken by car by encouraging alternative modes of transport?

	Decision Making Criteria
by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Will it increase accessibility to services and facilities?
13. Employment To create high quality employment opportunities	Will it improve the diversity and quality of jobs?
	Will it reduce unemployment?
	Will it increase average income levels?
14. Innovation To develop a strong culture of enterprise and innovation	Will it increase levels of qualification?
	Will it create jobs in high knowledge sectors?
	Will it encourage graduates to live and work within the plan areas?
15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	Will it provide land and buildings of a type required by businesses?
	Will it provide the required infrastructure?
	Will it provide business/ university clusters?

SA Matrix for Site Assessment

	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
1. Housing To ensure that the housing stock meets the housing needs	Is the site allocated for housing?	Provides 50+ homes in the urban area	Provides up to 49 homes in the urban area	Does not provide housing	Loss of up to 49 homes in the urban area	Results in loss of 50+ homes in the urban area
	Is the site allocated for gypsy, traveller and travelling showpeople?	Provides 10+ homes in the rural area Provides for gypsy, traveler and travelling showpeople	Provides up to 9 homes in the rural area		Results in loss of up to 9 homes in the rural area	Results in loss of 10+ homes in the rural area Results in loss of site for gypsy, traveller and travelling showpeople
2. Health To improve health and reduce health inequalities	Is the site within 30 minutes travel time of a health facility?	Within 400 metres walking distance of health facilities	Access to health facilities within 30 minutes travel time of public transport, walking or cycling		Not within 400 metres walking distance of health facilities	Access to health facilities and / or recreational area not within 30 minutes travel time of public transport, walking or cycling
	Is the site within 400 m walking distance of a recreational area?		Within 400 metres walking distance of recreational open space			Results in loss of recreational open space
	Will the development result in a loss of outdoor recreational space?					

	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
5. Social To promote and support the development and growth of social capital	Will it improve access to cultural assets e.g. post office, community centres, leisure centres, libraries, schools etc.?	Within 400 metres walking distance of at least two community facilities	Access to community facilities by public transport, walking and cycling within 30 minutes travel time of public transport, walking or cycling		Not within 400 metres walking distance of any community facilities	Access to community facilities not within 30 minutes travel time of public transport, walking or cycling Results in loss of existing community facilities
	Will the development result in a loss of a community facility?					
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment	Will it create net biodiversity gain?	Creates net increase in biodiversity or existing habitats	Improves underused or undervalued open space Provide 10% open space on existing brownfield land	No impact (beyond providing 10% open space on existing greenfield land)	Site adjacent open space, biodiversity or designated site of nature conservation interest Results in loss of hedgerows and trees	Results in partly or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest
	Will the development result in a loss of all or part of or impact of a designated site of nature conservation interest?					
	Is the site adjacent to a designated site of nature conservation interest?					
	Will the development involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?					
	Will the site include the provision on-site or off-site open space?					
	Will the development involve the loss of existing open space?					
	Will the development improve the underused or undervalued open space?					

Decision Making Criteria		Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk	Is the site within or adjacent EA flood zone - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?			Not within flood zone 2 or 3	Within flood zone 2	Within flood zone 3
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?			Within area of very low risk of surface water run-off	Within area of low to medium risk of surface water run-off	Within area of high risk of surface water run-off
10. Waste To minimise waste and increase the re-use and recycling of waste materials	Will the development reduce household and commercial waste per head?				All sites will result in increased household and commercial waste	
11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources	Will the development include provision of renewable technology?			Housing sites considered neutral as the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures		
	Is the development for renewable energy?					
	Is the site for the development of community energy systems?					

	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Is the site accessible by public transport?	Within 400 metres walking distance to a bus/rail/tram stop	Approx or at least 400 metres walking distance to a bus/rail/tram stop – or bus service at least half/hourly	Assumes site will not affect the continuity of Rights of Way	Majority of the site not within 400 metres walking distance to a bus/rail/tram stop or cycle route	Not within 800 metres walking distance to a bus/rail/tram stop
	Is the site located within the main urban area?	Site is accessible by public transport and has good direct route(s) to work	Within 400 metres of designated cycle route			
13. Employment To create high quality employment opportunities	Will the development provide jobs for unemployed people?	Creates large number of new jobs	Creates small number of new jobs		Results in small number of jobs lost	Results in large number of jobs lost
		Local labour agreements on projects (over 50 jobs)	Local labour agreements on projects (up to 50 jobs)			
		Provides new job opportunities in area of deprivation				

	Decision Making Criteria	Matrix				
SA Objectives	Site Specific Questions	Major positive ++	Minor positive +	Neutral / not relevant 0	Minor negative -	Major negative --
14. Innovation To develop a strong culture of enterprise and innovation	Is the proposal for new educational buildings?	Provides opportunity for training and / or high knowledge sectors (i.e. office based)		Assumes all housing sites make appropriate education provision		Results in loss of opportunity for training and / or high knowledge sectors (i.e. office based)
	Is the site allocated for specific employment uses e.g. office-based?					
	Is the site allocated for mixed live-work units?					
15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	Is the site allocated for employment, retail or mixed use?	Provides new employment or retail land	Provides mixed use land (i.e. residential and employment)	Site is not currently used for employment/ retail purposes and is solely for housing development	Results in loss of part of protected land for employment or retail use as identified on the Proposals Map	Results in loss of majority or whole of protected land for employment or retail use as identified on the Proposals Map
	Will the development involve the loss of employment, retail or mixed use land?				Results in loss of land used for employment, retail or other uses not identified on the Proposals Map	

Appendix B: Appraisal of Development Management Policies – Update

This appendix revisits the full detailed findings of the SA assessment of the development management policies.

For those policies that are affected by the proposed modifications and have been reappraised, the detailed findings replace the associated references in Appendix G of the Sustainability Appraisal Publication Draft (May 2016). For those that have not been reappraised, the SA findings remain unchanged in Appendix G.

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

Natural Environment

- Policy LPD 18: Protecting and Enhancing Biodiversity – **amended policy**
- Policy LPD 19: Landscape Character and Visual Impact

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	LPD 18	-	<ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent 	It is considered that the policies would restrict the supply of land for new housing.
	LPD 19	-		Overall, there is a minor negative effect in relation to the cumulative impact on housing. It is considered the effect would be long term and permanent.
2. Health	LPD 18	+	<ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent 	A number of sites for nature conservation (such as Local Nature Reserves and some Local Wildlife Sites) and ancient woodland are accessible and provide opportunities for recreational physical activity. The effect varies depending on the sites. Policy LPD 19 relates to the landscape character and visual impact but does not in itself allow for recreational uses so this scores a neutral.
	LPD 19	0		Overall, there is a mixed effect in relation to the cumulative impact on health.
3. Heritage and Design	LPD 18	+	<ul style="list-style-type: none"> • Borough wide / rural countryside • Long term • Permanent 	Both policies would maintain and strengthen local character and distinctiveness. Access to sites for nature conservation (such as Local Nature Reserves and some Local Wildlife Sites) and ancient woodland could provide better opportunities for people to understand local heritage and participate in cultural activities.
	LPD 19	+		Overall, there is a minor positive effect in relation to the cumulative impact on heritage and design. It is considered the effect would be long term and permanent.
4. Crime	LPD 18	0	<ul style="list-style-type: none"> • No effect 	It is considered that the policies would have no significant impact on crime and fear of crime.

SA Objectives	Score		Assessment of effect	Commentary
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on crime.
5. Social	LPD 18	+	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>There are groups such as Friends of Local Nature Reserves that bring community together. The effect varies depending on the sites and its associated groups. Policy LPD 19 relates to the landscape character and visual impact so this scores a neutral.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on social issues.</p>
	LPD 19	0		
6. Environment, Biodiversity and Green Infrastructure	LPD 18	++	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>Both policies meet the SA objective as they protect the natural environment, including ancient woodland.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on the natural environment. It is considered the effect would be long term and permanent.</p>
	LPD 19	++		
7. Landscape	LPD 18	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>Policy LPD 18 does not include specific reference to landscape and visual amenity. Policy 19 meets the SA objective as it protects landscape and visual amenity.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on the landscape. It is considered the effect of Policy LPD 19 would be long term and permanent.</p>
	LPD 19	++		
8. Natural Resources	LPD 18	++	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>Both policies meet the SA objective as they protect some water habitats, lagoon sites and natural resources. Also they prevent loss of greenfield sites.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on the natural resources. It is considered the effect would be long term and permanent.</p>
	LPD 19	++		
9. Flooding	LPD 18	++	<ul style="list-style-type: none"> Borough wide 	Both policies meet the SA objective as they restrict development on greenfield land.

SA Objectives	Score		Assessment of effect	Commentary
	LPD 19	++	<ul style="list-style-type: none"> Long term Permanent 	Overall, there is a major positive effect in relation to the cumulative impact on flooding. It is considered the effect would be long term and permanent.
10. Waste	LPD 18	0	<ul style="list-style-type: none"> No effect 	It is considered that the policies would have no significant impact on waste recovery.
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on the waste.
11. Energy and Climate Change	LPD 18	0	<ul style="list-style-type: none"> No effect 	It is considered that the policies would have no direct impact on energy and climate change.
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.
12. Transport	LPD 18	0	<ul style="list-style-type: none"> No effect 	For Policy LPD 18, some sites have public access. However the impact is considered to be minimal and thus this scores a neutral.
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on transport.
13. Employment	LPD 18	0	<ul style="list-style-type: none"> No effect 	For Policy LPD 18, some sites for nature conservation could provide employment opportunities. However the impact is considered to be minimal and thus this scores a neutral.
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on employment.
14. Innovation	LPD 18	0	<ul style="list-style-type: none"> No effect 	It is considered that the policies would have no significant impact on qualification or type of jobs.
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
15. Economic	LPD	0	<ul style="list-style-type: none"> No effect 	It is considered that the policies would have no significant impact on land

SA Objectives	Score		Assessment of effect	Commentary
Structure	18			available for development or infrastructure.
	LPD 19	0		Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
Recommendations: <ul style="list-style-type: none">• None.				
Outcome: <ul style="list-style-type: none">• No change.				

Homes

- Policy LPD 36: Affordable Housing
- Policy LPD 37: Housing Type, Size and Tenure
- New policy Gypsy and Traveller Provision – **new policy**
- Policy LPD 38: Specialist Accommodation
- Policy LPD 39: Housing Development on Unallocated Sites
- Policy LPD 40: Live Work Units
- Policy LPD 41: Self Build and Custom Homes – **amended policy**
- Policy LPD 42: Extensions to Dwellings Not in the Green Belt

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	LPD 36	++	<ul style="list-style-type: none"> • Borough wide • Long term • Permanent 	<p>Policies LPD 36 to LPD 41 relating to providing different types of housing meet the SA objective – they would increase the range of affordability of housing for all social groups such as different types of houses and flats as well as specialist accommodation for older people, adults with learning disabilities and/or autism, people with physical disabilities, vulnerable adults and gypsies and travellers. For a new policy on gypsy and traveller provision, a suitable site would be identified within the existing built up area to accommodate the requirement for three pitches for gypsies and travellers. Policy LPD 41 has been amended to ensure that permission will be granted for self build and custom build homes on any site and not only on large sites and this does not change the SA score. For Policy LDP42 relating to extensions to buildings not in the Green Belt, the same commentary and score as for Policy LPD 13 (extensions to buildings within the Green Belt) applies – the extensions of dwellings could possibly increase the range of housing and also reduce unfit homes.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on housing. It is considered the effect would be long term and permanent.</p>
	LPD 37	++		
	New	++		
	LPD 38	++		
	LPD 39	++		
	LPD 40	++		
	LPD 41	++		
	LPD 42	+		

SA Objectives	Score		Assessment of effect	Commentary
2. Health	LPD 36	+	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>For Policy LPD 36, people living in affordable housing may no longer be homeless or living in worse housing conditions. For a new policy on gypsy and traveller provision, a site of three pitches for gypsies and travellers would be identified within the existing built up area with good access to local services which include health facilities. For Policy LPD 38, people living in specialist accommodation would have support or care provision included. For other types of new housing development, it depends on the size and location of the new housing as it could impact on health services and opportunities for recreational physical activity. Policy LPD 21 in the Local Planning Document requires a minimum of 10% open space within new residential development on sites of 0.4 ha and above. Policy LPD 41 allows the opportunity to provide homes to meet specific health requirements. It is considered that Policy LPD 42 would not improve access to health services or increase the opportunities for recreational physical activity.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on health.</p>
	LPD 37	?		
	New	+		
	LPD 38	++		
	LPD 39	0		
	LPD 40	0		
	LPD 41	?		
	LPD 42	0		
3. Heritage and Design	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>For new housing development (LPD 36, LPD 37, LPD 38 and LPD 41), it depends on the design, layout and location of the new housing as it could have some impact on heritage and local character. For a new policy on gypsy and traveller provision, it depends on the location of a site for gypsies and travellers as it could have some impact on heritage and local character. For Policy LPD 40, it depends on the proposals as the conversion or change of use of existing building could have an impact on the local character. Policy LPD 39 refers to design and Policy LPD 42 refers to conserving any historic significant the building may have and ensures it is in keeping with surrounding character. No reference is made to the local character in the other policies.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with the exception of Policies LPD 39 and LPD 42 which score a minor positive and Policy LPD 40 which scores an uncertain effect. It</p>
	LPD 37	0		
	New	?		
	LPD 38	0		
	LPD 39	+		
	LPD 40	?		
	LPD 41	0		
	LPD 42	+		

SA Objectives	Score		Assessment of effect	Commentary
	42			is considered the effect of Policies LPD 39 and LPD 42 would be long term and permanent.
4. Crime	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>It is considered that the policies would have no significant impact on crime and fear of crime, except for the policy on specialist accommodation which could make the residents feel safe living in an environment with support or care provision.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime, with the exception of Policy LPD 38 which scores a minor positive. It is considered the effect of Policy LPD 38 would be long term and permanent.</p>
	LPD 37	0		
	New	0		
	LPD 38	+		
	LPD 39	0		
	LPD 40	0		
	LPD 41	0		
	LPD 42	0		
5. Social	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>It is considered that the policies would have no significant impact on existing cultural assets and would not improve access to community activities, except for the policy on specialist accommodation because different types of accommodation include sitting/dining rooms where residents can socialise. For a new policy on gypsy and traveller provision, a site for gypsies and travellers would be identified within the existing built up area with good access to community facilities.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on social issues, with the exception of Policy LPD 38 and a new policy on gypsy and traveller provision which score a minor positive. It is considered the effect of Policy LPD 38 would be long term and permanent.</p>
	LPD 37	0		
	New	+		
	LPD 38	+		
	LPD 39	0		
	LPD 40	0		
	LPD 41	0		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 42	0		
6. Environment, Biodiversity and Green Infrastructure	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>For new housing development, it depends on the location of the new housing as it could have some impact on natural environment. For a new policy on gypsy and traveller provision, it depends on the location of a site for gypsies and travellers as it could have some impact on natural environment. Policy LPD 39 refers to protecting open space which makes an importance contribution to the appearance of the area. Policies LPD 40 and LPD 41 are clear that development proposals should be in an appropriate location and accord with Green Belt policy. For extensions to dwellings (Policy LPD 42), it is considered the extensions would take place within residential gardens which may include trees, habitats or land that contribute to the Green Infrastructure.</p> <p>Overall, there is a mixed effect in relation to the cumulative impact on the natural environment. The effect of Policies LPD 39 to LPD 41 is a minor positive and Policy LPD 42 is uncertain as it depends on the location of the proposals.</p>
	LPD 37	0		
	New	?		
	LPD 38	0		
	LPD 39	+		
	LPD 40	+		
	LPD 41	+		
	LPD 42	?		
7. Landscape	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>For new housing development, it depends on the location of the new housing as it could have some impact on the landscape and visual impact. For a new policy on gypsy and traveller provision, it depends on the location of a site for gypsies and travellers as it could have some impact on landscape and visual impact. LPD 39 refers to protecting open space which makes an importance contribution to the appearance of the area. Policies LPD 40 and LPD 41 are clear that development proposals should be in an appropriate location and accord with Green Belt policy. Policy LPD 42 relates to extensions to dwellings not in the Green Belt (i.e. within a built up area) and it is considered there would be minimal impact.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the</p>
	LPD 37	0		
	New	?		
	LPD 38	0		
	LPD 39	+		
	LPD 40	+		
	LPD 41	+		

SA Objectives	Score		Assessment of effect	Commentary
	41			landscape, with the exception of Policies LPD 39 to LPD 41 which score a minor positive. It is considered the effect of Policies LPD 39 to LPD 41 would be long term and permanent.
	LPD 42	0		
8. Natural Resources	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>For new housing development, it depends on the location of the new housing as it could have some impact on natural resources. Windfall sites could be on greenfield land as well as brownfield land. For a new policy on gypsy and traveller provision, it depends on the location of a site for gypsies and travellers as it could have some impact on natural resources. LPD 39 refers to protecting open space which makes an importance contribution to the appearance of the area. Policies LPD 40 and LPD 41 are clear that the development proposals should be in an appropriate location and accord with Green Belt policy. For Policy LPD 42, it is considered there would be a minimal impact on the natural resources for extensions.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on natural resources, with the exception of Policies LPD 39 to LPD 41 which score a minor positive. It is considered the effect of Policies LPD 39 to LPD 41 would be long term and permanent.</p>
	LPD 37	0		
	New	?		
	LPD 38	0		
	LPD 39	+		
	LPD 40	+		
	LPD 41	+		
	LPD 42	0		
9. Flooding	LPD 36	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the policies would not have any direct impact on flooding.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p>
	LPD 37	0		
	New	0		
	LPD 38	0		
	LPD 39	0		
	LPD 40	0		
	LPD	0		

SA Objectives	Score		Assessment of effect	Commentary
	41			
	LPD 42	0		
10. Waste	LPD 36	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the policies would have no significant impact on waste recovery.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on waste.</p>
	LPD 37	0		
	New	0		
	LPD 38	0		
	LPD 39	0		
	LPD 40	0		
	LPD 41	0		
	LPD 42	0		
11. Energy and Climate Change	LPD 36	0	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>It is possible that some of the new housing development could include energy efficiency features. There is no specific reference to climate change in the policies thus they score a neutral. Policy LPD 42 relates to extensions to dwellings and it is considered that this would have no impact on energy and climate change.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy and climate change.</p>
	LPD 37	0		
	New	0		
	LPD 38	0		
	LPD 39	0		
	LPD 40	0		
	LPD	0		

SA Objectives	Score		Assessment of effect	Commentary
	41			
	LPD 42	0		
12. Transport	LPD 36	?	<ul style="list-style-type: none"> Borough wide Long term Permanent 	<p>Any new housing development would generate additional traffic depending on the location. Sites within the urban area or villages with good public transport network would have a positive effect. Living in a rural area with poor transport network would require more car use. A new policy on gypsy and traveller provision requires a site of three pitches for gypsies and travellers. Policy LPD 39 encourages residential development within the existing main built up area of Nottingham, the edge of Hucknall, the key settlements and other villages. The main built up area and the key settlements generally have a good public transport network. Some villages have good public transport network and others less so. Policies LPD 40 and LPD 41 state that proposals should be in an appropriate location i.e. within or on the edge of existing residential area. The criteria in policies LPD 39, LPD 41 and LPD 41 include “appropriate provision for parking”. The new policy on gypsy and traveller provision is clear that a suitable site for gypsies and travellers would be identified within the existing built up area thus this scores a major positive. Policy LPD 38 is clear that proposals for specialist accommodation should be located in an existing residential area close to good public routes thus this scores a major positive. Policy LPD 42 relates to extensions to dwellings and it is considered that this policy would have no impact on transport network or modes.</p> <p>Overall, there is an uncertain effect in relation to the cumulative impact on transport depending on the location of new development.</p>
	LPD 37	?		
	New	++		
	LPD 38	++		
	LPD 39	?		
	LPD 40	?		
	LPD 41	?		
	LPD 42	0		
13. Employment	LPD 36	0	<ul style="list-style-type: none"> Borough wide Short / medium / long 	<p>Policy LPD 38 would create job opportunities in the care sector. Policy LPD 40 relates to live work units for people who want to work from home. For Policy LPD 41, custom and self-build homes would generate job opportunities for local people or those with specialised skills to design or construct the</p>
	LPD 37	0		

SA Objectives	Score		Assessment of effect	Commentary
	New	0	<ul style="list-style-type: none"> term Temporary / permanent 	<p>project. The effect of the jobs could be short, medium or long term as well as temporary or permanent. It is considered that the remainder of the policies would have no significant impact on the range of jobs/ business activity.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment, with the exception of Policies LPD 38, LPD 40 and LPD 41 which they score positive effect.</p>
	LPD 38	+		
	LPD 39	0		
	LPD 40	++		
	LPD 41	++		
	LPD 42	0		
14. Innovation	LPD 36	0	<ul style="list-style-type: none"> Borough wide Short / medium / long term Temporary / permanent 	<p>For Policy LPD 38, there is potential for innovation in the care sector to meet a rising level of need. There could be potential for innovation arising from people working from home (Policy LPD 40). For Policy LPD 41, custom and self-build homes would require those with specialised skills to design or construct the project. The effect of the jobs could be short, medium or long term as well as temporary or permanent. It is considered that the remainder of the policies would have no significant impact on qualification or type of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on employment, with the exception of Policies LPD 38 and LPD 41 which they score positive effect and Policy LPD 40 has an uncertain score.</p>
	LPD 37	0		
	New	0		
	LPD 38	+		
	LPD 39	0		
	LPD 40	?		
	LPD 41	+		
	LPD 42	0		
15. Economic Structure	LPD 36	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the policies would have no significant impact on land available for development or infrastructure.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on</p>
	LPD 37	0		

SA Objectives	Score		Assessment of effect	Commentary
	New	0		economic structure.
	LPD 38	0		
	LPD 39	0		
	LPD 40	0		
	LPD 41	0		
	LPD 42	0		
Recommendations: <ul style="list-style-type: none">None.				
Outcome: <ul style="list-style-type: none">No change.				

