

# **Sustainability Appraisal Publication Draft**

## **Addendum 3: Review of SA Assessment on Reasonable Alternative Sites and Allocation Sites based on second heritage assessment**

Local Planning Document  
February 2017



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# **Addendum Report**

- 1.1 This is the third addendum to the Sustainability Appraisal 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.

## **Stages of Sustainability Appraisal**

- 1.3 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.
- 1.4 The Government's guidance identifies 5 stages of carrying out an SA. Table 2 of the Sustainability Appraisal Publication Draft set out the main stages of a Sustainability Appraisal. The Sustainability Appraisal Publication Draft covers Stages A, B and C of the SA process. Stage D represents the consultation stage, during which the Sustainability Appraisal Publication Draft was consulted on alongside the Local Planning Document Publication Draft between May and July 2016. The remaining stage E of the SA will be completed following adoption.
- 1.5 This addendum re-visits Stage B of the SA process.

## **Local Planning Document Publication Draft**

- 1.6 Consultation on the Local Planning Document Publication Draft 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 sites that had not been assessed previously and required further consideration.

## **Local Planning Document Submission**

- 1.7 The Local Planning Document and its accompanying Sustainability Appraisal (LPD/REG/11-20) were submitted to the Planning Inspectorate for examination on 17 October 2016. The Inspector's Initial Questions for the Council (EX/01) raised 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 policies LPD62 and LPD63 contained in Part B of the Local Planning Document.

## **Local Planning Document Hearing Sessions**

- 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, the heritage analysis excluded assessment of the three Scheduled Ancient Monuments that are located in the vicinity of Calverton and it was considered that the landscape assessment may have been constrained by a lack of local knowledge.
- 1.10 The Landscape and Visual Analysis of Potential Development Sites was an objective assessment carried out by qualified and experienced landscape architects using a methodology based on the 3rd version of the Landscape and Visual Impact Analysis Guidance produced by the Landscape Institute. As such it is considered that the analysis is robust and appropriate and enables a consistent assessment of sites across the Borough.
- 1.11 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. However, in view of the Inspector's specific questions under Matter 8d Calverton, the Council commissioned a second independent heritage assessment. 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.
- 1.12 This third addendum reviews the SA assessment of the reasonable alternative sites and site allocations using new information from the second heritage assessment to inform SA objective 3 (heritage and design).

## **Methodology**

- 1.13 The SA assessment of the reasonable alternative sites and site allocations in Appendices C, D, E, F and H of the Sustainability Appraisal and the October 2016 Addendum were reviewed using the same approach used for the previous SA assessment.

## **Information used to review the SA assessment**

- 1.14 The new source of information used for the review of the SA assessment of the reasonable alternative sites and site allocations has been used for the SA assessment is as follows:-

### SA objective 3 – second heritage assessment

1.15 The Council commissioned a second heritage assessment to consider the potential impact on Scheduled Monuments which was used to review the SA assessment. The Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017) considers the impact of the development of the reasonable alternative sites and site allocations on Scheduled Monuments both within Gedling Borough and in the neighbouring authorities within 1 km of the Borough boundary.

### **SA Assessment of Reasonable Alternative Sites**

1.16 All reasonable alternative sites for housing and employment in Appendices C, D, E and F of the Sustainability Appraisal and the October 2016 Addendum have been reviewed to consider the findings from the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017).

1.17 Tables 1, 2 and 3 identifies those which the findings would change the SA assessment. The word “discounted” meant that the site has been discounted for having no impact on the setting of Schedule Monuments.