Retail and Community Facilities

- Policy LPD 48: Retail Hierarchy and Town Centre Boundaries
- Policy LPD 59: Development within Town and Local Centres – **amended policy**
- Policy LPD 50: Upper Floors
- Policy LPD 51: Impact Assessment Threshold
- Policy LPD 52: Markets
- Policy LPD 53: Development within Small Parades
- Policy LPD 54: Fast Food Takeaways Outlets – **deleted policy**
- Policy LPD 55: Security Shutters
- Policy LPD 56: Protection of Community Facilities

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	LPD 48	0	<ul style="list-style-type: none"> • Borough wide / Town and Local Centres • Short/medium long term • Temporary / permanent 	<p>Policy LPD 49 does not allow residential development that exceeds the policy percentages in Arnold Primary Area and Local Centres which could have an impact on housing delivery, thus this scores minor negative. Policy LPD 50 scores a minor positive because the policy encourages the change of use of upper floors in town and local centres to include residential use. Where upper floors would otherwise be empty and can be used as residential thereby meeting housing need and bringing people into town centres. Policy LPD 56 scores a minor negative as there is specific requirement to demonstrate lack of viability for continued use which could delay or prevent opportunity for alternative use as housing. It is considered that the remainder of the policies would not increase housing supply.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on housing, with the exception of Policies LPD 49, LPD 50 and LPD 56. Policies LPD 49 and LPD 56 score a minor negative. Policy LPD 50 scores a minor positive. It is considered the effect of Policy LPD 50 would vary from short to long term and temporary and permanent depending on the market.</p>
	LPD 49	-		
	LPD 50	+		
	LPD 51	0		
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	-		

SA Objectives	Score		Assessment of effect	Commentary
2. Health	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Short/medium long term Temporary / permanent 	<p>Health services are non-A1 uses and would fall within the category of 'other' uses for the purposes of Policy LPD 49 and would be restricted in Arnold and Local Centres. The effect could vary from short to long term and temporary and permanent depending on the demand. It is considered that Policies LPD 48, LPD 50 to LPD 53 and LPD 55 would not improve access to health services or increase the opportunities for recreational physical activity. Policy LPD 56 protects community facilities which include health centres, GP practices, community pharmacies and dentists.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on health, with the exception of Policies LPD 49 and LPD 56.</p>
	LPD 49	?		
	LPD 50	0		
	LPD 51	0		
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	++		
3. Heritage and Design	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>Policy LPD 49 (development within town and local centres), LPD 52 (markets) and LPD 53 (development within small parades) refer to proposals not resulting in the loss of buildings or other features which make an important contribution to the appearance of the town or local centre. One of the criteria under Policy LPD 55 (security shutters) ensures the policy does not apply within a Conservation Area or on a listed building. It is noted there is no reference in the policy to other non-designated heritage assets. It is considered that the remainder of the policies would have no significant impact on heritage and local character. It is noted that Policy LPD 50 has no reference to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings.</p>
	LPD 49	++		
	LPD 50	0		
	LPD 51	0		
	LPD 52	++		
	LPD 53	++		
	LPD 55	++		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 56	0		
4. Crime	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>For Policy LPD 55, security shutters prevent crime such as robbery. Existing community facilities, protected under Policy LPD 56, could provide diversionary activities to crime. It is considered that the remainder of the policies would have no significant impact on crime and fear of crime.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on crime, with the exception of Policies LPD 55 and LPD 56 which score a positive effect. It is considered the effect of Policies LPD 55 and LPD 56 would be long term and permanent.</p>
	LPD 49	0		
	LPD 50	0		
	LPD 51	0		
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	+		
5. Social	LPD 48	++	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>Policies LPD 48, LPD 49, LPD 50, LPD 52, LPD 53 and LPD 56 meet the SA objective – they would protect and enhance existing cultural assets, encourage engagement in community activities and improve ethnic and intergenerational relations. The amended Policy LPD 50 further restricts the amount of A5 uses within Arnold Primary Area, Calverton and Netherfield Local Centres so the policy protects existing cultural assets. It is considered that Policy LPD 51 (impact assessment threshold) and Policy LPD 55 (security shutters) would have no direct impact on the existing cultural assets so they score a neutral. It is noted that Policy LPD 55 would make a centre more attractive and likely to encourage social activities.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social</p>
	LPD 49	++		
	LPD 50	++		
	LPD 51	0		
	LPD 52	++		
	LPD 53	++		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 55	0		issues. It is considered the effect would be long term and permanent.
	LPD 56	++		
6. Environment, Biodiversity and Green Infrastructure	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>Policies LPD 48, LPD 49, LPD 50, LPD 52 and LPD 53 relate to development within town and local centres and within and adjacent to small parade of shops so they should not have any direct impact to the natural environment. For new A1 development outside the town or local centre (Policy LPD 51) or alternative community facility provision (Policy LPD 56), it depends on the location of the new site as they could have some impact on natural environment. Policy LPD 55 relates to security shutters so this scores neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the natural environment.</p>
	LPD 49	0		
	LPD 50	0		
	LPD 51	?		
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	?		
7. Landscape	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>Policies LPD 48, LPD 49, LPD 50, LPD 52 and LPD 53 relate to development within town and local centres and within and adjacent to small parade of shops so they should not have any direct impact to the landscape or landscape visual. For new A1 development outside the town or local centre (Policy LPD 51) or alternative community facility provision (Policy LPD 56), it depends on the location of the new proposal as it could be some impact on the landscape and visual impact. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the</p>
	LPD 49	0		
	LPD 50	0		
	LPD 51	?		
	LPD 52	0		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 53	0		landscape.
	LPD 55	0		
	LPD 56	?		
8. Natural Resources	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>Policies LPD 48, LPD 49, LPD 50, LPD 52 and LPD 53 relate to development within town and local centres and within and adjacent to small parade of shops so they should not have any direct impact to natural resources. For new A1 development outside the town or local centre (Policy LPD 51) or alternative community facility provision (Policy LPD 56), it depends on the location of the new site proposal as it could be some impact on the natural resources such as greenfield land. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on natural resources.</p>
	LPD 49	0		
	LPD 50	0		
	LPD 51	?		
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	?		
9. Flooding	LPD 48	0	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>For new retail development outside the town or local centre (Policy LPD 51) or new alternative community provision (Policy LPD 56), it depends on the location of the new proposal as there could be some impact on flooding. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p>
	LPD 49	0		
	LPD 50	0		
	LPD 51	?		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	?		
10. Waste	LPD 48	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the policies would have no significant impact on waste recovery.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on waste.</p>
	LPD 49	0		
	LPD 50	0		
	LPD 51	0		
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	0		
11. Energy and Climate Change	LPD 48	0	<ul style="list-style-type: none"> No effect 	<p>It is possible that some new retail or community development could include some energy efficiency features. There is no specific reference to climate change in the policies thus they score neutral. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on energy</p>
	LPD 49	0		
	LPD 50	0		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 51	0		and climate change.
	LPD 52	0		
	LPD 53	0		
	LPD 55	0		
	LPD 56	0		
12. Transport	LPD 48	++	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Long term Permanent 	<p>Any new retail or community development as well as any new market would generate a higher number of visitors to a centre depending on the location. Those sites within town or local centre with good public transport network would have a major positive effect. However new A1 development outside the town or local centre (Policy LPD 51) may generate increased car use. Policy LPD 56 refers to alternative community facility provision which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys. It is assumed that fast food takeaways are located within residential area with little car use. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on waste. It is considered that the effect would be long term and permanent.</p>
	LPD 49	++		
	LPD 50	++		
	LPD 51	0		
	LPD 52	++		
	LPD 53	+		
	LPD 55	0		
	LPD 56	++		
13. Employment	LPD 48	++	<ul style="list-style-type: none"> Borough wide / Town and Local Centres 	<p>Policies LPD 48, LPD 49, LPD 51 to LPD 53 meet the SA objective – they would provide and improve the diversity and quality of jobs. Policy LPD 56 protects community facilities thus protecting existing jobs. Policy LPD 50 encourages the change of use of upper floors in town and local centres to</p>
	LPD 49	++		

SA Objectives	Score		Assessment of effect	Commentary
	LPD 50	+	<ul style="list-style-type: none"> Short / medium / long term Temporary / permanent 	<p>offices and recreation and leisure uses which would provide new job opportunities. The effect of the various jobs could vary from short to long term and temporary and permanent depending on the market. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on employment. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p>
	LPD 51	++		
	LPD 52	++		
	LPD 53	++		
	LPD 55	0		
	LPD 56	++		
14. Innovation	LPD 48	++	<ul style="list-style-type: none"> Borough wide / Town and Local Centres Short / medium / long term Temporary / permanent 	<p>Policies LPD 48, LPD 49, LPD 51 to LPD 53 meet the SA objective – they would provide and increase levels of qualification or type of jobs. Policy LPD 56 protects community facilities thus protecting existing jobs and possibly new additional jobs in alternative community provision. Policy LPD 50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide and increase levels of qualification or type of jobs. The effect of the various jobs could vary from short to long term and temporary and permanent depending on the market. Policy LPD 55 relates to security shutters so this scores a neutral.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on innovation. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p>
	LPD 49	++		
	LPD 50	+		
	LPD 51	++		
	LPD 52	++		
	LPD 53	++		
	LPD 55	0		
	LPD 56	++		
15. Economic Structure	LPD 48	++	<ul style="list-style-type: none"> Borough wide 	<p>Policies LPD 48, LPD 49, LPD 51 to LPD 53 meet the SA objective – they would provide land and buildings required by businesses. Policy LPD 56</p>

SA Objectives	Score		Assessment of effect	Commentary
	LPD 49	++	<div>/ Town and Local Centres</div> <ul style="list-style-type: none">• Short / medium / long term• Temporary / permanent	protects community facilities or provides alternative community provision. Policy LPD 50 encourages change of use of upper floors in town and local centres to offices and recreation and leisure uses. The effect of the uses could vary from short to long term and temporary and permanent depending on the market. Policy LPD 55 relates to security shutters so this scores a neutral.
	LPD 50	+		
	LPD 51	++		
	LPD 52	++		
	LPD 53	++		
	LPD 55	0		
	LPD 56	+		
Recommendations: <ul style="list-style-type: none">• Amend Policy LPD 50 to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings (SA 3 Heritage and Design).• Expand Policy LPD 55 to refer to other non-designated heritage assets (SA 3 Heritage and Design).				
Outcome: <ul style="list-style-type: none">• No change to Policy LPD 50 as it is considered there is no need to make specific reference to heritage assets.• Amend the wording of Policy LPD 55 to refer to other non-designated heritage assets.				

Appendix C: Appraisal of Site Allocations Policies – Update

This appendix revisits the full detailed findings of the SA assessment of the site allocations policies.

The comprehensive development and housing distribution policies (i.e. Policies LPD 63 and LPD 64) were assessed against the SA objectives using the SA Framework. The SA Framework used in the SA assessment is included in **Appendix A**.

The site allocations were assessed against the SA objectives using the SA Matrix. The SA Matrix used in the SA assessment is included in **Appendix A**.

The detailed findings wholly replace Appendix H of the Sustainability Appraisal Publication Draft (May 2016), Appendix 2 of the Sustainability Appraisal Publication Draft Addendum 2 (December 2016) and Appendix B of the Sustainability Appraisal Publication Draft Addendum 4 (September 2017).

Comprehensive Development and Housing Distribution

- Policy LPD 62: Comprehensive Development
- Policy LPD 63: Housing Distribution – **amended policy**

No change to the SA assessment previously reported in the Sustainability Appraisal Publication Draft Addendum 4 (2017) which has appraised the amended Policy LPD 64.

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	LPD 62	++	<ul style="list-style-type: none"> • Site allocations for housing in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) • Long term • Permanent 	Policy LPD 62 would ensure that the housing allocated sites in the Local Plan are being developed for their intended purpose and provide housing for all social groups.
	LPD 63	++		<p>Policy LPD 63 sets out the distribution of new homes across the Borough to meet the Council's housing requirement. The majority of the housing distribution would be provided within and adjoining the main built up area of Arnold and Carlton (4,890 homes) followed by the Key Settlements of Bestwood Village, Calverton and Ravenshead (1,660 homes), around Hucknall (up to 1,265 homes) and the other villages (170 homes). The policy also includes a windfall allowance of 320 homes.</p> <p>Overall, there is a major positive effect in relation to the provision of housing. It is considered the effect of the protection of housing allocations and construction of new houses provided would be long term and permanent.</p>
2. Health	LPD 62	0	<ul style="list-style-type: none"> • Borough wide • Long term • Permanent 	Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD 63	+		For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores a minor positive for the majority of the sites. All site allocations have good access to existing GPs, with the exception of site

SA Objectives	Score	Assessment of effect	Commentary
			<p>H3 which is not within 400 m of existing bus stops to travel to GPs. Mitigation recommendations have been provided for site H3. There is potentially enough capacity in Arnold and Carlton to cater for the new patients if they register in that area. Bestwood Village, Newstead and Woodborough villages do not have a GP and the site allocations are within 30 minutes public transport time to GPs outside the villages. There is one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. For Ravenshead, patients tend to travel into Hucknall, Kirkby or Blidworth and the number of anticipated additional patients for the site allocations is small so the new housing sites should not have a great impact on the existing practices. For the other villages, there are two practises in Burton Joyce which currently have capacity so it is expected they could cater for the number of additional patients. For Woodborough, patients tend to travel to Calverton, Burton Joyce, Lowdham or Mapperley and a small increase in the number of additional patients does not warrant a new practice in the village. It is assumed that those sites with extant planning permissions and homes already built since 2011 have good access to health services. Paragraph 8.9 of the Infrastructure Delivery Plan and Addendum (October 2016) states contribution to primary health care would be expected where capacity within existing surgeries is insufficient. Further discussion will take place with Nottingham North & East CCG as part of the planning application process on site allocations or any new sites coming forward.</p> <p>All site allocations are either adjacent to or within 400 m of existing recreational open space so this would provide the opportunities for recreational physical activity. It is assumed that those sites with extant planning permissions and homes already built since 2011 have access to existing recreational open space. Policy LPD 21 of the Local Planning Document requires a minimum of 10% open space on sites of 0.4 ha and</p>

SA Objectives	Score	Assessment of effect	Commentary
			<p>above. All site allocations and any new sites of 0.4 ha and above coming forward would provide new recreational open space which would increase opportunities for recreational physical activity.</p> <p>Overall, there is a neutral effect for Policy LPD 62 and a minor positive effect for Policy LPD 63 in relation to the cumulative impact on health. It is considered that the effect of Policy LPD 63 would be long term and permanent.</p>
3. Heritage and Design	LPD 62	0	<ul style="list-style-type: none"> Heritage assets and surrounding areas Short / long term Temporary / permanent <p>Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD 63, it is considered that the majority of the site allocations would have no impact upon the significant of heritage assets (including their settings). For the urban area, development on site H4 would have an impact on the wider setting of the Gedling House Grade II Listed Building but not directly on its immediate settings and the Gedling Colliery/Chase Farm sites H9 and E1 would result in the loss of local interest building Glebe Farm (non-designated heritage asset) and part of the curtilage of Gedling House (listed building) due to the construction of the Gedling Access Road. Bestwood Village, Calverton and Woodborough have Conservation Areas. For Bestwood Village, site H11 is within a Conservation Area and site H13 is adjacent to the Conservation Area and would impact on non-designated heritage assets (parkland) identified in the Historic Environment Record. For Calverton, there would be heritage impacts arising from the development of site H14 due to the provision of access to the site and site X4. For Woodborough, site H23 would result in an impact on the open/green land on the edge of the village when viewed from Woodborough Conservation Area and development of site H24 would cause an impact on Woodborough Conservation Area. The site allocations would not harm the setting of the Scheduled Monuments, with the exception of sites H6 and H14 which have</p>
	LPD 63	-	

SA Objectives	Score	Assessment of effect	Commentary
			<p>been granted planning permission and construction has started on both sites. Some of the housing supply, including the site allocations, which currently has the benefit of planning permission and heritage issues have been addressed through the planning application process, with the exception of site H24 in Woodborough (which was granted permission in 2002).</p> <p>Policies in the Aligned Core Strategy and Local Planning Document covering local character and distinctiveness and historic environment would be used to determine planning applications for the site allocations and those smaller sites that are not in the planning system.</p> <p>Overall, Policy LPD 62 would have a neutral impact and Policy LPD 63 would have a negative effect on heritage. A number of site allocations i.e. sites H4, H9, H11, H13, H14, H23, H24, X4 and E1 would affect heritage assets. It is considered that the effect would be short term and a temporary effect for the heritage assets and their settings, as with mitigation recommendations in place the heritage assets would be protected in the longer term. However the Gedling Colliery/Chase Farm sites H9 and E1 comprise a large site and there would be a greater impact arising from permanent loss of a local interest building (Glebe Farm) and part of the curtilage of a listed building (Gedling House).</p>
4. Crime	LPD 62	0	<ul style="list-style-type: none"> No effect <p>Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD 63, the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation. All proposals should be designed to minimise crime.</p>
	LPD 63	0	
5. Social	LPD 62	0	<ul style="list-style-type: none"> Borough wide Long term Permanent <p>Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p>
	LPD	+	

SA Objectives	Score	Assessment of effect	Commentary
	63		<p>For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores a minor positive for the majority of the sites. All site allocations have good access to existing community facilities, with the exception of site H3 which is not within 400 m of existing bus stops for access to community facilities. Mitigation recommendations have been provided for site H3. The Infrastructure Delivery Plan and Addendum (October 2016) states no site specific requirements for community facilities have been identified on any of the site allocations. Policy LPD 57 of the Local Planning Document protects community facilities and it is assumed that site allocations or any new sites coming forward will have access to existing and new community facilities.</p> <p>Overall, Policy LPD 62 would have a neutral impact on this objective and Policy LPD 63 would have a minor positive effect on social issues. It is considered that the effect of Policy LPD 63 would be long term and permanent.</p>
6. Environment, Biodiversity and Green Infrastructure	LPD 62	0	<ul style="list-style-type: none"> Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas Short / long term <p>Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores negative for the majority of the sites for various reasons. Policies in the Local Plan covering biodiversity and natural environment would be used to determine planning applications for the site allocations and those not in the planning system. All site allocations and any new sites of 0.4 ha and above coming forward would provide a minimum of 10% new open space as required by Policy LPD 21 of the Local Planning Document.</p> <p>Overall, Policy LPD 62 would have a neutral impact on this objective and Policy LPD 63 would have a negative effect on the natural environment. For</p>
	LPD 63	-	

SA Objectives	Score		Assessment of effect	Commentary
			<ul style="list-style-type: none"> Temporary / permanent 	Policy LPD 63, there would be a minor negative effect. It is considered that new homes being constructed would result in a short term and temporary effect on biodiversity and green infrastructure. With mitigation recommendation in place the biodiversity and green infrastructure would be protected in the longer term.
7. Landscape	LPD 62	0	<ul style="list-style-type: none"> Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas Short / long term Temporary / permanent 	Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD 63	-		<p>For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores a neutral for the majority of the sites. However some site allocations adjoining the urban area and around Hucknall score a negative for various reasons. The majority of the housing distribution would be provided on the edge of the main built up area of Arnold and Carlton, Hucknall, the key settlements and the other villages. It is for that reason that the score is a minor negative as the landscape character would be affected. Policies in the Local Plan covering landscape character and visual amenity would be used to determine planning applications for the site allocations and those not in the planning system to ensure that the development respect the existing landscape character.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on the landscape and visual impact for Policy LPD 62. However for Policy LPD 63, there would be a minor negative effect. It is considered that new homes being constructed on the edge of the urban area, Hucknall, the key settlements and the other villages would result in a short term and temporary effect on landscape. With mitigation recommendation in place the landscape would be protected in the longer term.</p>
8. Natural Resources	LPD 62	0	<ul style="list-style-type: none"> Site allocations in the Local Plan 	Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD 63	-		

SA Objectives	Score	Assessment of effect	Commentary
	63	<ul style="list-style-type: none"> and all sites that make up 7,250 homes (including any new sites coming forward) and surrounding areas • Short / long term • Temporary / permanent 	<p>For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores negative for the majority of the sites for various reasons. Policies in the Local Plan covering air quality, biodiversity and natural environment would be used to determine planning applications for the site allocations and those that are not in the planning system.</p> <p>Overall, there is a neutral effect for Policy LPD 62 and a minor negative effect for Policy LPD 63 in relation to the cumulative impact on natural resources issues. It is considered that new homes being constructed would result in a short term and temporary effect on natural resources. With mitigation recommendation in place the natural resources would be protected in the longer term.</p>
9. Flooding	LPD 62 LPD 63	0 0	<ul style="list-style-type: none"> • Borough wide • Short term • Temporary <p>Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.</p> <p>For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores a neutral for the majority of the sites followed by negative for many of the remainder. Mitigation recommendations have been provided for those that would result in a negative impact. The Council has worked with Environment Agency on minimising flood risk for the site allocations and will continue to work with them on determining planning applications for any new sites coming forward. Thus this scores a neutral.</p> <p>Policies in the Local Plan covering flood risk will be used to determine planning applications for the site allocations and those that are not in the planning system i.e. any new sites coming forward.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding. For some sites that could have flooding issues it is considered that</p>

SA Objectives	Score		Assessment of effect	Commentary
				the effect of Policy LPD 63 would be short term and temporary, as with mitigation recommendations provided by the Environment Agency in place the flooding issues would be managed in the longer term.
10. Waste	LPD 62	0	<ul style="list-style-type: none"> Site allocations in the Local Plan and all sites that make up 7,250 homes (including any new sites coming forward) Long term Permanent 	Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD 63	-		<p>For Policy LPD 63, all new homes would result in increased household waste and this scores a minor negative.</p> <p>Overall, there is a neutral effect for Policy LPD 62 and a minor negative effect for Policy LPD 63 in relation to the cumulative impact on waste. It is considered that the effect of Policy LPD 63 would be long term and permanent as development would generate household and commercial waste on an ongoing basis.</p>
11. Energy and Climate Change	LPD 62	0	<ul style="list-style-type: none"> No effect 	Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD 63	0		For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document states the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.
12. Transport	LPD 62	0	<ul style="list-style-type: none"> Site allocations in the Local Plan / Borough wide Long term Permanent 	Policy LPD 62 relates to the protection of the allocated sites in the Local Plan for their intended purpose. Thus this scores a neutral.
	LPD 63	+		For Policy LPD 63, the SA assessment of the site allocations in the Local Planning Document scores positive for the majority of the sites. Sites H3 and H15 score a minor negative as they are not within 400 m of existing bus stops. There is no bus service that runs past the housing sites in Ravenshead. Mitigation recommendations include ensuring connectivity to

SA Objectives	Score	Assessment of effect	Commentary
			<p>existing bus services. Paragraph 4.3 of the Infrastructure Delivery Plan and Addendum (October 2016) states the urban area has a good existing transport network and the site allocations within and adjoining the urban area and around Hucknall will benefit from existing transport infrastructure. Public transport in the rural areas is less good although the key settlements generally have a good standard of service. The majority of the housing distribution is within and adjoining the urban area and around Hucknall which would make use of and enhance existing transport infrastructure. This would minimise the impact on the environment and help reduce journeys undertaken by car. The remainder of the housing distribution is in the rural area i.e. key settlements of Bestwood Village, Calverton and Ravenshead and the other villages. It is recognised that there is a more limited choice of bus routes compared to the urban area and journeys undertaken by car would occur if it is difficult to travel directly to other areas using public transport.</p> <p>Overall, there is a neutral effect for Policy LPD 62 and a minor positive effect for Policy LPD 63 in relation to the cumulative impact on transport.</p>
13. Employment	LPD 62 LPD 63	++ 0	<ul style="list-style-type: none"> • Site allocations for employment • Short / medium / long term • Temporary / permanent <p>Policy LPD 62 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose and provide diversity and quality of jobs.</p> <p>Policy LPD 63 relates to the housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD 62 in relation to the cumulative impact on employment and a neutral impact for Policy LPD 63. It is considered the effect of the protection of employment site allocations which provide jobs would vary from short to long term and temporary and permanent depending on the market.</p>
14. Innovation	LPD 62	++	<ul style="list-style-type: none"> • Site <p>Policy LPD 62 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose. Employment allocations</p>

SA Objectives	Score		Assessment of effect	Commentary
	LPD 63	0	<div>allocations for employment</div> <ul style="list-style-type: none">• Short / medium / long term• Temporary / permanent	<p>could accommodate high knowledge sectors.</p> <p>Policy LPD 63 relates to the housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD 62 in relation to the cumulative impact on innovation and a neutral impact for Policy LPD 63. It is considered the effect would vary from short to long term and temporary and permanent depending on the market.</p>
15. Economic Structure	LPD 62	++	<div>• Site allocations for employment</div> <ul style="list-style-type: none">• Short / medium / long term• Temporary / permanent	<p>Policy LPD 62 would ensure that the employment allocated sites in the Local Plan are being developed for their intended purpose and provide land and buildings required by businesses.</p>
	LPD 63	0		<p>Policy LPD 63 relates to housing distribution so this scores a neutral.</p> <p>Overall, there is a major positive effect for Policy LPD 62 in relation to the cumulative impact on economic structure and a neutral impact for Policy LPD 63. It is considered the effect of the protection of employment site allocations which provide land and buildings required by businesses would vary from short to long term and temporary and permanent depending on the market.</p>
Recommendations: <ul style="list-style-type: none">• None.				
Outcome: <ul style="list-style-type: none">• No change.				

Site Allocations in Arnold

Housing sites (see map on page 160)

- H1 Rolleston Drive (140 homes) – **change in number of dwellings**
- H2 Brookfields Garden Centre (90 homes) – **change in number of dwellings**
- H5 Lodge Farm Lane (150 homes)
- H7 Howbeck Road/Mapperley Plains (205 homes)
- H8 Killisick Lane (230 homes) – **minor extension of site and change in number of dwellings**
- X1 Daybrook Laundry (50 homes)
- X2 Land West of A60 A (70 homes)
- X3 Lane West of A60 B (150 homes)

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H1	++	<ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The proposed modifications result in an increase in the number of homes in Arnold and there is no change to the SA scores for the housing sites. The housing sites in Arnold would provide a total of 1,085 new homes within and on the edge of the Arnold area. Each site would provide at least 50 homes thus they all score major positive, except for site X1 (Daybrook Laundry) which provides 49 homes. Site X2 has full permission for 72 homes which consists of 16 x one bedroom flats, 46 x two bedroom dwellings and 10 x three bedroom dwellings, and includes 4 affordable units, subject to a section 106 agreement (2016/0854). The range and affordability of homes for each site is not certain at this stage. It is anticipated there is a strong demand for affordable housing in the Arnold area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Arnold. It is considered the effect of new houses provided within and on the edge of the urban area would be long term and permanent.</p>
	H2	++	
	H5	++	
	H7	++	
	H8	++	
	X1	++	
	X2	++	
	X3	++	
2. Health	H1	+	<ul style="list-style-type: none"> • Urban area <p>The housing sites in Arnold, with the exception of site X1, are not within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs</p>
	H2	+	

	H5	+	<ul style="list-style-type: none"> Long term Permanent 	<p>in the urban area. Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Arnold to cater for the new patients from Arnold if they register in Arnold. Some of the housing sites (H1, H2 and H7) are within 400 m of existing recreational open space and site H8 is adjacent to an existing recreational open space which was designated as a Local Nature Reserve in 2015. Site X1 is within 400 m of an existing GP and recreational open space, thus scores a major positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.</p>
	H7	+		
	H8	+		
	X1	++		
	X2	+		
	X3	+		
3. Heritage and Design	H1	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the housing sites in Arnold would have no impact upon the significance of heritage assets (including their settings), including Scheduled Monuments. It is noted that site H1 is in close proximity to the Former Allen Solley Factory Grade II Listed Building⁷. Site H1 is located within the existing urban area surrounded by existing residential development and would not result in a greater impact on the setting of any Scheduled Monuments.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
4. Crime	H1	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
5. Social	H1	++	<ul style="list-style-type: none"> Urban area 	<p>The housing sites have good access to community facilities. Site H1 falls within</p>

⁷ <https://www.historicengland.org.uk/listing/the-list/list-entry/1237292>

	H2	+	<ul style="list-style-type: none"> Long term Permanent 	<p>400 m of community facilities – a post office, a community centre and schools – thus this scores a major positive. The remainder of the sites score a minor positive because they are not within 400 m of at least two community facilities but they are within 30 minutes public transport time of community facilities in the urban area. It should be noted that site H2 would involve a loss of an existing garden centre business with tourist attraction benefits. However there is scope to work with the business to relocate within the Borough to mitigate this impact.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities.</p>
	H5	+		
	H7	+		
	H8	+		
	X1	+		
	X2	+		
	X3	+		
6. Environment, Biodiversity and Green Infrastructure	H1	0	<ul style="list-style-type: none"> Urban area / surrounding rural countryside Long term Permanent 	<p>Sites H1 and H2 comprise brownfield land and result in a neutral score. Site H5 has trees on site and is adjacent to Tree Preservation Orders (to the north west) and site H7 would involve the loss of hedgerow and natural and semi-natural land. Thus both sites result in a minor negative score. The proposed modifications result in a minor extension to site H8. Site H8 would involve the loss of existing hedgerows and trees and is adjacent to a Local Nature Reserve. Aerial photos indicate that site H8 is an area of mature hedgerow (with the current field pattern shown on Sanderson's map of 1835), trees, rough grassland and scrub. In the absence of up to date surveys the value of the site is unknown but there is a reasonable likelihood of protected species being present. Impacts on biodiversity would certainly be greater than those presented by sites H5 and H7. Thus this site scores a major negative. Site X1 is adjacent to public open space, thus scores a minor negative score. Site X2 is adjacent to Tree Preservation Orders (to the east) but is separated from them by the A60 so it is considered there would be no impact. Site X3 is adjacent to Tree Preservation Orders (to the north) and thus scores a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Sites H5 and X3 = adequate protection during construction and design of development to protect trees and minimise any adverse effects. Site H7 = further ecological appraisal required to assess the value of site. Sites H7 and H8 = development should be designed to retain hedgerows and
	H2	0		
	H5	-		
	H7	-		
	H8	--		
	X1	-		
	X2	0		
	X3	-		

				<p>trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.</p> <ul style="list-style-type: none"> • Site H8 = provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. • Site X1 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure issues. For site H5, there may be long term and permanent loss of trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders adjacent to the site to be protected. Development on site H7 would result in a long term and permanent effect due to the loss of natural and semi natural land. For site H8, which has been extended, there may be the long term and permanent loss of an area of mature hedgerow, unless mitigation is in place to protect it.</p>
7. Landscape	H1	0	<ul style="list-style-type: none"> • Urban area / surrounding rural countryside • Short / long term • Temporary / permanent 	<p>The proposed modifications result in a minor extension to site H8. The housing sites in Arnold, with the exception of sites H1 and X1, have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). Sites H1 and X1 were not assessed due to their locations within the built up area. The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation for all sites (except for site H1) which include:</p> <ul style="list-style-type: none"> • Site H2 = north of the site to include hedgerow improvements and additional hedgerow trees to contain potential development, restrict views from the north and to align with the adjacent defined field patterns. • Site H5 = east area of the site to include landscape buffer to high ground to
	H2	0		
	H5	0		
	H7	-		
	H8	-		
	X1	0		
	X2	0		
	X3	0		

				<p>prevent long range views and urban sprawl; north side of the site to include mitigation tree and shrub planning to create a buffer between mature woodland setting proposed development site; and create new hedgerow to ridge line to define development area and to maintain field pattern.</p> <ul style="list-style-type: none"> • Site H7 = whole site to include landscape buffer to prevent urban sprawl. • Site H8 = enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and community space; and the north east area to include landscape buffer to high ground to prevent urban sprawl and to maintain rural character. • Site X2 = north part of the site to include landscape buffer to align with adjacent development line; enhance existing planting (on west, north and north east sides of the site) to reduce impact on views from the west and north. • Site X3 = north part of the site to include landscape buffer to maintain setting of a group of trees with Tree Preservation Orders; hedgerows and tree groups to ridge line to contain elevated position; mitigation tree and shrub planting to create distinct boundary between site and neighbouring properties and to screen views from surrounding right of way. <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the impact of new houses being constructed would be short term and temporary, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p>
8. Natural Resources	H1 H2 H5 H7 H8 X1 X2	- + -- - - -- -	<ul style="list-style-type: none"> • Urban area • Short / medium / long term • Temporary / permanent 	<p>The proposed modifications result in a minor extension to site H8. The housing sites in Arnold have mixed scores for various reasons:</p> <ul style="list-style-type: none"> - although site X1 is brownfield land, it is within the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus this scores a major negative. - although sites H1 and X2 are brownfield land, they are near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the sites. Thus they score a minor negative.

	X3	--	<p>- although site H2 is brownfield land (which is a major positive), the development of the site could worsen the air quality in terms of generating additional vehicles travelling on Woodborough Road from the site (which is a minor negative). Overall, the site scores a minor positive.</p> <p>- site H5 would involve the loss of agricultural land grade 2 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Site X3 would involve the loss of agricultural land grades 2 and 3 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus both sites score a major negative.</p> <p>- sites H7 and H8 (which has been extended) would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Thus they score a minor negative.</p> <p>Recommendations have been made for appropriate mitigation for all sites:</p> <ul style="list-style-type: none"> • Sites H1, H2, H5, X1, X2 and X3 = sites need assessment in line with the Air Quality Emissions Guidance document. • Sites H7, H8 and X3 = Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a. • Site H5, H7, H8 and X3 = design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management required to safeguard soil resources. <p>It is noted that the development of the new housing would impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. Development on site H5 would lead to the long term and permanent loss of agricultural land grade 2. For site H7 and the extended site H8, there may be the long term and permanent loss of agricultural land grade 3a, unless</p>
--	----	----	--

				development is directed towards any grade 3b land.
9. Flooding	H1	--	<ul style="list-style-type: none"> • Urban area • Short term • Temporary 	<p>The proposed modifications result in a minor extension to site H8. The housing sites in Arnold do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is a very small surface water flooding issue to the south of site H5, surface water flooding along Mansfield Road and a route of surface water flooding that follows the north and east edges of site H1 on Coppice Road. Sites H2, H7 and H8 drain towards a surface water attenuation facility at Coppice Road. Comments received from Environment Agency states that site specific flood risk assessments will be required focussing on surface water drainage. Further information will be required on the functioning and maintenance of the Coppice Road facility. For site X1, the surface water flood risk map indicates there is no significant surface water flooding issue on the site, however there is a surface water flooding issue on the A60.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	H2	0		
	H5	-		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
10. Waste	H1	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>The housing sites in Arnold would result in increased household waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H2	-		
	H5	-		
	H7	-		
	H8	-		
	X1	-		
	X2	-		
	X3	-		
11. Energy and Climate Change	H1	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
	X1	0		

	X2	0		
	X3	0		
12. Transport	H1	++	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>Housing sites H1, H2, H7, H8, X1, X2 and X3 are within 400 m of existing bus stops. Bus services include the No.56 (every 10, 20 and 30 minutes depending on time of day), No.58 (every 10 minutes), No.59 (every 30 minutes) and Pronto (every 10 minutes) connecting to Nottingham City. The earliest bus that passes the Killisick area (Gleneagles Drive) for Arnold and Nottingham City is the No.58 at 5am and the last return bus from Nottingham City at 12.02am. Although site H5 is adjacent to an existing bus route, only part of the site falls within 400 m of existing bus stops for the Pronto service (every 10 minutes) so this site scores a minor positive. The earliest Pronto bus to Nottingham City passes Redhill (Ram Inn) at 6.00am (for sites H5, X2 and X3) and Daybrook Square at 6.04am (for site X1) and the last return bus from Nottingham City is 11.10pm. There are good direct bus routes to Arnold and Nottingham City for new residents to travel to work and the journeys are shorter in comparison to other housing sites in the rural area.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.</p>
	H2	++		
	H5	+		
	H7	++		
	H8	++		
	X1	++		
	X2	++		
	X3	++		
13. Employment	H1	-	<ul style="list-style-type: none"> • Urban area • Short term • Temporary 	<p>Housing sites H1 and H2 would involve the loss of a number of jobs. Recommended mitigation is to work with these businesses to relocate within the Borough. The remainder of the sites would involve no loss of jobs. For clarification, sites X1 and X2 are currently vacant so there is no loss of existing jobs.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on job opportunities. It is considered the effect of job losses resulting from sites H1 and H2 would be short term and temporary due to other job opportunities in Arnold and elsewhere.</p>
	H2	-		
	H5	0		
	H7	0		
	H8	0		
	X1	0		
	X2	0		
	X3	0		
14. Innovation	H1	0	• No effect	The development of the housing sites would involve no loss of office uses. For

	H2	0		clarification, site H1 is mainly used for storage and distribution and site X2 is currently vacant.
	H5	0		
	H7	0		
	H8	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
	X1	0		
	X2	0		
	X3	0		
15. Economic Structure	H1	-	• Urban area	Housing sites H1 and H2 would involve the loss of employment land. Site H1 is part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site X1 was originally part of the “Salop Street” employment site in the Replacement Local Plan. The site has been taken out of the protected employment site through the Local Planning Document thus the score is neutral as it would not result in the loss of protected employment land.
	H2	-	• Long term	Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan.
	H5	0	• Permanent	Site X2 is not protected employment land and is currently vacant so there would be no loss of employment use. The remainder of the sites would involve no loss of employment, retail or mixed use land.
	H7	0		
	H8	0		
	X1	0		
	X2	-		Overall, there is a negative effect in relation to the cumulative impact on economic structure. It is considered the effect of the loss of employment land for sites H1 and H2 would be long term and permanent because they are being developed for houses.
	X3	0		
Recommendations: <ul style="list-style-type: none"> • Ensure a range and affordability of homes on the housing sites (SA 1 Housing). • Note that site H1 is in close proximity to a Listed Building (SA 3 Heritage and Design). • Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7, the extended site H8, X1 and X3 (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation recommendations from the landscape study are implemented for all sites (SA 7 Landscape). • Safeguard the long term capability of best and most versatile agricultural land (grade 2) for site H5 and part of site X3 (SA 8 Natural Resources). 				

- Information required on whether site H7, the extended site H8 and part of site X3 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Ensure that mitigation is in place to address air quality issues for sites H1, H2, H5, X1, X2 and X3 (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required (SA 9 Flooding).
- Work with existing businesses to retain them within the Borough (SA 13 Employment and SA 15 Economic Structure).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing.
- The impacts on Listed Buildings are covered by a separate policy LPD 26: Heritage Assets.
- The biodiversity impacts are covered by a separate Policy LPD 318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- For site H5 and X3, the significant loss of best and most versatile (BMV) agricultural land has been considered as required by paragraph 112 of the National Planning Policy Framework which states where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.
- Confirmation as to whether sites H7, H8 and X3 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- Air quality issues are covered by a separate Policy LPD 11: Air Quality.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management.
- The Council will work with applicants regarding the accommodation of existing businesses in the Borough.

Site Allocations in Carlton

Housing sites (see map on page 161)

H3 Willow Farm (110 homes)

H4 Linden Grove (115 homes) – **minor extension of site**

H6 Spring Lane (150 homes)

H9 Gedling Colliery/Chase Farm (1,050 homes) – **change in number of dwellings**

Employment sites (see map on page 169).