**Table 1: Reasonable alternative sites for housing (Appendices C, D and E)**

Ref	Site Name <sup>1</sup>	Locality	Conclusion
6/18	Rolleston Drive (NCC Offices)	Arnold	Discounted.
6/24	Sherbrook Road/Prior Road	Arnold	Discounted.
6/25	Brookfield Road/Rolleston Drive	Arnold	Discounted.
6/48	Lodge Farm Lane	Arnold	Discounted.
6/49	Brookfields Garden Centre	Arnold	Discounted.
6/50	Killisick Lane	Arnold	Discounted.
6/51	Howbeck Road (Land East)	Arnold	Discounted.
6/455	New Farm (Site B)	Arnold	Discounted.
6/458	New Farm (Site D)	Arnold	Discounted.
6/462	New Farm (Site E)	Arnold	Change SA score from neutral to minor negative as the reduction of the present open break between Arnold and Calverton has the potential to affect the open setting of the Scheduled Monument at Cockpit Hill. Impact would be low thus a minor negative score.
6/466	New Farm (SUE)	Arnold	Discounted.
6/477	Daybrook Laundry	Arnold	Discounted.

<sup>1</sup> The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

Ref	Site Name <sup>1</sup>	Locality	Conclusion
6/479	Metallifactory Ltd	Arnold	Discounted.
6/667	Sir John Robinson House	Arnold	Discounted.
6/668	Land Off Mapperley Plains	Arnold	Discounted.
6/671	Extension of Howbeck Road	Arnold	Discounted.
6/768	B and Q Unit Mansfield Road	Arnold	Discounted.
6/778	Land to the west of the A60 Redhill	Arnold	Discounted.
6/871	Killisick Lane (GBC Site 1)	Arnold	Discounted.
6/872	Killisick Lane (GBC Site 2)	Arnold	Discounted.
6/873	Killisick Lane (GBC Site 3)	Arnold	Discounted.
A2	Lodge Farm Lane Phase 2	Arnold	Discounted.
6/12	Lambley Lane (Adj Glebe Farm)	Carlton	Discounted.
6/13	Lambley Lane/Spring Lane	Carlton	Discounted.
6/52	Spring Lane	Carlton	Discounted.
6/131	Gedling Colliery/Chase Farm	Carlton	Discounted.
6/260	Sol Construction Ltd	Carlton	Discounted.
6/457	Lambley Lane (Adj Glebe Farm View)	Carlton	Discounted.
6/459	Lambley Lane (Willow Farm)	Carlton	Discounted.
6/542	Linden Grove	Carlton	Discounted.
6/658	Mapperley Golf Course	Carlton	Discounted.
6/767	Spring Lane (156)	Carlton	Discounted.
6/860	Trent Valley Road A612 (Land Adj Railway)	Carlton	Discounted.
6/460	Hayden Lane	Hucknall	Discounted.
6/20	Bestwood Business Park	Bestwood Village	Discounted.
6/27	Westhouse Farm	Bestwood Village	Discounted.
6/28	Broad Valley Farm	Bestwood Village	No change to SA score (major negative) as first heritage assessment includes the impact on Bestwood Colliery Engine House Scheduled Monument. The second heritage assessment states the development would obstruct the existing views of the Scheduled Monument over open agricultural land and reduce its relative visual and physical detachment from the main built-up framework of the village.

Ref	Site Name <sup>1</sup>	Locality	Conclusion
6/484	The Sycamores	Bestwood Village	Discounted.
6/33	Hollinwood Lane/Long West Croft	Calverton	Discounted.
6/35	Mansfield Lane (Flatts Hill)	Calverton	Change SA score from minor negative to major negative. The SA assessment originally scored minor negative in the light of the first heritage assessment due to the impact on the wider setting of the Listed Building Grade II Lodge Farm. The second heritage assessment notes there are two Roman camps Scheduled Monument 350m north east of Lodge Farm.
6/36	Lampwood Close	Calverton	Discounted.
6/37	Long Acre Lodge	Calverton	No change to SA score as the second heritage assessment concludes the site could be developed without any harm.
6/45	Georges Lane/Gorse Close	Calverton	No change to SA score as already scored minor negative in the light of the first heritage assessment due to the impact on the Conservation Area. The second heritage assessment considers that the extension of built development into this area may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill.
6/47	Park Road/Hollinwood Lane	Calverton	Change SA score from neutral to minor negative. The second heritage assessment concludes that