E1 Gedling Colliery

E4 Teal Close – **additional site**

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H3	++	<ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The proposed modifications result in an increase in the number of homes in Carlton and there is no change to the SA scores for the housing sites. The employment site E4 scores the same as site E1 as both are allocated for employment. The housing sites in Carlton would provide a total of 1,425 new homes within and on the edge of the Carlton area. Each site would provide at least 50 homes thus they all score major positive. Site H6 is currently under construction for 150 homes (2015/1024) which includes 20% affordable housing. Site H9 has planning permission for 1,050 dwellings, including 10% of affordable units, is split into phases. Phase 1 has permission for 506 dwellings (2, 3, 4 and 5 bedroom houses and flats) and the site is currently under construction. The range and affordability of homes for the remainder of the housing sites is not agreed at this stage. The employment sites E1 and E4 would not provide any new homes thus they score neutral. It is anticipated there is a strong demand for affordable housing in the Carlton area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Carlton (with the exception of the employment sites E1 and E4). It is</p>
	H4	++	
	H6	++	
	H9	++	
	E1	0	
	E4	0	

				considered that the effect of new houses provided within and on the edge of the urban area would be long term and permanent.
2. Health	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>The proposed modifications results in the confirmation of the employment site E4. Not all of the sites are within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs in the urban area. It is noted that site H3 is 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 GPs so this scores a minor negative. Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Carlton to cater for the new patients if they register in Carlton. Plains View Surgery may have capacity issue if the residents from the new development in Arnold decide to travel to Plains View Surgery. Some of the sites (H3, H4 and the employment site E4) are within 400 m of existing recreational open space and the remainder of the sites (H6, H9 and E1) are adjacent to the Gedling Country Park. As part of the planning application process for site H6, the planning report concludes the proposal would not erode the recreational function and character or public enjoyment of the Country Park.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health, with exception to H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.</p>
	H4	+		
	H6	+		
	H9	+		
	E1	+		
	E4	+		
3. Heritage and Design	H3	0	<ul style="list-style-type: none"> • Heritage assets in surrounding area • Short / long term • Temporary / permanent 	<p>It is considered that the development of housing sites H3 and H6 would have no effect as the sites have no impact upon the significance of heritage assets (including their settings), thus they score neutral. Site H6 is currently under construction. Development of site H4 would have an impact on the wider setting of the Gedling House Grade II Listed Building⁸ but not directly on its immediate setting, thus this site scores a minor negative. Recommendations have been made for appropriate mitigation including the development of the site at a low density, well planted and low impact (single storey). The Gedling Colliery/Chase</p>
	H4	-		
	H6	0		
	H9	-		
	E1	-		
	E4	0		

⁸ <https://www.historicengland.org.uk/listing/the-list/list-entry/1265315>

				<p>Farm sites H9 and E1 cannot take place without the Gedling Access Road which is required to provide access to both sites. This would result in the loss of local interest building Glebe Farm (non-designated heritage asset) due to the construction of the Gedling Access Road, thus the Gedling Colliery/Chase Farm sites score a minor negative. The Gedling Access Road (2014/0915) was granted permission in December 2014. Condition 20 states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place to level 3 of Understanding Historic Buildings 2006 and shall be submitted to Nottinghamshire County Council Historic Environment Record. Sites H3, H4, H9 and E1 would not harm the setting of the Scheduled Monuments at Lambley or Shelford. The proposed modifications results in the confirmation of the employment site E4 and it is considered that site E4, which is located to the south of site H4 and west of Stoke Bardolph village, would not harm the setting of Scheduled Monuments at Lambley or Shelford. Thus this site scores a neutral.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on heritage and design. For site H4, it is considered the effect would be short term and temporary, as with mitigation recommendations in place the Gedling House Grade II Listed Building would be protected in the longer term. However for the Gedling Colliery/Chase Farm sites H9 and E1, there would be a permanent loss of a local interest building (Glebe Farm).</p>
4. Crime	H3	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H4	0		
	H6	0		
	H9	0		
	E1	0		
	E4	0		
5. Social	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	Most of the sites are not within 400 m of community facilities, but are within 30 minutes public transport time. Although the south part of site H3 is within 400 m of a school, the site is 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 community facilities so
	H4	+		
	H6	+		
	H9	+		

	E1	+		<p>this scores a minor negative. The employment site E1 is not within 400 m of community facilities, but as the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it is assumed that the sites would be within 30 minutes public transport time of community facilities. Thus both sites score a minor positive. The proposed modifications results in the confirmation of the employment site E4 and the site is not within 400 m of community facilities. As the site forms part of the strategic site (Teal Close), there is outline permission (2013/0546) for up to 830 homes and other uses including a community hub (A1-A5 and D1 uses), a primary school, and playing pitches and public open space. Once implemented, the employment site would be within 400 m of community facilities and within 30 minutes public transport time. Thus this scores a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues, with exception to site H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities.</p>
	E4	+		
6. Environment, Biodiversity and Green Infrastructure	H3	--	<ul style="list-style-type: none"> Urban area / surrounding rural countryside Long term Permanent 	<p>Three sites score major negative for various reasons. Site H3 would involve the loss of existing hedgerows and trees and there are Tree Preservation Orders within the site. There is a Local Wildlife Site within part of the Gedling Colliery/Chase Farm sites H9 and E1. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H3 = 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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Sites H9 and E1 = proposals should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used towards management/enhancement of the Local Wildlife Site or enhance area of open space to
	H4	0		
	H6	0		
	H9	--		
	E1	--		
	E4	-		

				<p>increase biodiversity and allow opportunities for recreation. It is unknown whether the development of the sites would result in a net increase in biodiversity gain. The remainder of the sites (H4 and H6) contain no existing designations, open space or Tree Preservation Orders so they score neutral. As part of the planning application process for site H6, the planning report states it is not possible to replace the habitat which would be lost and mitigation would be provided by the planting of replacement trees and the proposed infilling of gaps in the existing hedgerows with native species. Appropriate conditions are attached to the permission. The report also states whilst some woodland vegetation removal is unavoidable to create the access and development area, this would be mitigated by the provision of new hedgerow planting around the edges of the site. The report concludes that a reasonable balance has been achieved overall between the needs of the development and the ecological interest of the site. The proposed modifications results in the confirmation of the employment site E4 and the site would involve the loss of existing hedgerows and trees, thus this scores a minor negative. As the site forms part of the strategic site (Teal Close), which currently has planning permission, the natural environment issue has already been taken into account as part of the planning application process.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. For site H3, there may be long term and permanent loss of hedgerows and trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders on site H3 to be protected. Development on the Gedling Colliery/Chase Farm sites H9 and E1 could lead to the long term and permanent loss of a Local Wildlife Site.</p>
7. Landscape	H3	-	• Urban area / surrounding rural countryside	Sites H3, H4 and H6 have been assessed by the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate
	H4	0		
	H6	--		
	H9	0	• Short term • Temporary	
	E1	0		
	E4	0		

				<p>mitigation as follows:</p> <ul style="list-style-type: none"> Site H4 = eastern part of the site to include landscape buffer to slope in order to contain site; and infill any gaps or mitigate any areas of vegetation (on the north side of the site) to create unbroken screening from Burton Road and Gedling House. Site H6 = eastern part of the site to include landscape buffer to prevent urban edge from extending to rising landform. <p>The proposed modifications results in the confirmation of the employment site E4. Site E4 at Teal Close and the Gedling Colliery/Chase Farm sites H9 and E1 have not been assessed because they are identified as a strategic allocation and strategic location respectively in the Aligned Core Strategy and were assessed through that process. As part of the planning application process for site H6, the planning report states details of the landscaping of the proposed residential development would be required for consideration at the reserved matters stages. The current proposals for boundary treatment to the southeast/east of the site include hedgerows to property frontages and informal tree planting to soften views of the development from the Gedling Country Park. A further hedgerow would also be planted along the boundary between the site and the Country Park. The employment site E4 is part of the strategic site (Teal Close) which currently has planning permission and the landscape issue has already been taken into account as part of the planning application process.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that new houses being constructed would result in a short term and temporary effect on landscape. With mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p>
8. Natural Resources	H3	-	<ul style="list-style-type: none"> Urban area Short / medium / long term 	<p>The proposed modifications results in the confirmation of the employment site E4. The housing sites H3, H4 and H6 and the employment site E4 would involve the loss of agricultural land grade 3 so they score a minor negative. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation for</p>
	H4	-		
	H6	-		
	H9	-		
	E1	-		

	E4	-	<ul style="list-style-type: none"> Temporary / permanent 	<p>these sites as follows:</p> <ul style="list-style-type: none"> Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for best and most versatile land to minimise irreversible loss. Soil management required to safeguard soil resources. <p>The Gedling Colliery/Chase Farm sites H9 and E1 are on a former colliery and they score minor positive. Although the sites are not near the Air Quality Management Area, it is considered that the sites could worsen the air quality in terms of generating additional vehicles on major commuter routes into the city of Nottingham via Mapperley Plains/Plains Road and the ring road. Thus all sites, including the Gedling Colliery/Chase Farm sites H9 and E1, score minor negative. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees. It is considered that the employment site E4 could worsen the air quality in terms of generating additional vehicles on major commuter routes into the city of Nottingham via the ring road. The site is part of the strategic site (Teal Close) which currently has planning permission and natural resources have already been taken into account as part of the planning application process.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. For sites H3, H4 and H6, there may be a long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
9. Flooding	H3	0	<ul style="list-style-type: none"> Urban area Short term Temporary 	<p>The proposed modifications results in the confirmation of the employment site E4. Site H4 falls within Flood Zone 2 which requires a Sequential Test. Housing sites H3 and H9 and employment site E1 do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is low risk of surface water</p>
	H4	-		
	H6	0		
	H9	-		

	E1	-		<p>flooding for the Gedling Colliery/Chase Farm sites H9 and E1 and the employment site E4. Comments received from the Environment Agency state that a holistic approach to surface water management is required on site H9. However if housing site H9 is being delivered in phases, the Environment Agency request consideration of the site as a whole, not just individual parcels. As part of the planning application process for site H6, the Environment Agency has no objection to the proposals but confirmed the need for a sustainable surface water scheme, a remediation strategy to deal with the risks associated with contamination of the site and a scheme to treat and remove suspended solids from surface water run-off during construction works. Appropriate conditions are attached to the permission. The employment site E4 is part of the strategic site (Teal Close) which currently has planning permission and the flooding issue has already been taken into account as part of the planning application process.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	E4	-		
10. Waste	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>The housing sites and employment sites would result in increased household and commercial waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household and commercial waste on an ongoing basis.</p>
	H4	-		
	H6	-		
	H9	-		
	E1	-		
	E4	-		
11. Energy and Climate Change	H3	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> <p>It is noted that there is an opportunity for a heat scheme for the housing site H9.</p>
	H4	0		
	H6	0		
	H9	0		
	E1	0		

	E4	0		This could be through negotiation as part of the planning application process.
12. Transport	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>Housing sites H4, H6 and employment site E1 are within 400 m of existing bus stops. Bus services include the No.44, No.45 (both every 7-10 minutes), No.47/47A/47B (depending on daytime – mostly hourly) and No.100 (every 30 minutes) connecting to Nottingham City. Housing sites H3 and H9 and employment site E1 are within 800 m of existing bus stops. The earliest bus for Nottingham City which passes H6 is the No.47 at approx 06.15am and the last return bus (No.47B) is 23.05pm. The earliest bus for Nottingham City passes Wykes Avenue (which is in close proximity to site H3) is No.44 at 05.04am and the last return bus is 00.02am. The earliest bus for Nottingham City passes site H6 is the No.100 at 06.09am and the last return bus is 23.05pm. There are good direct bus routes to Carlton and Nottingham City for new residents to travel to work and the journeys are shorted in comparison to other housing sites in the rural area. As the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it will enable public transport services to be routed through the new development via the Gedling Access Road. Thus both sites score a major positive. The employment site E4 is part of the strategic site (Teal Close) which currently has planning permission subject to a s106 agreement which includes a contribution to bus services including the extension of bus services No.5 and No.73 to service the Teal Close site.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport, with exception to site H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing and future transport networks and facilities.</p>
	H4	++		
	H6	++		
	H9	++		
	E1	++		
	E4	++		
13. Employment	H3	0	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>The proposed modifications results in the confirmation of the employment site E4 so this scores a major positive. Employment sites E1 and E4 would provide new buildings for employment uses and create new jobs. The employment site E4 forms part of the strategic site (Teal Close) which has outline permission (2013/0546) for up to 18,000 sq m of employment uses (B1/B2/B8) and other uses including a community hub (A1-A5 and D1 uses), a primary school, a hotel and a care home. Housing sites H3-H9 would involve no loss of jobs. It is noted</p>
	H4	0		
	H6	0		
	H9	0		
	E1	++		
	E4	++		

				that housing site H9 is within close proximity of employment site E1. It is considered there is a major positive effect in relation to the impact on job opportunities in Carlton. It is considered the effect of new jobs created would be long term and permanent.
14. Innovation	H3	0	<ul style="list-style-type: none">• Urban area• Long term• Permanent	The proposed modifications results in the confirmation of the employment site E4 so this scores a major positive. Employment sites E1 and E4 are allocated for specific employment uses including office uses and this could provide opportunities for training. The employment site E4 forms part of the strategic site (Teal Close) which has outline permission (2013/0546) for up to 18,000 sq m of employment uses (B1/B2/B8) and other uses including a community hub (A1-A5 and D1 uses), a primary school, a hotel and a care home. Housing sites H3-H9 would involve no loss of office uses. It is noted that housing site H9 is within close proximity of the employment site E1. It is considered there is a positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on employment sites E1 and E4 would be long term and permanent.
	H4	0		
	H6	0		
	H9	0		
	E1	++		
	E4	++		
15. Economic Structure	H3	0	<ul style="list-style-type: none">• Urban area• Long term• Permanent	The proposed modifications results in the confirmation of the employment site E4 so this scores a major positive. Employment sites E1 and E4 would provide new employment land for B1 to B8 uses. The employment site E4 forms part of the strategic site (Teal Close) which has outline permission (2013/0546) for mixed use including employment uses (B1/B2/B8), a community hub (A1-A5 and D1 uses), a primary school, a hotel and a care home. Housing sites H3-H9 would involve no loss of employment, retail or mixed use land. It is noted that housing site H9 is within close proximity of employment site E1. It is considered there is a positive effect in relation to the impact on economic structure in Carlton. It is considered the effect would be long term and permanent.
	H4	0		
	H6	0		
	H9	0		
	E1	++		
	E4	++		
Recommendations: <ul style="list-style-type: none">• Ensure a range and affordability of homes on the housing sites (SA 1 Housing).				

- Recording of heritage asset for the local interest building Glebe Farm (SA 3 Heritage and Design).
- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design).
- Ensure reference is made to mitigation for the Local Wildlife Site for the Gedling Colliery/Chase Farm sites for housing and employment (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).
- Information required on whether the housing sites H4, H9 and the employment sites E1 and E4 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites for housing and employment (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H3 (SA 2 Health, SA 5 Social and SA 12 Transport).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing.
- Condition 20 of planning permission 2014/0915 for the Gedling Access Road states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place. Should the permission lapse, the recording of the local interest building of Glebe Farm would be covered by a separate Policy LPD 31: Locally Important Heritage Assets.
- The site selection work has considered the impact on heritage assets. The impacts on heritage assets are covered by a separate policy LPD 26: Heritage Assets.
- The impacts on the Local Wildlife Site are covered by a separate Policy LPD 318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Confirmation as to whether the housing sites H4, H9 and the employment sites E1 and E4 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- Flood issues are covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocation on the edge of Hucknall

Housing site (see map on page 162).

H10 Hayden Lane (120 homes)

Employment site (see map on page 170).

E3 Top Wighay Farm – **additional site**

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	H10	++	<ul style="list-style-type: none"> On edge of Hucknall Long term Permanent 	<p>The proposed modifications result in no change to the number of homes and there is no change to the SA score for the housing site H10. The housing site H10 would provide 120 new homes on the edge of Hucknall thus this scores major positive. The range and affordability of homes is not certain at this stage. It is anticipated there is strong demand for affordable housing in the Hucknall area. The employment site E3 would not provide any new homes thus this site scores neutral.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing on the edge of Hucknall. It is considered the effect of new houses provided on the edge of Hucknall would be long term and permanent.</p>
	E3	0		
2. Health	H10	+	<ul style="list-style-type: none"> Hucknall Long term Permanent 	<p>The housing site H10 is not within 400 m of existing GPs, however it is within 30 minutes public transport time of GPs in Hucknall. The site is within 400 m of existing recreational open space. The proposed modifications results in the confirmation of the employment site E3. Site E3 forms part of the strategic site (Top Wighay Farm) and the development brief states that a new recreational open space and bus services will be required within the site.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space</p>
	E3	+		

				and with good public transport access to existing GPs.
3. Heritage and Design	H10	0	• No effect	<p>The proposed modifications results in the confirmation of the employment site E3. It is considered that both sites have no impact upon the significance of heritage assets (including their settings). There are two Scheduled Monuments in Linby village (Bottom Cross and Top Cross) which are contained with the existing village framework and there are no visual associations between the housing site H10 and the employment site E3 and these Monuments.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p>
	E3	0		
4. Crime	H10	0	• No effect	<p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>
	E3	0		
5. Social	H10	+	<ul style="list-style-type: none"> • Hucknall • Long term • Permanent 	<p>The housing site H10 is not within 400 m of community facilities, however it is within 30 minutes public transport time of community facilities in Hucknall. The proposed modifications results in the confirmation of the employment site E3. Site E3 forms part of the strategic site (Top Wighay Farm) and the development brief states that there will be a small retail unit within the site and bus services will be required within the site.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities in Hucknall.</p>
	E3	+		
6. Environment, Biodiversity and Green Infrastructure	H10	0	• No effect	<p>There are no existing designations, open space or Tree Preservation Orders within the housing site H10. It is unknown whether the development of the site would result in a net increase in biodiversity gain. The proposed modifications results in the confirmation of the employment site E3 and the site is adjacent to a Local Wildlife Site ("Top Wighay Farm Drive"). The development brief describes the strategic site as mainly consisting of agricultural land subdivided by hedged field boundaries and a few small pockets of woodland and grassland. Thus this scores a minor negative. The development brief also states the need to ensure that the impact of development on the Local Wildlife Site is minimised, including</p>
	E3	-		

				<p>the need to ensure no built development on the Top Wighay Farm Drive site.</p> <p>Overall, there is a minor negative effect in relation to the impact on biodiversity and green infrastructure. For the employment site E3, the development brief is clear that there should be no built development on the Local Wildlife Site adjacent to the employment site.</p>
7. Landscape	H10	-	<ul style="list-style-type: none"> • Hucknall / surrounding area • Short term • Temporary 	<p>The housing site H10 has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The score in this table is based on the score used in the previous SA assessment on the reasonable alternative option. The score reflects the landscape report findings. A minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation including the need for a landscape buffer to restrict urban creep beyond the existing settlement edge for the northern area of the site; and enhancement of the hedgerows to contain the development edge and reinforce field patterns and definition. The proposed modifications results in the confirmation of the employment site E3. Site E3 forms part of the strategic site (Top Wighay Farm) and the development brief states a landscape and biodiversity strategy will be required including specific proposals for the allocated land, such as planting and landscaping. Appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.</p> <p>Overall, there is a minor negative effect in relation to the impact on landscape. It is considered that new houses being constructed would be short term and temporary effect for the landscape, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p>
	E3	-		
8. Natural Resources	H10	--	<ul style="list-style-type: none"> • Hucknall / surrounding area • Long term • Permanent 	<p>The housing site H10 would involve the loss of agricultural land grade 2. Recommendations have been made for appropriate mitigation which include the need for the design of development to seek ‘soft uses’ for BMV agricultural land to minimise irreversible loss and soil management required to safeguard soil resources. It is considered the site would have no impact on air quality in terms</p>
	E3	-		

				<p>of additional vehicles from the site. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents. The proposed modifications results in the confirmation of the employment site E3 and the site would involve the loss of agricultural land grade 3 so this scores a minor negative. It is not known whether the site comprises best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation which include an Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a. The design of development should seek 'soft uses' for best and most versatile land to minimise irreversible loss. Soil management required to safeguard soil resources. The employment site E3 forms part of the strategic site (Top Wighay Farm) and the development brief for the employment site makes no reference to the agricultural land grade.</p> <p>Overall, there is a negative effect in relation to the impact on natural resources. Development on the housing site would lead to the long term and permanent loss of agricultural land grade 2. For the employment site E3, there may be a long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
9. Flooding	H10	-	<ul style="list-style-type: none"> • Hucknall / surrounding area • Short term • Temporary 	<p>The proposed modifications results in the confirmation of the employment site E3. Both sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue on both sites.</p> <p>It is considered there is a minor negative effect in relation to the impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	E3	-		
10. Waste	H10	-	<ul style="list-style-type: none"> • Hucknall / surrounding area • Long term 	<p>The housing site H10 and the employment site E3 would result in increased household and commercial waste. It is noted that there may be implications for the current recycling facility.</p>
	E3	-		

			<ul style="list-style-type: none"> • Permanent 	Overall, there is a minor negative effect in relation to the impact on waste. It is considered the effect would be long term and permanent as development would generate household and commercial waste on an ongoing basis.
11. Energy and Climate Change	H10	0	<ul style="list-style-type: none"> • No effect 	The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.
	E3	0		
12. Transport	H10	+	<ul style="list-style-type: none"> • Hucknall • Long term • Permanent 	<p>Part of the housing site H10 is within 400 m of existing bus stops for No.141 (hourly). The earliest No.141 bus to Hucknall and Nottingham City passes the Papplewick Griffin's Head (on Papplewick Lane) at 6.38am and the last return bus from Nottingham City is 7.30pm. Although there is a direct bus route to Hucknall and Nottingham City for new residents to travel to work, the bus services are not as frequent as those in Arnold and Carlton. Although it would be difficult to travel directly to employment areas to the south of the Borough, it would be less difficult to travel directly to employment areas within Hucknall and the strategic site at Top Wighay Farm. The proposed modifications results in the confirmation of the employment site E3. Site E3 forms part of the strategic site (Top Wighay Farm) and the development brief states that all development will be expected to promote sustainable methods of transport such as walking, cycling and public transport.</p> <p>It is considered there is a minor positive effect in relation to the impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.</p>
	E3	+		
13. Employment	H10	0	<ul style="list-style-type: none"> • Hucknall • Long term • Permanent 	<p>The proposed modifications results in the confirmation of the employment site E3 so this scores a major positive as the site would provide new buildings for employment uses and create new jobs. The development of the housing site would involve no loss of jobs.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on economic structure.</p>
	E3	++		
14. Innovation	H10	0	<ul style="list-style-type: none"> • 	The proposed modifications results in the confirmation of the employment site

	E3	++	<ul style="list-style-type: none">• Hucknall• Long term• Permanent	<p>E3 so this scores a major positive. The site is already identified as part of the strategic site in the Aligned Core Strategy for specific employment uses including office uses and this could provide opportunities for training. The development of the housing site would involve no loss of office uses.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on innovation.</p>
15. Economic Structure	H10	0	<ul style="list-style-type: none">• Hucknall• Long term• Permanent	<p>The proposed modifications results in the confirmation of the employment site E3 so this scores a major positive. The site is already identified as part of the strategic site in the Aligned Core Strategy for B1 and B8 uses. The development of the housing site would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on economic structure.</p>
	E3	++		
<p>Recommendations:</p> <ul style="list-style-type: none">• Ensure a range and affordability of homes on site (SA 1 Housing).• Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).• Information required on whether the employment site E3 is on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).				
<p>Outcome:</p> <ul style="list-style-type: none">• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing.• The site selection work has considered the mitigation recommendations including the landscape buffer.• Confirmation as to whether the employment site E3 is on best and most versatile (BMV) agricultural land will be required through the planning application stage.				

Site Allocations in Bestwood Village

Housing sites (see map on page 163).

H11 The Sycamores (25 homes)

H12 Westhouse Farm (210 homes)

H13 Bestwood Business Park (220 homes)

No change to the SA assessment previously reported in Appendix H of the Sustainability Appraisal Publication Draft (2016). The assessment has been updated to incorporate the SA findings from the Sustainability Appraisal Addendum 3 (2017) which results in no change to the SA conclusions.

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H11	++	<p>The housing sites would provide a total of 455 new homes for Bestwood Village. Each site would provide at least 10 homes thus they all score major positive. Site H11 has planning permission (2007/0887) allowed by appeal (APP/N3020/A/08/2080951) for 25 homes (which consists of 16 x two, three and four bedroom houses and a single block of 9 x two bedroom apartments). A Lawful Development Certificate (2012/0479) to confirm that site has been implemented was granted in June 2012. No affordable housing is provided on site because the permission was granted before the threshold for affordable housing was changed. Site H12 has outline permission for 101 homes subject to a section 106 agreement (2014/0238) and the range and affordability of homes for the site has not been confirmed at this stage. Site H13 has outline permission for up to 220 homes (2014/0214) and s106 requirements include an affordable housing contribution in lieu of 220 dwellings on site. The range of homes is not known at this stage.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Bestwood Village. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H12	++	
	H13	++	

2. Health	H11	+	<ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent 	<p>There is no GP in the village. The housing sites are within 30 minutes public transport time of GPs outside the village. Comments received from Nottingham North & East CCG indicate that the number of new houses does not warrant a new surgery in the village. New patients will have to travel to existing practices in Nottingham City and Hucknall. Hucknall has four practices of which three are generally at capacity. Sites H11 and H13 are adjacent to existing recreational open space with close access to Bestwood Country Park.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.</p>
	H12	+		
	H13	+		
3. Heritage and Design	H11	-	<ul style="list-style-type: none"> • Heritage assets within Bestwood Village and surrounding area • Short term • Temporary 	<p>Site H11 is within a Conservation Area, thus there would be a minor impact on heritage assets. It is noted the site excludes the derelict house. Site H12 is some distance from the Conservation Area so this scores a neutral. Site H13 is adjacent to the Conservation Area and has impact on non-designated heritage assets (Parkland) identified in the Historic Environment Record. Thus this scores a minor negative. Heritage was one of the two main issues the Planning Inspector considered during an appeal against the planning decision for site H11. The Planning Inspector concluded that the proposal on site H11 would preserve and enhance the character and appearance of the Conservation Area. As part of the planning application process for site H13, the planning report concluded that no archaeological assets would be affected and there would be no effect on the Conservation Area or its settings. All three sites would not harm the setting of the Scheduled Monument at Bestwood Colliery Engine House.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on heritage and design. It is considered that the effect would be short term and temporary effect for the heritage assets and their settings, as with mitigation recommendations in place the heritage assets would be protected in the longer term.</p>
	H12	0		
	H13	-		
4. Crime	H11	0	• No effect	The impact of development upon crime is dependent upon design and a series

	H12	0		of secondary factors not related to site allocation.
	H13	0		
5. Social	H11	+	<ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent 	<p>The housing sites are within 400 m of at least one of the community facilities within the village. All sites are also within 30 minutes public transport time of other community facilities outside the village. Thus they score minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H12	+		
	H13	+		
6. Environment, Biodiversity and Green Infrastructure	H11	--	<ul style="list-style-type: none"> • Bestwood Village • Short / long term • Temporary / permanent 	<p>Site H11 contains Tree Preservation Orders within the site and is adjacent to a Local Wildlife Site. Site H12 would involve the loss of existing hedgerow and trees. Site H13 (which is brownfield land) is adjacent to a Local Wildlife Site, Tree Preservations Orders and Bestwood Country Park. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> • Site H11 = trees protected by Tree Preservation Orders should be retained within a development scheme and protected during construction to avoid/minimise any adverse effects. • Site H12 = 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. • Site H13 = any direct or indirect effects on the Local Wildlife Site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of the Local Wildlife Site; and provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H11, the planning report states two trees would be removed as they have been indicated as being of poor quality within the tree survey submitted as part of the</p>
	H12	-		
	H13	-		

				<p>application. Conditions are attached to the permission to ensure that other trees will be retained during and after construction. As part of the planning application process for site H12, the planning report confirms the proposed development would protect existing areas of biodiversity interest and provide new biodiversity features. As part of the planning application process for site H13, the planning report confirms that no objections were raised by the County Council's Nature Conservation Team and Nottinghamshire Wildlife Trust, subject to appropriate conditions to enhance or minimise any potential impacts on biodiversity.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place they would be protected in the longer term. Development on site H11 would lead to the long term and permanent loss of two poor quality trees.</p>
7. Landscape	H11	0	<ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent 	<p>Site H12 has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The score for site H12 reflects the landscape report findings. A neutral score (0) means "suitable for development". Recommendations have been made for appropriate mitigation which includes the north eastern area of the site to include a landscape buffer to restrict urban creep beyond the existing settlement edge and to preserve the integrity of the rights of way network. As part of the planning application process for site H12, the planning report confirms that the majority of the existing hedgerows and trees along the site boundaries would be retained and enhanced as part of any development, which would provide both good visual amenity and screening. In addition, the retained hedgerows would allow the wildlife corridors to continue to function and provide connectivity through the landscape. Sites H11 and H13 were not assessed in the Landscape and Visual Analysis of Potential Development Sites (2014) because site H11 has planning permission (and is currently under construction) and site H13 located within the built up area. As part of the planning application process for site H13, the planning report notes a small group of trees which extend into the south-eastern</p>
	H12	0		
	H13	0		

				<p>part of the site from the boundary. The report confirms the loss of trees would be negligible in relation to the overall contribution the trees make to the wider landscape and would be more than mitigated by the additional tree planting proposed.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
8. Natural Resources	H11	+	<ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent 	<p>Site H11 is residential garden land so this scores a minor positive. As part of the planning application process for site H12, the planning report states the agricultural land classification map shows the land as being grade 3B and 4. Thus the site scores a neutral because they would not involve the loss of best and most versatile (BMV) land. Site H13 is brownfield land so this scores a major positive. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents. As part of the planning application process for site H13, the planning report confirms that an air quality assessment report has been submitted. Condition 6 of the permission requires the submission of a Dust Management Plan to control potential air pollution.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on natural resources. The new houses will be built on brownfield land and agricultural land grade 3b and 4 which are not particularly good quality farm land which needs to be safeguarded from development.</p>
	H12	0		
	H13	++		
9. Flooding	H11	-	<ul style="list-style-type: none"> • Bestwood Village • Short term • Temporary 	<p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a very small area of high risk surface water flooding issue to the south of site H11 and there is a considerable amount of surface water flooding on site H13. Comments received from Environment Agency state that sites H12 and H13 require a site specific flood risk assessment to focus sustainable surface water drainage. As part of the planning application process for site H12, the planning report states that the proposal includes a sustainable drainage system to manage surface water runoff and the Environment Agency objected to the proposals. As part of the planning</p>
	H12	0		
	H13	--		

				<p>application process for site H13, the planning report states the Flood Risk Assessment confirms the surface water drainage systems will be designed to cope with surface water run off to standards acceptable to the Environment Agency.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H11	-	<ul style="list-style-type: none"> Bestwood Village Long term Permanent 	<p>The housing sites would result in increased household waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H12	-		
	H13	-		
11. Energy and Climate Change	H11	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H12	0		
	H13	0		
12. Transport	H11	+	<ul style="list-style-type: none"> Bestwood Village / surrounding area Long term Permanent 	<p>The housing sites are within 400 m of existing bus stops. Bus services include the No.141 (hourly) connecting to Nottingham City and Sutton. The earliest No.141 bus passes the Bowling Green in the village at 7am and the last return bus from Nottingham City is 7.30pm. Although there are direct bus routes to Hucknall and Nottingham City for new residents to travel to work, the bus services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in the Borough (and Ashfield District). Thus the sites score minor positive. Sites H11 and H13 are adjacent to Sustrans National Cycle Route 6 connecting Hucknall and Nottingham City.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be term and permanent as new houses would be provided in close proximity to existing transport networks.</p>
	H12	+		
	H13	+		

13. Employment	H11	0	<ul style="list-style-type: none"> Bestwood Village / surrounding area Short term Temporary 	<p>Sites H11 and H12 would involve no loss of jobs. Site H13 would involve the loss of large number of jobs. As part of the planning application process for site H13, the planning report has considered the loss of employment land which would result in the loss of jobs. The report states that the applicant's evidence suggests that the Bestwood Business Park does not support many jobs (about 60) which is collaborated by the views of local people as reported through the URS master planning work. The report concludes that the Bestwood Business Park is not an important source of local jobs.</p> <p>Overall, there is a significant neutral effect in relation to the cumulative impact on job opportunities, with the exception of site H13. It is considered the effect of job losses as the result of the development of new housing on site H13 would be short term and temporary because there would be other job opportunities elsewhere.</p>
	H12	0		
	H13	--		
14. Innovation	H11	0	<ul style="list-style-type: none"> No effect 	<p>Sites H11 and H12 would involve no loss of office uses. Site H13 contains mainly depot buildings with little office use.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p>
	H12	0		
	H13	0		
15. Economic Structure	H11	0	<ul style="list-style-type: none"> Bestwood Village / surrounding area Long term Permanent 	<p>Sites H11 and H12 would involve no loss of employment, retail or mixed use land. Site H13 would involve the loss of an existing employment site. Loss of employment land was considered as part of the planning application process for site H13. The planning report concludes that the Bestwood Business Park is under occupied despite the active marketing of the site (which has not been successful) and in terms of future needs for employment land in the Borough there is sufficient employment land supply to meet the requirements in Policy 4 of the Aligned Core Strategy.</p> <p>Overall, there is a significant neutral effect in relation to the cumulative impact on economic structure, with the exception of site H13. Although there would be long term and permanent loss of employment land for site H13, there is sufficient employment land supply elsewhere in the Borough to meet the requirements in</p>
	H12	0		
	H13	--		

			Policy 4 of the Aligned Core Strategy.
Recommendations: <ul style="list-style-type: none"> • Ensure a range and affordability of homes on sites H12 and H13 (SA 1 Housing). • Include a wider area for site H11 to pick up the excluded derelict building (SA 1 Housing and SA 3 Heritage and Design). • Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 (SA 9 Flooding). • Ensure sufficient employment land supply in the Borough (SA 13 Employment and SA 15 Economic Structure). 			
Outcome: <ul style="list-style-type: none"> • A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing. • For site H11, there is an existing planning permission (2013/1178) for the demolition of the derelict building and the development of four homes. • A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management. • The Employment Background and Site Selection Paper (2016) has confirmed sufficient employment land despite the loss of Bestwood Business Park for the plan period up to 2028. 			

Site Allocations in Calverton

Housing sites (see map on page 164)

H14 Dark Lane (70 homes)

H15 Main Street (75 homes)

H16 Park Road (390 homes)

X4 Flatts Lane (60 homes)

Employment site (see map on page 171)

E2 Hillcrest Park

No change to the SA assessment previously reported in the Sustainability Appraisal Publication Draft Addendum 4 (2017) which has appraised the housing sites and incorporated the SA findings from the Sustainability Appraisal Publication Draft Addendum 3 (2017).

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	H14	++	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>The housing sites would provide a total of 595 new homes for Calverton. Each site would provide at least 10 homes thus they all score major positive. Site H14 has planning permission for 72 homes which consists of 4 x two bedroom flats, 21 x two bedroom dwellings, 18 x three bedroom dwellings, 19 x four bedroom dwellings, 6 x five bedroom dwellings and 4 x two bedroom bungalows (2012/1503). 15 of the 72 homes (20%) would be affordable housing. The range and affordability of homes is not certain at this stage for sites H15, H16 and X4. The employment site E2 would not provide any new homes thus this site scores neutral.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Calverton (with exception to the employment site E2). It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H15	++		
	H16	++		
	X4	++		
	E2	0		

2. Health	H14	++	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>There is one existing GP in the village. Housing site H14 is within 400 m of the GP in the village so this scores a major positive. Sites H16, X4 and E2 are not within 400 m of GP but are within 30 minutes public transport, walking and cycling time. Thus they score a minor positive. It is noted that the majority of the site H15 is not within 400 m of existing bus stops but it is within 30 minutes of public transport, walking and cycling time to GP. Thus this scores a minor positive. Comments received from Nottingham North & East CCG indicate that there is only one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. All sites are within 400 m of existing recreational open space and site X4 is adjacent to a recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p>
	H15	+		
	H16	+		
	X4	+		
	E2	+		
3. Heritage and Design	H14	--	<ul style="list-style-type: none"> • Heritage assets within Calverton and surrounding area • Long term • Permanent 	<p>It is considered that there would be heritage impacts for site H14 due to the access to the site, thus this scores a major negative. The planning report for Conservation Area consent (2010/0514) to demolish a barn fronting Main Street to allow for vehicular access to the site are justified given the substantial public benefit that can be demonstrated. The report for the outline permission (2005/0910) states that English Heritage has confirmed that the harm to the Conservation Area would be less than substantial and the report concludes the design proposals would provide suitable mitigation ensuring that the scheme is sympathetic the Conservation Area setting. The planning report for the reserved matters for the residential development (2012/1503) states that the Conservation Consultant has no concerns to raise with regards to the proposed plans or schedule of works to the barns and that the details provided meet the pre-commencement requirements of condition 3 of the Conservation Area consent (2010/0514). The 2005/0910 report also concludes that on balance the provision of 72 new houses in a sustainable location constitutes a substantial public benefit sufficient to outweigh any potential harm to the setting of the</p>
	H15	0		
	H16	0		
	X4	-		
	E2	0		

				<p>Scheduled Monument at Fox Wood. An area of woodland has been proposed to further soften the boundary and conditions attached to the outline permission to ensure it is in keeping with the rural character of the area and are retained in the long term. The reserved matters report concludes that the details of the landscaping will have an acceptable relationship with the Conservation Area and the Scheduled Monument at Fox Wood. It is considered that sites H15, H16 and E2 have no impact upon the significance of heritage assets (including their settings). There are three Scheduled Monuments to the north and south of the village – Two Roman Camps 350 m north east of Lodge Farm, Fox Wood earthworks and Cockpit Hill, Ramdale Park. The employment site E2 is located within the existing employment area and thus would not impact on the setting of any Scheduled Monuments. Due to the local topography and of the relative distance between the site and the Scheduled Monument, site H15 would not harm the setting or overall significant of the Scheduled Monument at Cockpit Hill. Due to the relative distance between the site and the Roman Camps Scheduled Monument, there are no direct visual associations between site H16 and the Scheduled Monument and thus the site would not harm the setting or overall significant of the Roman Camps Scheduled Monument. For site X4, the development would result in a small impact on the wider setting of the Listed Building Grade II Lodge Farm. The first heritage assessment notes that the wider setting has already been partly eroded by new development on the edge of Calverton. The second heritage assessment notes there are two Roman Camps Scheduled Monument 350 m north east of Lodge Farm. The assessment states that the site could be developed without harming the Roman Camps Scheduled Monument. Thus the score is a minor negative. For clarification, the round house, Oxton woods and the scout woodland area are not defined as heritage assets or non-heritage assets.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with exception to housing site H14. For site H14, there would be a permanent loss of the barn within the Conversation Area to allow for vehicular access to the site.</p>
--	--	--	--	---

4. Crime	H14	0	<ul style="list-style-type: none"> No effect 	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H15	0		
	H16	0		
	X4	0		
	E2	0		
5. Social	H14	++	<ul style="list-style-type: none"> Calverton / surrounding area Long term Permanent 	<p>Housing site H14 is within 400 m of community facilities in the village so this scores a major positive. The remainder of the sites are not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. It is noted that the majority of site H15 is not within 400 m of existing bus stops, but within 30 minutes of public transport, walking and cycling time. Thus this scores a minor positive. Part of site X4 is within 400 m of community facilities in the village.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H15	+		
	H16	+		
	X4	+		
	E2	+		
6. Environment, Biodiversity and Green Infrastructure	H14	-	<ul style="list-style-type: none"> Calverton Short / long term Temporary / permanent 	<p>All sites contain no existing designations, open space or Tree Preservation Orders. Site H14 would involve the loss of existing hedgerows and trees and is adjacent to Tree Preservation Orders. Site H15 would involve the loss of existing hedgerows and trees. Site H16 is adjacent to existing open space. Site X4 is adjacent to existing open space. Thus these sites score a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H14 = adequate protection during construction and design of development to protect trees and minimise any adverse effects. Site H15 = 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. Site H16 and X4 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
	H15	-		
	H16	-		
	X4	-		
	E2	0		

				<p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H14, the existing hedgerow to the centre of the upper site is to be removed to facilitate development and further hedges are proposed to the southern and western boundaries of the upper site, to properties fronting the public open space and to some of the properties fronting cul-de-sacs on the upper site. The new hedgerows will help to integrate the development into the rural setting and also help in offering biodiversity benefits.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term. Development on sites H15 and H16 would lead to the long term and permanent loss of existing hedgerows and trees.</p>
7. Landscape	H14	0	<ul style="list-style-type: none"> • Calverton • Short term • Temporary 	<p>Sites H15 and H16 have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development” and a minor negative means “develop with caution”. Recommendations have been made for appropriate mitigation for both sites as follows:</p> <ul style="list-style-type: none"> • Site H15 = retain and enhance existing boundary planting (on northern and western sides of the site) to contain site and to maintain a strong division between development site and right of way. • Site H16 = retain and enhance existing boundary planting to contain site and mitigate against long range views into site from the north and east; strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road). • Site X4 = 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
	H15	0		
	H16	-		
	X4	-		
	E2	0		

				<p>line; enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site; and enhanced hedgerows to boundary at Flatts Lane (on north east side of the site).</p> <p>Site H16 only forms part of the southern part of reasonable alternative site 6/47 to avoid areas of higher landscape value to the north. The northern area of site X4 will not be developed to avoid areas of higher landscape value to the north. Sites H14 and E2 have not been assessed due to site H14 being allocated in the Replacement Local Plan and site E2 being located within the built up area of the village. As part of the planning application process for site H14, the planting of the new hedgerows will help to integrate the development into the rural setting.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the effect would be short term and temporary. With mitigation recommendations in place they would be protected in the longer term.</p>
8. Natural Resources	H14	-	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Sites H15, X4 and E2 would involve the loss of agricultural land grade 3. A small part of site H16 is currently a car park which is brownfield land and the majority is greenfield land and would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation and include requirement for Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management required to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees. No reference was made to the agricultural land classification as part of the planning application process for site H14.</p>
	H15	-		
	H16	-		
	X4	-		
	E2	-		

				Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.
9. Flooding	H14	0	<ul style="list-style-type: none"> • Calverton • Short term • Temporary 	<p>The sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a surface water route that runs across site H16. Comments received from Environment Agency states that sites H15 and H16 require specific flood risk assessments focussing on a holistic approach to sustainable surface water management. As part of the planning application process for site H14, a Flood Risk Assessment has been submitted and the Environment Agency confirmed they had no objections. The Environment Agency raised no concerns regarding surface water flooding for site X4.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	H15	0		
	H16	-		
	X4	0		
	E2	0		
10. Waste	H14	-	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>The housing sites and employment site would result in increased household and commercial waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a cumulative minor negative effect in relation to waste. It is considered the effect would be long term and permanent as this would generate household and commercial waste.</p>
	H15	-		
	H16	-		
	X4			
	E2	-		
11. Energy and Climate Change	H14	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H15	0		
	H16	0		
	X4	0		
	E2	0		
12. Transport	H14	+	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Housing sites H14, H16, X4 and employment site E2 are within 400 m of existing bus stops on Main Street, Park Road and Collyer Road. Bus services include the Calverton Connection (every 15 minutes) connecting to Nottingham City. The earliest bus from Calverton Gleaners to Arnold and Nottingham City is</p>
	H15	-		
	H16	+		
	X4	+		

	E2	+		<p>6.04am and the last return bus from Nottingham City is 11.30pm. The majority of housing site H15 is not within 400 m of existing bus stops, thus this scores a minor negative. Although there are direct bus routes to Arnold and Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City. There is a limited range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough. Thus the sites score minor positive. It is noted there are existing employment sites (as well as the new allocated employment site E2) within the village so there is good access to those sites without the use of private car.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks.</p>
13. Employment	H14	0	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Employment site E2 at Hillcrest Park would provide new buildings for employment uses and create new jobs. Housing sites H14, H15, H16 and X4 would involve no loss of jobs.</p> <p>For site E2, there is a major positive effect in relation to the impact on job opportunities. It is considered the effect of new jobs created would be long term and permanent.</p>
	H15	0		
	H16	0		
	X4	0		
	E2	++		
14. Innovation	H14	0	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Employment site E2 at Hillcrest Park is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H14, H15, H16 and X4 would involve no loss of office uses.</p> <p>For site E2, there is a major positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on site would be long term and permanent.</p>
	H15	0		
	H16	0		
	X4	0		
	E2	++		
15. Economic Structure	H14	0	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Employment site E2 at Hillcrest Park would provide new employment land for B1 to B8 uses. Housing sites H14, H15, H16 and X4 would involve no loss of employment, retail or mixed use land. It is noted that the housing sites H15 and H16 are within proximity of the protected employment site at the former Calverton Colliery. Site X4 is within proximity of the protected employment site</p>
	H15	0		
	H16	0		
	X4	0		
	E2	++		

			<p>as well as the employment allocation at Hillcrest Park.</p> <p>For site E2, there is a major positive effect in relation to the impact on economic structure. It is considered the effect would be long term and permanent.</p>
<p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on housing sites H15, H16 and X4 (SA 1 Housing). • Ensure that mitigation is in place to reduce impacts on biodiversity for housing sites (SA 6 Environment, Biodiversity and Green Infrastructure). • Ensure that mitigation recommendations from the landscape study are implemented for sites H15, H16 and X4 (SA 7 Landscape). • Information required on whether sites H15, X4, E2 and part of H16 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources). • Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 (SA 9 Flooding). • Ensure that there is connectivity to existing bus services for site H15 (SA 2 Health, SA 5 Social and SA 12 Transport). 			
<p>Outcome:</p> <ul style="list-style-type: none"> • A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing. • The site selection work has considered the mitigation recommendations including the landscape buffer. • Confirmation as to whether sites H15, X4, E2 and part of H16 are on best and most versatile (BMV) agricultural land will be required through the planning application stage. • A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management. • Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions. 			

Site Allocations in Ravenshead

Housing sites (see map on page 165)

H17 Longdale Lane A (30 homes)

H18 Longdale Lane B (30 homes)

H19 Longdale Lane C (70 homes)

X5 Kighill Lane A (20 homes)

X6 Kighill Lane B (30 homes)

No change to the SA assessment previously reported in the Sustainability Appraisal Publication Draft Addendum 4 (2017) which has appraised the housing sites and incorporated the SA findings from the Sustainability Appraisal Publication Draft Addendum 3 (2017).

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H17	++	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent <p>The housing sites would provide a total of 180 new homes in Ravenshead. Each site would provide at least 10 homes thus they all score major positive. Site H19 has outline permission for up to 70 homes (2013/0836) comprising 21 retirement homes (bungalows) and 49 other dwellings. The range and affordability of homes for each site is not certain at this stage for sites H17 and H18. Site H18 currently has a planning application 92014/0273) which includes retirement homes. Sites X5 and X6 will include self build plots which meet the SA objective to provide a range of housing.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Ravenshead. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H18	++	
	H19	++	
	X5	++	
	X6	++	
2. Health	H17	+	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent <p>There is one existing GP in the village. The housing sites are not within 400 m of a GP in the village, however they are within 30 minutes walking and cycling time. Comments received from Nottingham North & East CCG indicate that patients tend to travel into Hucknall, Kirkby or Blidworth. The number of</p>
	H18	+	
	H19	+	
	X5	+	

	X6	+		<p>anticipated additional patients is small so the new housing sites should not have a great impact on the existing practices. Site H17 is adjacent to recreational open space and sites H18, H19, X5 and X6 are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p>
3. Heritage and Design	H17	0	• No effect	<p>It is considered that the sites have no impact upon the significance of heritage assets (including their settings) and the setting of the Scheduled Monuments at Newstead Abbey or Fountain Dale Moat. For clarification, the RAF huts near sites X5 and X6 are not defined as heritage assets or non-heritage assets.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
4. Crime	H17	0	• No effect	<p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
5. Social	H17	+	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>The housing sites are within 400 m of a leisure centre which is located on the edge of the village. The sites are within 800 m of community facilities – a post office, a village hall, a library and a primary school – within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as the new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H18	+		
	H19	+		
	X5	+		
	X6	+		
6. Environment, Biodiversity and	H17	-	• Ravenshead	<p>None of the housing sites H17, H18 and H19 contain existing designations, open space or Tree Preservation Orders. However they would involve the loss of</p>
	H18	--		

Green Infrastructure	H19	-	<ul style="list-style-type: none"> • Long term • Permanent 	<p>natural and semi-natural land. Site H17 is adjacent to an area of open space. Sites H18 and H19 are adjacent to a Local Wildlife Site and Tree Preservation Orders. Site X5 would also involve the loss of natural and semi-natural land (which forms part of the site) and is adjacent to a Local Wildlife Site and Tree Preservation Orders to the north. Site X6 would involve the loss of wooded areas (which forms part of the site). The site also contains a couple of trees protected by Tree Preservation Orders to the south west corner of the site and is adjacent to a Local Wildlife Site and Tree Preservation Orders to the north east. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> • All sites including sites X5 and X6 = further ecological appraisal required to assess the value of site. • Site H17 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. • Sites H18 and H19 = any direct or indirect effects on the 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. • Sites X5 and X6 = Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects. Any direct or indirect effects on the adjoining Local Wildlife Site would need to be fully mitigated. Developer contribution could be used towards management/enhancement of Local Wildlife Site. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. It is noted that site H18 was formerly a Local Wildlife Site and is likely to still qualify as the Section 41 habitat "Lowland Heathland", despite ongoing attempts to remove this habitat. Thus this site scores a major negative. As part of the planning application process for site H19, an Ecological Appraisal has been submitted and Nottinghamshire Wildlife Trust raise no objections to the proposed development. The Ecological Appraisal has identified the key habitats present on the site and makes recommendations for the retention and enhancement of biodiversity assets within the site masterplan</p>
	X5	-		
	X6	-		

				<p>to achieve a clear net gain for biodiversity with a strong green infrastructure focus running through the site. The plans include provision of a 15 m wide buffer strip of landscaping along the south eastern boundary and creation of a green corridor (with planting) across the site separating site H19 and site H17. The plans also include a landscaped buffer strip to the south east part of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that effect on development on the sites would be the long term and result in the permanent loss of natural and semi natural land. Development on site H18 could lead to the long term and permanent loss of the Section 41 habitat "Lowland Heathland".</p>
7. Landscape	H17	0	• No effect	<p>The reasonable alternative site 6/39 that makes up the three housing sites has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the score used in the previous SA assessment on site 6/39. The scores reflect the landscape report findings. A neutral score means "suitable for development". Recommendations have been made for appropriate mitigation for the sites as follows:</p> <ul style="list-style-type: none"> • Site H17 = mitigation planting (on south western and south eastern sides of the site) to extend from wooded area, providing screening from recreation ground. • Site H19 = retain established trees (on north eastern side of the site) to boundary to enhance streetscape. • Site X5 = retain and enhance planting to align with Kighill Lane; mitigation planting to north east boundary to reduce the visual impacts to elevated rights of way in the east. • Site X6 = retain established trees and vegetation to south west, north west and south east boundary to contain site. <p>As part of the planning application process for site H19, a Landscape and Visual Assessment has been carried out. The assessment concludes that no key characteristics in the landscape would be lost and the visual impact would be mainly limited to effects on the approach along Longdale Lane. Views for the</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		

				<p>east would be affected but could be ameliorated by boundary screening and new planting.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
8. Natural Resources	H17	-	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>The housing sites would involve the loss of greenfield land i.e. natural and semi-natural land. Site X5 comprises residential use and greenfield land i.e. natural and semi-natural land. Site X6 comprises residential use 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. Recommendations have been made for appropriate mitigation and include the requirement for a Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management required to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There would be the long term and permanent loss of natural and semi-natural land.</p>
	H18	-		
	H19	-		
	X5	-		
	X6	-		
9. Flooding	H17	0	<ul style="list-style-type: none"> • No effect 	<p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates surface water flooding route runs along Longdale Lane although the Environment Agency confirms there is no issue with surface water flood risk. Comments received from the Environment Agency states that a holistic approach to sustainable surface water management is required. As part of the planning application process for site H19, a Flood Risk Assessment and Drainage Strategy was submitted. The plans indicate that surface water will be accommodated by soakaways including a cellular storm water storage facility and sustainable urban drainage (SuDs) techniques are also proposed. Details will be provided at reserved matters stage.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		

				Overall, there is a neutral effect in relation to the cumulative impact on flooding.
10. Waste	H17	-	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>The housing sites would result in increased household waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H18	-		
	H19	-		
	X5	-		
	X6	-		
11. Energy and Climate Change	H17	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H18	0		
	H19	0		
	X5	0		
	X6	0		
12. Transport	H17	+	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>There is no bus service that runs past the three housing sites on Longdale Lane and the two housing sites on Kighill Lane. As part of the planning application process for site H19, a Transport Assessment has been submitted. The assessment recognises the need for connectivity to existing bus services if site users are to rely on these as a viable means of transport. The assessment states the site lies on a route served by the community bus which travels around the village on Tuesdays and Thursdays. Residents have to walk to the A60 to access the Pronto (every 10 minutes) connecting to Arnold, Nottingham City and Mansfield. The earliest Pronto bus to Arnold and Nottingham City passes Newstead Abbey Gates at 5.50am and the last return bus from Nottingham City is 11.10pm. For the opposite direction, the earliest Pronto bus to Mansfield passes Newstead Abbey Gates at 6.45am and the last return bus is 10.25pm. There are direct bus routes to Nottingham City, Arnold and Mansfield for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City (and approx 20 minutes to Mansfield). There is less range of bus routes and it would be difficult to travel to other employment areas in the Borough. Thus all sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on</p>
	H18	+		
	H19	+		
	X5	+		
	X6	+		

				transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.
13. Employment	H17	0	• No effect	The sites would involve no loss of jobs. Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.
	H18	0		
	H19	0		
	X5	0		
	X6	0		
14. Innovation	H17	0	• No effect	The sites would involve no loss of office uses. Overall, there is a neutral effect in relation to the cumulative impact on innovation.
	H18	0		
	H19	0		
	X5	0		
	X6	0		
15. Economic Structure	H17	0	• No effect	The sites would involve no loss of employment, retail or mixed use land. Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
	H18	0		
	H19	0		
	X5	0		
	X6	0		
Recommendations: <ul style="list-style-type: none">• Reconsider sites comprehensively in terms of requirements for public open space, flooding etc.• Ensure a range and affordability of homes on housing sites H17, H18, X5 and X6 (SA 1 Housing).• Acknowledge the habitat “Lowland Heathland” on site H18 (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation is in place to reduce impacts on biodiversity for the sites (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation recommendations from the landscape study are implemented for sites H17, H19 and X5 and X6 (SA 7 Landscape).• Need to acknowledge a holistic approach to sustainable surface water management required (SA 9 Flooding).• Ensure that there is connectivity to existing bus services for all sites (SA 2 Health, SA 5 Social and SA 12 Transport).				
Outcome: <ul style="list-style-type: none">• Each site has different status (one has planning permission) so unable to reconsider sites comprehensively.• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each				

site is covered by a separate Policy LPD 36: Affordable Housing.

- For the loss of the habitat “Lowland Heathland” on site H18, Policy 17: Biodiversity of the Aligned Core Strategy sets out the hierarchical approach to the consideration of any impacts on biodiversity in the order of avoidance to mitigation and as a last resort compensation for any damage where it cannot be avoided. Policy LPD 18: Protecting and Enhancing Biodiversity in the Local Planning Document refers to compensation measures.
- The biodiversity impacts are covered by a separate Policy LPD 318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocations in Burton Joyce

Housing sites (see map on page 166)

H20 Mill Field Close (20 homes)

H21 Orchard Close (15 homes)

No change to the SA assessment previously reported in Appendix H of the Sustainability Appraisal Publication Draft (2016). The assessment has been updated to incorporate the SA findings from the Sustainability Appraisal Addendum 3 (2017) which results in no change to the SA conclusions.

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H20	++	<p>The housing sites would provide a total of 35 new homes in Burton Joyce. Each site would provide at least 10 homes thus they all score major positive. The range and affordability of homes for each site is not certain at this stage. The sites are for 15 homes which meet the threshold for affordable housing.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Burton Joyce. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H21	++	
2. Health	H20	+	<p>There are two existing GPs in the village. Site H20 is not within 400 of the two GPs, however it is within 800 m of one of the two GPs. Site H21 is within 400 m of one GP. Comments received from Nottingham North & East CCG indicates that there are two practises in the village which currently have capacity so it is expected they could cater for the number of additional patients. The sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GPs within the village.</p>
	H21	++	

3. Heritage and Design	H20	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the housing sites have no impact upon the significance of heritage assets (including their settings). Site H20 would not harm the setting of the Scheduled Monuments at Shelford and site H21 would not harm the setting of the Scheduled Monuments at Lambley or Shelford.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.</p>
	H21	0		
4. Crime	H20	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>
	H21	0		
5. Social	H20	+	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>Site H20 is not within 400 m of community facilities within the village, however it is within 30 minutes public transport time. Site H21 is within 400 m of community facilities – a post office, a library and a primary school – within the village. Thus this site scores a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H21	++		
6. Environment, Biodiversity and Green Infrastructure	H20	-	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>None of the sites contain existing designations, open space or Tree Preservation Orders. Site H20 would involve the loss of existing rough grassland, bracken and trees. Site H21 would involve the loss of existing trees. Thus both sites score minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H20 = 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. Sites H20 and H21 = 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. <p>It is unknown whether the development of the sites would result in a net increase</p>
	H21	-		

				<p>in biodiversity gain.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be permanent loss of trees on all sites and permanent loss of rough grassland and bracken on site H20.</p>
7. Landscape	H20	0	<ul style="list-style-type: none"> No effect 	<p>The housing sites have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development”. Recommendations have been made for appropriate mitigation for both sites and include:</p> <ul style="list-style-type: none"> Site H20 = retain and enhance existing planting (on southern side of the site). Site H21 = mitigation planting (on north eastern and north western sides of the site) to create a division between potential development and rights of way and to screen the site from the rural and rising landscape in the north; retain existing trees and shrubs (on the south western side of the site) at the edge of the existing settlement edge. <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
	H21	0		
8. Natural Resources	H20	-	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>All sites score minor negative because they would involve the loss of agricultural land grade 3. It is unknown whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation which include the need for a Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek ‘soft uses’ for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management required to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p>
	H21	-		

				Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.
9. Flooding	H20	--	<ul style="list-style-type: none"> Burton Joyce Short term Temporary 	<p>Site H21 does not fall within Flood Zones 2 and 3 and is on relatively steep sloping catchment. The site requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties. Site H20 falls within Flood Zone 2 and the surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority there may be an access issue onto the A612 in the more extreme surface water floods. Comments received from the Environment Agency states site H20 requires a sequential test to be applied.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the flooding issue would be managed in the longer term.</p>
	H21	0		
10. Waste	H20	-	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>The housing sites would result in increased household waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H21	-		
11. Energy and Climate Change	H20	0	<ul style="list-style-type: none"> No effect 	The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.
	H21	0		
12. Transport	H20	+	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	The housing sites are within 400 m of existing bus stops on Main Street and A612 Nottingham Road. Bus services include the No.100 (every 30 minutes) connecting to Nottingham City and Southwell. The earliest bus to Nottingham City passes Wheathsheaf Court in the village at 06.04am and the last return bus is 23.05pm. Site H21 is within 400 m of the train station in the village for trains connecting to Leicester, Nottingham, Newark and Matlock. Although there are
	H21	+		

				<p>direct bus and train routes to Nottingham City and elsewhere for new residents to travel to work, the services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in the Borough.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p>
13. Employment	H20	0	• No effect	The sites would involve no loss of jobs.
	H21	0		Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.
14. Innovation	H20	0	• No effect	The sites would involve no loss of office uses.
	H21	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
15. Economic Structure	H20	0	• No effect	The sites would involve no loss of employment, retail or mixed use land.
	H21	0		Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
Recommendations: <ul style="list-style-type: none">• Ensure a range and affordability of homes on the housing sites (SA 1 Housing).• Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).• A sequential test is required for site H20 (SA 9 Flooding).				
Outcome: <ul style="list-style-type: none">• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing.• The biodiversity impacts are covered by a separate Policy LPD 318: Protecting and Enhancing Biodiversity.• The site selection work has considered the mitigation recommendations including the landscape buffer.				

- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management.

Site Allocation in Newstead

Housing site (see map on page 167)

H22 Station Road (40 homes)

No change to the SA assessment previously reported in Appendix H of the Sustainability Appraisal Publication Draft (2016). The assessment has been updated to incorporate the SA findings from the Sustainability Appraisal Addendum 3 (2017) which results in no change to the SA conclusions.

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H22	++ • Newstead • Long term • Permanent	<p>One housing site allocated in Newstead for 40 new homes. This scores a major positive. The range and affordability of homes on site is not certain at this stage. It is considered that Newstead is unlikely to need to accommodate people on the housing register. The important role is to increase the housing supply and regenerate the area.</p> <p>It is considered there is a major positive effect in relation to the impact on housing in Newstead. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
2. Health	H22	+ • Newstead • Long term • Permanent	<p>There is no GP in the village. The site is within 30 minutes public transport time of existing GPs outside the village. The site is within 400 m of existing recreational open space.</p> <p>It is considered there is a minor positive effect in relation to the impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.</p>
3. Heritage and Design	H22	0 • No effect	<p>It is considered that the site has no impact upon the significance of heritage assets (including their settings). It is noted that the site is adjacent to a public house. Due to the relative distance between the site and the Scheduled</p>

				<p>Monuments, site H22 would not harm the setting of the Scheduled Monuments at Annesley or within Newstead Abbey.</p> <p>It is considered there is a neutral effect in relation to the impact on heritage and design.</p>
4. Crime	H22	0	<ul style="list-style-type: none"> No effect 	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
5. Social	H22	++	<ul style="list-style-type: none"> Newstead Long term Permanent 	<p>The site is within 400 m of existing community facilities – a post office, a community centre and a primary school – within the village.</p> <p>It is considered there is a major positive effect in relation to the impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
6. Environment, Biodiversity and Green Infrastructure	H22	-	<ul style="list-style-type: none"> Newstead Short term Temporary 	<p>The site contains no existing designations, open space or Tree Preservation Orders. The site is adjacent to existing open space. Recommendations have been made for appropriate mitigation which includes developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. It is unknown whether the development of the site would result in a net increase in biodiversity gain.</p> <p>It is considered there is a minor negative effect in relation to the impact on natural environment. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the open space adjacent to the site would be protected in the longer term.</p>
7. Landscape	H22	0	<ul style="list-style-type: none"> No effect 	The site has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The score in this table is based on the score used in the previous SA assessment on the reasonable alternative option. The score reflects the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation which includes retaining and enhancing group of mature trees (to the north of

				<p>the site) to provide a physical boundary between proposed development and adjacent social club.</p> <p>It is considered there is a neutral effect in relation to the impact on landscape.</p>
8. Natural Resources	H22	-	<ul style="list-style-type: none"> • Newstead • Long term • Permanent 	<p>The site would involve the loss of grazing land. It is considered the site would have no impact on air quality in terms of additional vehicles generating from the site. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>It is considered there is a minor negative effect in relation to the impact on natural resources. There would be long term and permanent loss of grazing land.</p>
9. Flooding	H22	-	<ul style="list-style-type: none"> • No effect 	<p>The site does not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is low risk of surface water flooding. No comments have been received from the Environment Agency regarding this site.</p> <p>It is considered there is a minor negative effect in relation to the impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H22	-	<ul style="list-style-type: none"> • Newstead • Long term • Permanent 	<p>The site would result in increased household waste. It is noted that there may be implications for the current recycling facility.</p> <p>It is considered there is a minor negative effect in relation to the impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
11. Energy and Climate Change	H22	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
12. Transport	H22	+	<ul style="list-style-type: none"> • Newstead • Long term • Permanent 	<p>The site is within approximately 400 m of existing bus stops on Hucknall Road. Bus services include The Threes (every 30 minutes) connecting to Nottingham City, Kirkby and Mansfield. The earliest bus to Nottingham City passes</p>

				<p>Newstead Triangle in the village at 5.33am and the last return bus is 11.30pm. The earliest bus to Kirkby passes Newstead Triangle in the village at 5.40am and the last return bus is 11.31pm. The site is adjacent to train station in the village connecting to Nottingham (hourly) and Worksop (hourly). The site is also within 400 m of a national cycle path. Although there are direct bus and train routes to Nottingham City and elsewhere for new residents to travel to work, the services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in Gedling Borough (and Ashfield District). It is noted that there is an existing business park within the village so there is good access to employment without the use of private car.</p> <p>It is considered there is a minor positive effect in relation to the impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks.</p>
13. Employment	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site would involve no loss of jobs. It is noted that the housing site is within close proximity to the business park in the village.</p> <p>It is considered there is a neutral effect in relation to the impact on job opportunities.</p>
14. Innovation	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site would involve no loss of office uses.</p> <p>It is considered there is a neutral effect in relation to the impact on innovation.</p>
15. Economic Structure	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site would involve no loss of employment, retail or mixed use land. It is noted that the housing site is within close proximity to the business park in the village.</p> <p>It is considered there is a neutral effect in relation to the impact on economic structure.</p>
Recommendations: <ul style="list-style-type: none"> Ensure a range and affordability of homes on site (SA 1 Housing). Extend site to include adjacent public house and enable development for re-use as residential or other use (SA 1 Housing and 				

Sa 3 Heritage and Design).

- Ensure that mitigation recommendations for landscape are implemented (SA 7 Landscape).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing.
- It has been agreed to amend the site boundary to include the adjacent public house.
- The site selection work has considered the mitigation recommendations including the landscape buffer.

Site Allocations in Woodborough

Housing sites (see map on page 168)

H23 Ash Grove (10 homes)

H24 Broad Close (15 homes) – **minor change of site boundary**

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H23	++	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent <p>The proposed modifications result in no increase in the number of homes and a minor extension only is proposed to the boundary for site H24 so there is no change to the SA score. The housing sites would provide a total of 25 new homes for Woodborough. Each site would provide at least 10 homes thus they all score major positive. Site H23 has planning permission for 12 homes (2005/0901) which consists of five x 3 bedroom bungalows, four x 2 bedroom bungalows and three x 3 bedroom split-level houses. The range and affordability of homes is not certain at this stage for site H24. The size of site H23 is small so there is a limited opportunity for affordable housing. Site H24 is for 15 homes which meets the threshold as set out in the Affordable Housing Supplementary Planning Document (2009).</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Woodborough. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H24	++	
2. Health	H23	+	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent <p>There is no GP in the village. Both sites are within 30 minutes public transport time of existing GPs outside the village. Comments received from Nottingham North & East CCG indicate that patients tend to travel to Calverton, Burton Joyce, Lowdham or Mapperley and a small increase in the number of additional patients does not warrant a new practice in the village. Both sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on</p>
	H24	+	

				health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.
3. Heritage and Design	H23	-	<ul style="list-style-type: none"> • Woodborough • Short term • Temporary 	<p>The proposed modifications result in a minor extension to site H24. The Impact of Possible Development Sites on Heritage Assets (2015) concludes that development on site H23 would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area. It is noted that heritage issues were not addressed during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002). Site H24 is made up of two reasonable alternative sites and the Impact of Possible Development Sites on Heritage Assets (2015) states the cumulative impact of developing both reasonable alternative sites would cause an impact on Woodborough Conservation Area. Recommendations have been made for appropriate mitigation. Site H23 would not harm the setting of the Scheduled Monuments at Fox Wood or Lambley.</p> <p>Overall, there is a negative effect in relation to the impact on cumulative heritage and design. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the heritage assets would be protected in the longer term.</p>
	H24	--		
4. Crime	H23	0	<ul style="list-style-type: none"> • No effect 	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H24	0		
5. Social	H23	+	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	<p>Site H23 is within 800 m of a village hall and a primary school within the village. Site H24 is within 400 m of a primary school within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H24	+		
6. Environment, Biodiversity and	H23	--	<ul style="list-style-type: none"> • Woodborough • Long term 	Site H23 is residential garden land and includes a moderately extensive area of woodland. Thus this scores a major negative. Heritage issues were not
	H24	-		

Green Infrastructure			<ul style="list-style-type: none"> • Permanent 	<p>addressed during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002). Site H24, including the minor change to the site boundary to the south, would involve the loss of natural and semi-natural land and a small part of the site is residential garden. Thus this scores a minor negative. Recommendations have been made for appropriate mitigation for both sites such as further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible and result in biodiversity gain. It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect on development on site H24 would be the long term and permanent loss of natural and semi natural land. Development on site H23 is likely to require the removal of the woodland so this would mean long term and permanent loss.</p>
7. Landscape	H23 H24	0 0	<ul style="list-style-type: none"> • No effect 	<p>The sites have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation for site H23 which includes strategic planting to the northern boundary of site to ensure screening from a rights of way network and retain and enhance vegetation (on the eastern side of the site) to contain site form potential views from the east. Landscape issues were not considered during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
8. Natural Resources	H23 H24	+ -	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	<p>Site H23 is part residential garden land and part undeveloped land. It is assumed the undeveloped land is non-agricultural soil. The proposed modifications result in a minor extension to site H24. A large part of site H24 is</p>

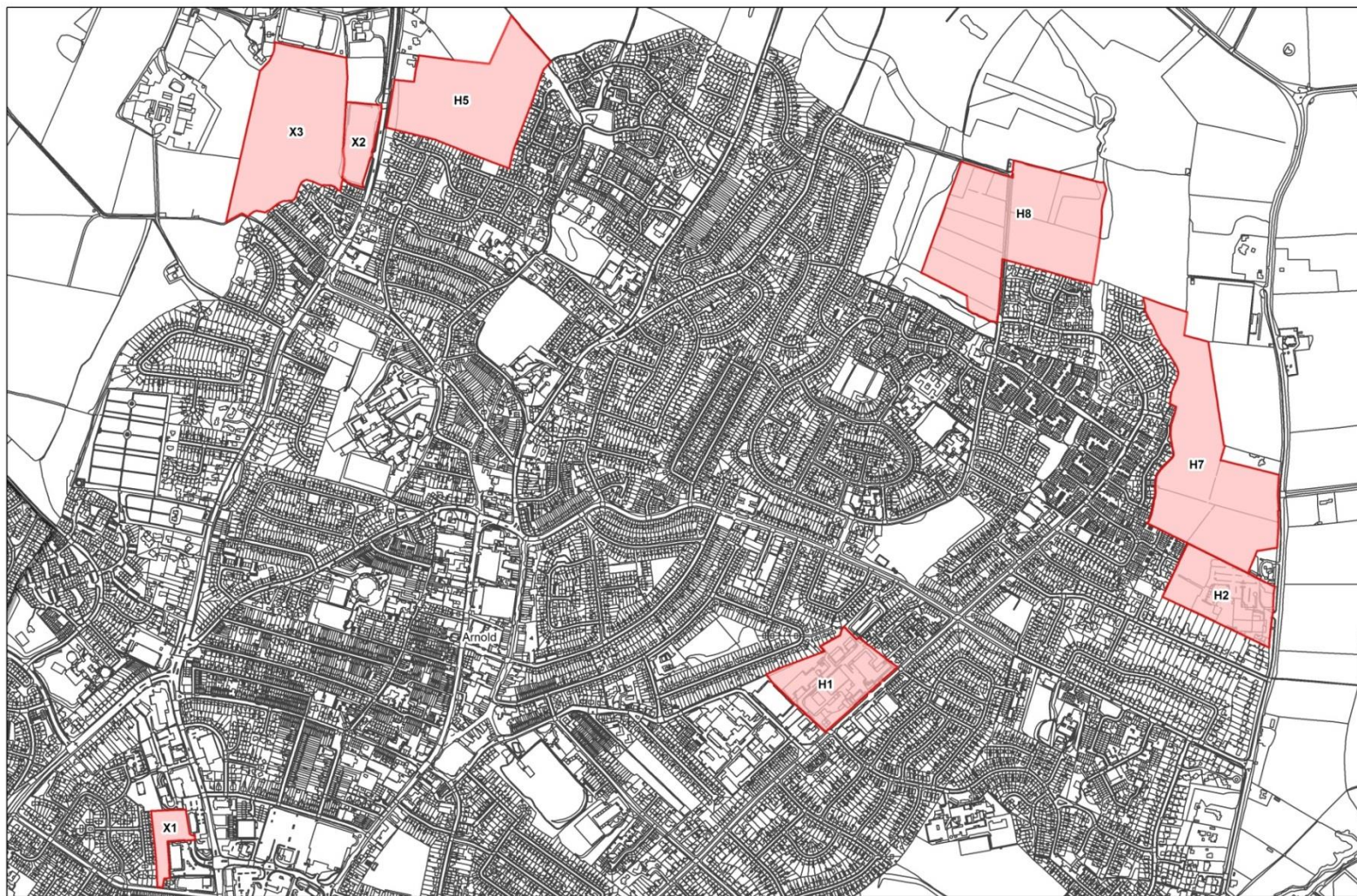
				<p>natural and semi-natural land and the remainder of the site is residential garden and roadside verge so this scores a minor negative. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a major negative effect in relation to the cumulative impact on natural resources. For site H24, there would be the long term and permanent loss of natural and semi-natural land.</p>
9. Flooding	H23	-	<ul style="list-style-type: none"> • Woodborough • Short term • Temporary 	<p>The sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue for both sites. According to the Local Lead Flood Authority, sites H23 and the extended H24 would be impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street. Comments received from the Environment Agency states that surface water disposal needs to be carefully considered to ensure that flood risk is not increased in the village and where possible provide an overall reduction in flood risk. A holistic approach to surface water management is required.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	H24	-		
10. Waste	H23	-	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	<p>The sites would result in increased household waste. It is noted that there may be implications for the current recycling facility.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H24	-		
11. Energy and Climate Change	H23	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency</p>
	H24	0		

				measures, which are unknown at this stage.
12. Transport	H23	+	<ul style="list-style-type: none">• Woodborough• Long term• Permanent	<p>All sites are within 400 m of existing bus stops on Main Street. Bus services include the No.47/47A/47B (depending on daytime – mostly hourly) connecting to Nottingham City and Lowdham. The earliest bus to Nottingham City passes the church in the village at 6.05am and the last return bus from Nottingham City is 23.05pm. Although there are direct bus routes to Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel. There is less range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p>
	H24	+		
13. Employment	H23	0	<ul style="list-style-type: none">• No effect	<p>The sites would involve no loss of jobs.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.</p>
	H24	0		
14. Innovation	H23	0	<ul style="list-style-type: none">• No effect	<p>The sites would involve no loss of office uses.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p>
	H24	0		
15. Economic Structure	H23	0	<ul style="list-style-type: none">• No effect	<p>The sites would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on economic structure.</p>
	H24	0		
Recommendations: <ul style="list-style-type: none">• Ensure a range and affordability of homes on site H24 (SA 1 Housing).• Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design).• Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).• Alternative means of access that does not involve access through Main Street is required and surface water disposal needs to be considered alongside a holistic approach to surface water management (SA 9 Flooding).				

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD 36: Affordable Housing.
- The site selection work has considered the impact on heritage assets. The impacts on heritage assets are covered by a separate policy LPD 26: Heritage Assets.
- The biodiversity impacts are covered by a separate Policy LPD 318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD 3: Managing Flood Risk and LPD 4: Surface Water Management. One of the two sites (H23) has existing planning permission so the alternative access to that site cannot be resolved.

MAP – Policy LPD 64: Housing Allocations – Urban Area (Map 1 of 3)



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

Gedling
Borough Council

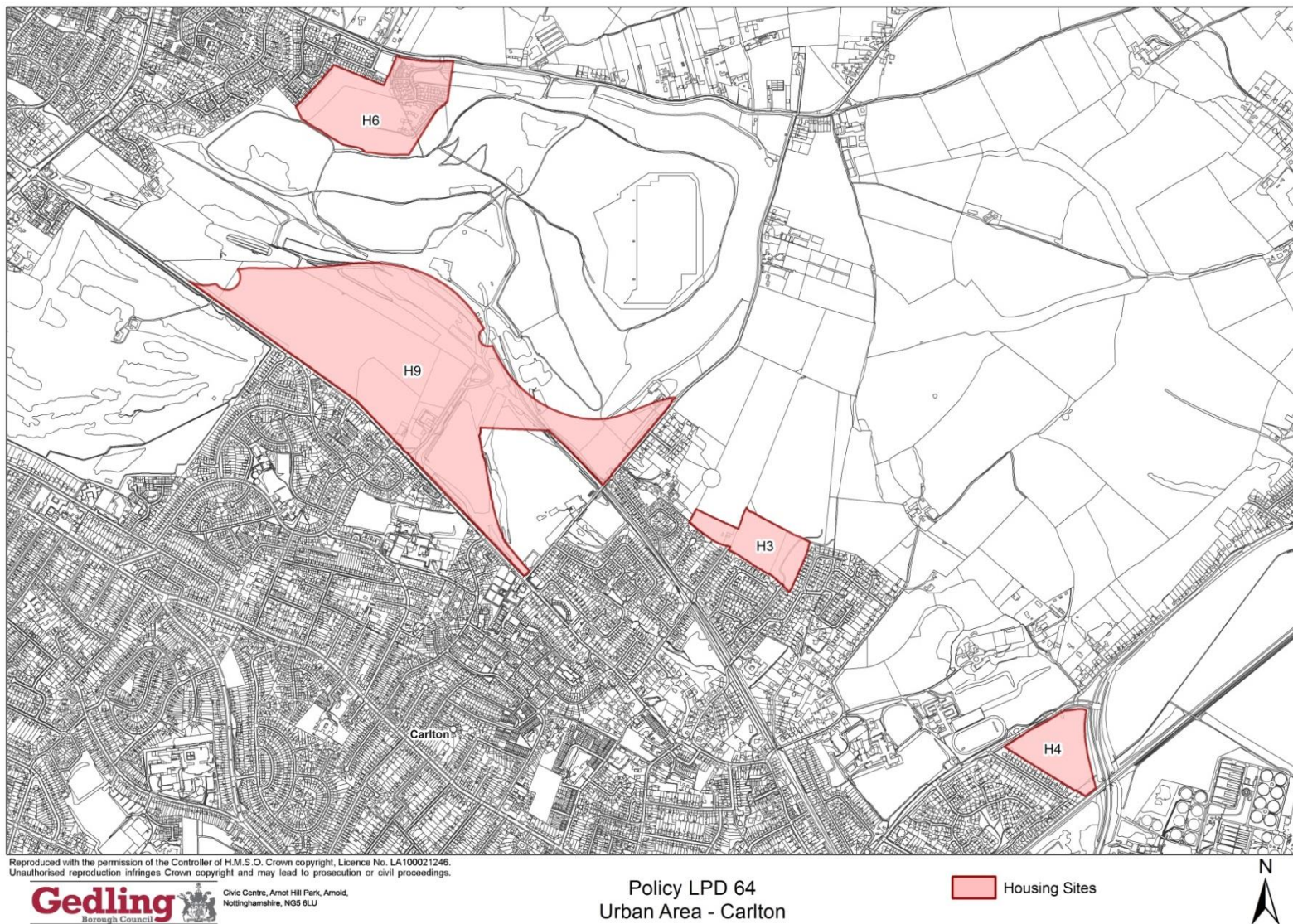
Civic Centre, Annot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 64
Urban Area - Arnold

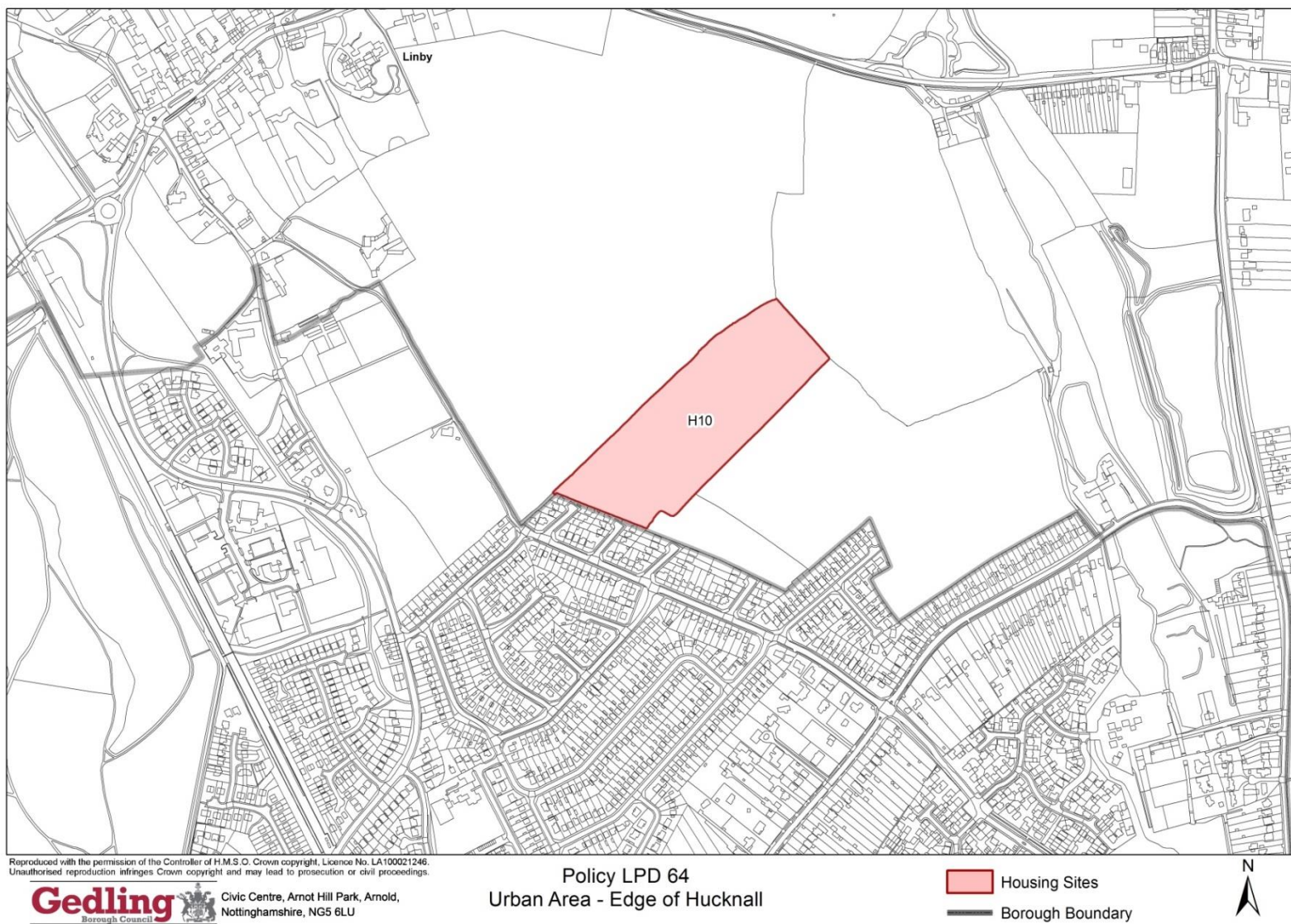
Housing Sites



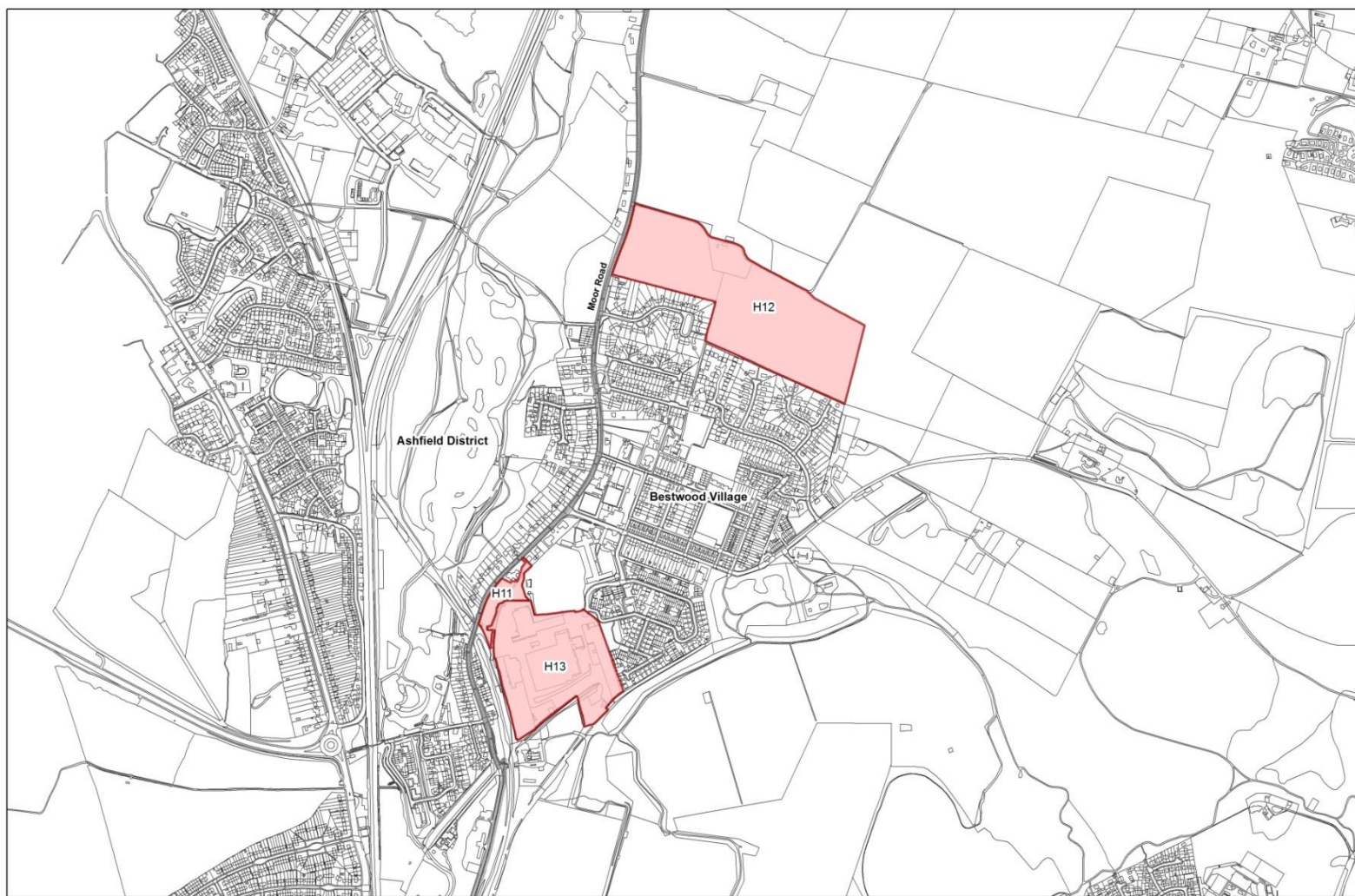
MAP – Policy LPD 64: Housing Allocations – Urban Area (Map 2 of 3)



MAP – Policy LPD 64: Housing Allocations – Urban Area (Map 3 of 3)



MAP – Policy LPD 65: Housing Allocations – Bestwood Village





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



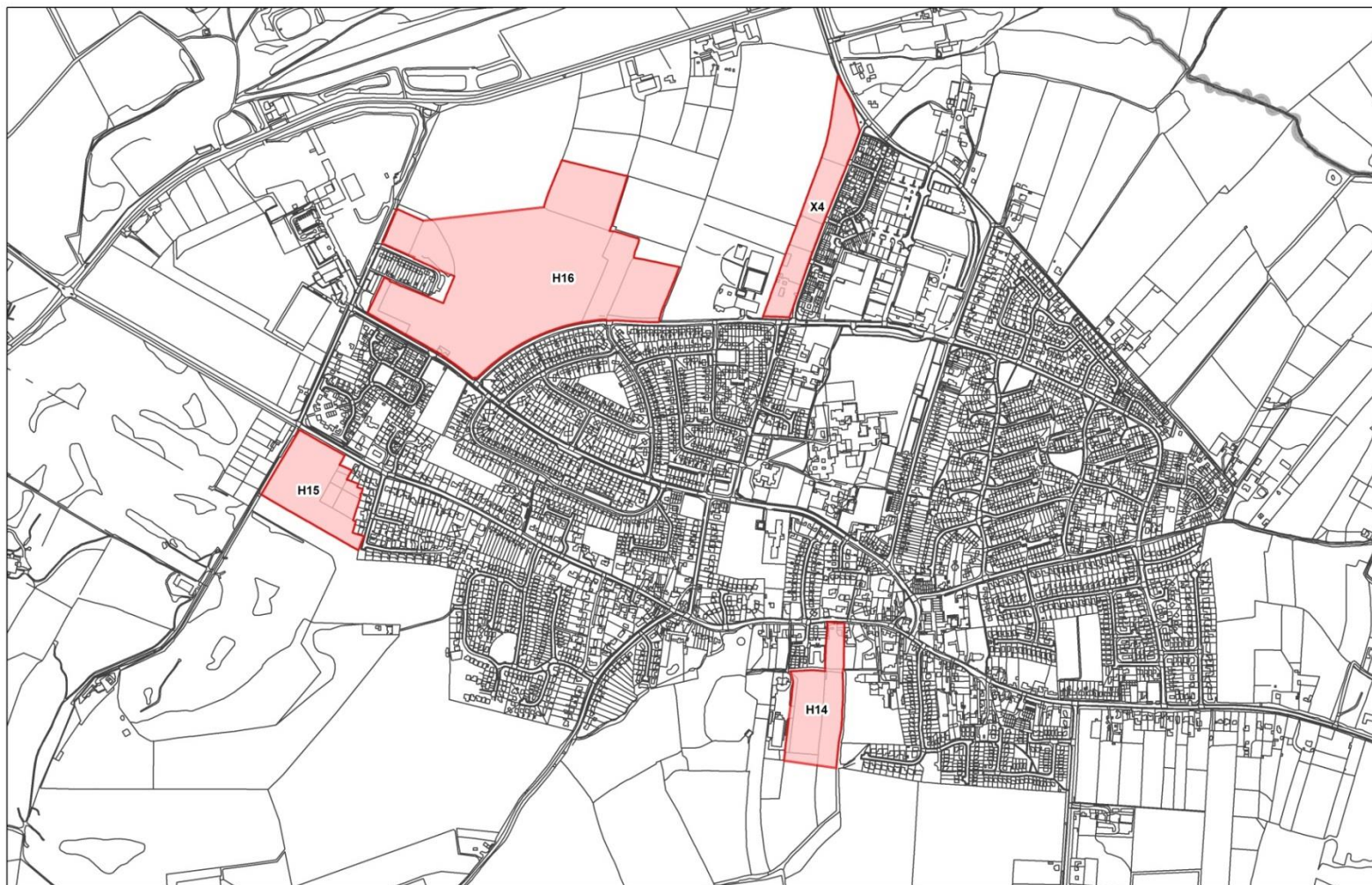
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 65
Bestwood Village

 Housing Sites
 Borough Boundary



MAP – Policy LPD 66: Housing Allocations – Calverton





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



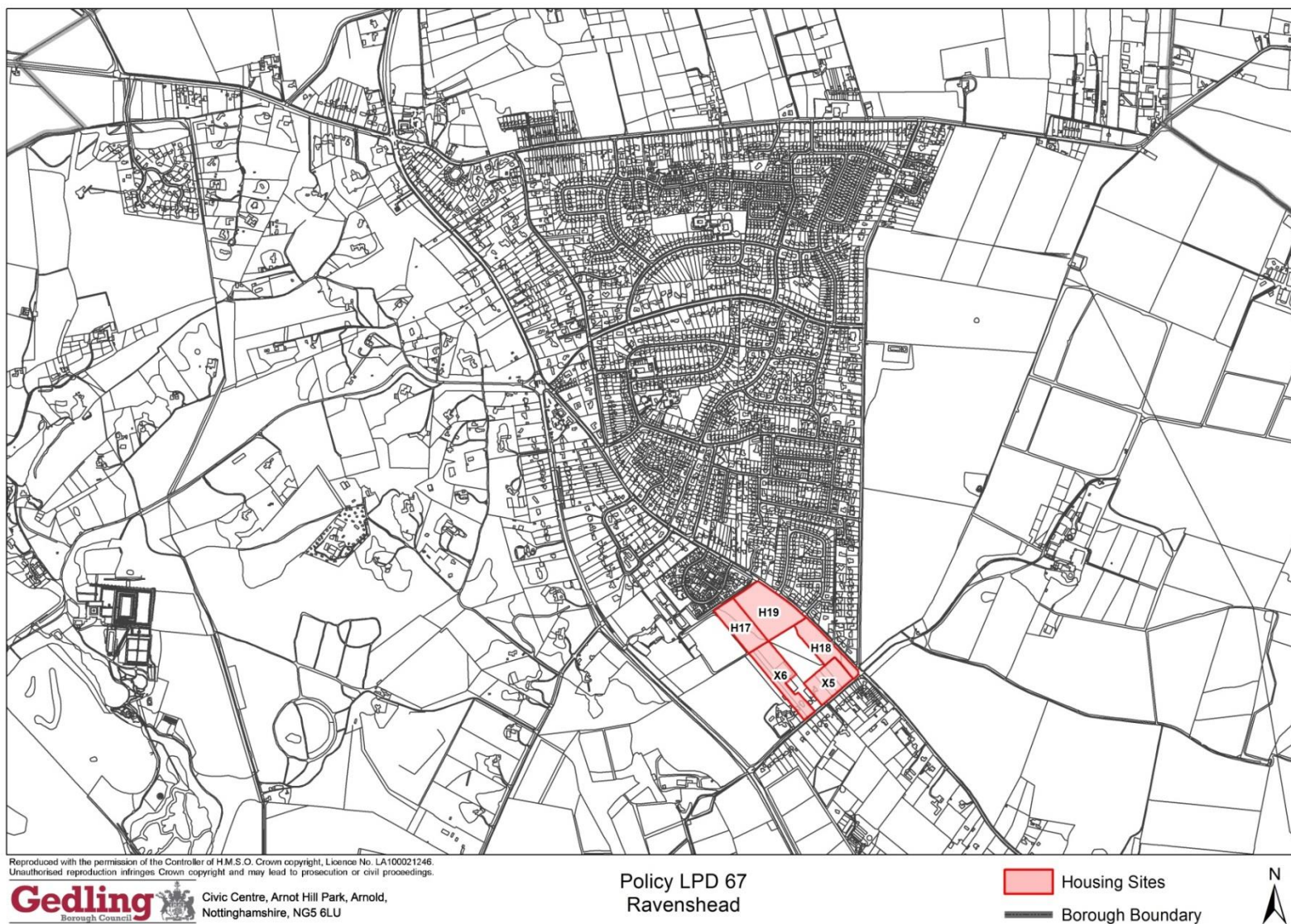
Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 66
Calverton

 Housing Sites
 Borough Boundary



MAP – Policy LPD 67: Housing Allocations – Ravenshead



MAP – Policy LPD 68: Housing Allocations – Burton Joyce





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



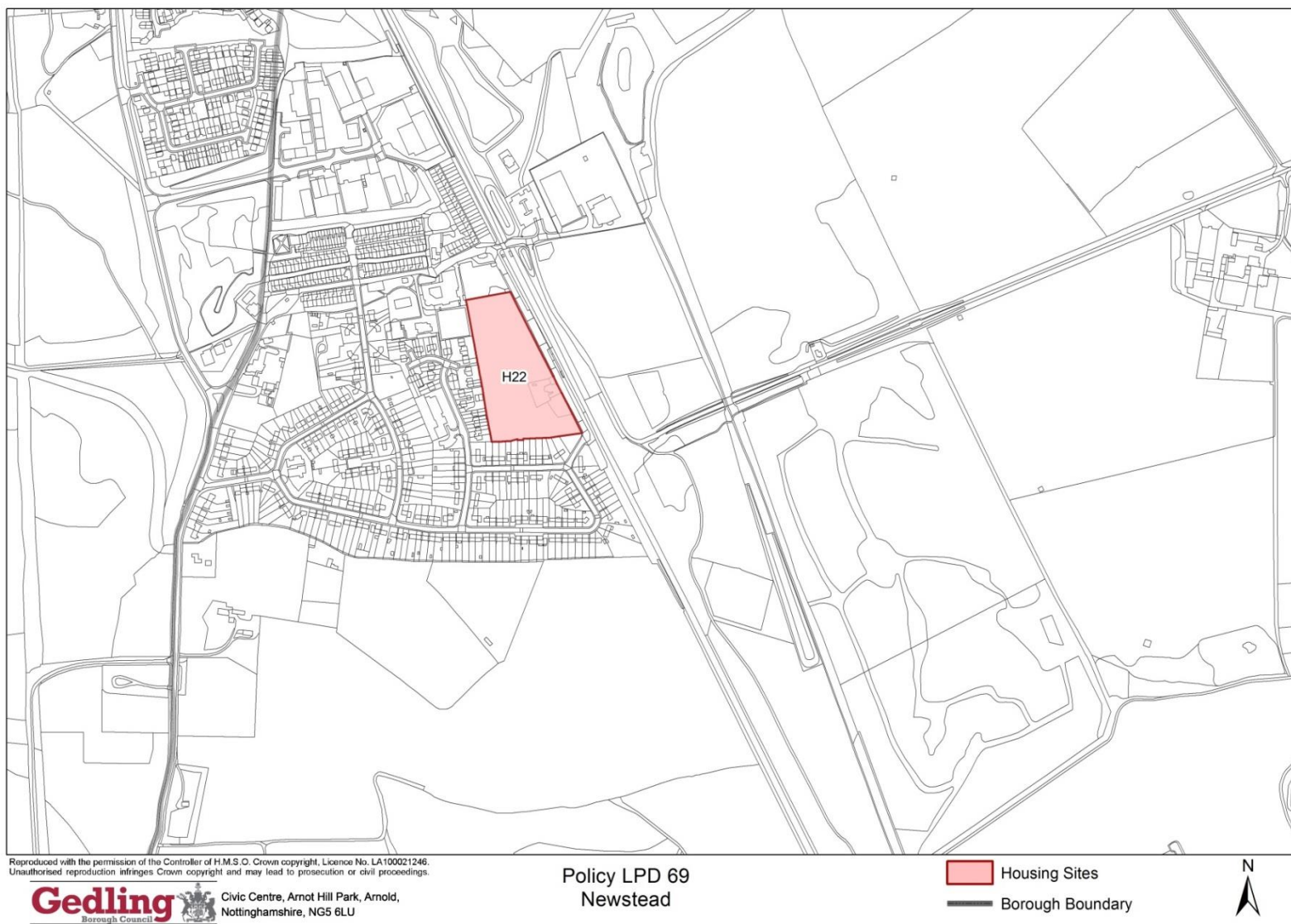
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Policy LPD 68
Burton Joyce

 Housing Sites
 Borough Boundary



MAP – Policy LPD 69: Housing Allocations – Newstead



MAP – Policy LPD 70: Housing Allocations – Woodborough





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



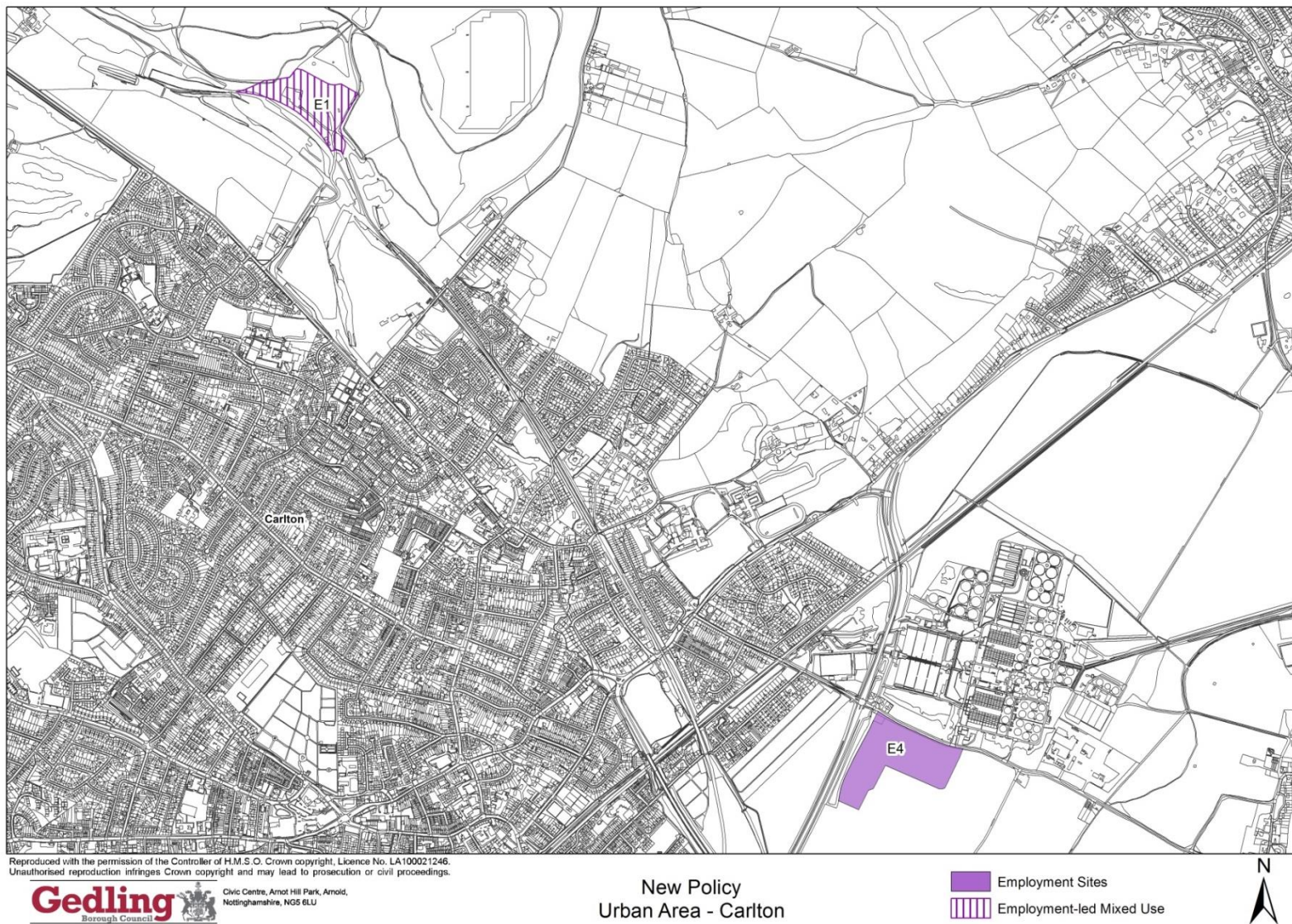
Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Policy LPD 70
Woodborough

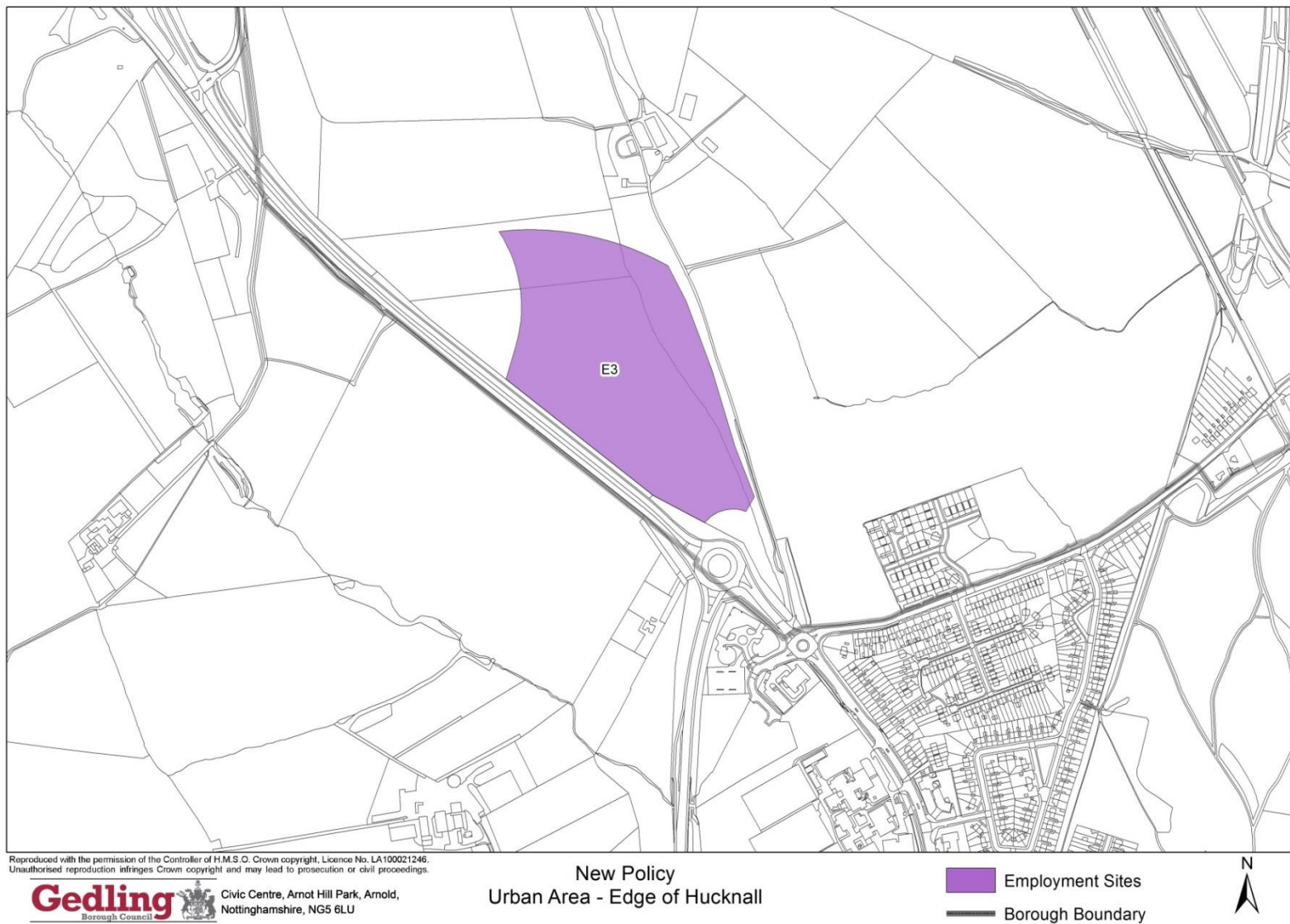
 Housing Sites
 Borough Boundary



MAP – New policy: Employment Allocations (Map 1 of 3)



MAP – New policy: Employment Allocations (Map 2 of 3)



MAP – New policy: Employment Allocations (Map 3 of 3)