Ref	Site Name <sup>1</sup>	Locality	Conclusion
			development on northern part of the site would significantly reduce the present open and rural edge of Calverton and encroach upon the more remote rural setting of the Roman Camps Schedule Monument.
6/130	Dark Lane	Calverton	Discounted.
6/289	Bottom Farm	Calverton	Discounted.
6/540	Land to the South of Crookdole Lane	Calverton	Discounted.
6/544	Main Street/Hollinwood Lane (Land Adj To)	Calverton	Discounted.
6/587	Mansfield Lane (Whitehaven Farm)	Calverton	Discounted.
6/588	Mansfield Lane (250)	Calverton	Discounted.
6/649	Woods Lane	Calverton	Discounted.
6/661	Land at Broom Farm	Calverton	Discounted.
6/662	Hollinwood Lane/North Green	Calverton	Discounted.
6/664	Calverton Miners Welfare, land adj Hollinwood Lane	Calverton	Discounted.
6/665	Warren Place	Calverton	Change SA score from neutral to major negative. The second heritage assessment concludes that development on the site would significantly reduce the present open and rural edge of Calverton and encroach upon the more remote rural setting of the Roman Camps Schedule Monument.
6/686	The Cherry Tree	Calverton	Discounted.
6/770	Land at Collyer Road	Calverton	Discounted.
6/772	Broom Farm, Mansfield Lane	Calverton	Discounted.
6/774	Borrowside Farm Bonnerhill (Site A)	Calverton	Discounted.
6/775	Borrowside Farm Bonnerhill (Site B)	Calverton	Discounted.
6/780	Ramsdale Park Golf Course	Calverton	No change to SA score as already scored major negative in the light of the first heritage



Ref	Site Name <sup>1</sup>	Locality	Conclusion
			assessment due to impact on the Listed Building. The second heritage assessment concludes that the extension of built development into this area may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill.
6/834	Woodview Farm	Calverton	Discounted.
6/921	Shire Farm, Calverton	Calverton	Change SA score from minor negative to major negative. The SA assessment originally scored minor negative in the light of the first heritage assessment due to the impact on the wider setting of the Listed Building Grade II Lodge Farm. The second heritage assessment notes there are two Roman camps Scheduled Monument 350m north east of Lodge Farm.
6/39	Longdale Lane/Kighill Lane	Ravenshead	Discounted.
6/86	Larch Farm Public House	Ravenshead	Discounted.
6/536	Nottingham Road (183)	Ravenshead	Discounted.
6/648	Land at Beech Avenue/Fishpool	Ravenshead	Discounted.
6/659	Main Road (9 & 11, Land Adj To)	Ravenshead	Discounted.
6/669	Kighill Lane (18)	Ravenshead	Discounted.
6/670	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)	Ravenshead	Discounted.
6/841	Land at Kighill Lane	Ravenshead	Discounted.
6/843	26 Kighill Lane Site 2 (land rear of)	Ravenshead	Discounted.
6/845	28 Kighill Lane Site 1	Ravenshead	Discounted.
6/919	Silverland Farm (Ricket Lane, Site A)	Ravenshead	Change SA score from neutral to minor negative as the extension of built development towards

Ref	Site Name <sup>1</sup>	Locality	Conclusion
			and onto the ridge line (to the north of Ravenshead) would be a particularly prominent skyline feature when viewed from the north that will encroach on the relatively open and remote rural setting of the Monument at Foundation Dale moat having a moderate impact on its rural setting.
6/920	Silverland Farm (Ricket Lane, Site B)	Ravenshead	Change SA score from neutral to minor negative as the extension of built development towards and onto the ridge line (to the north of Ravenshead) would be a particularly prominent skyline feature when viewed from the north that will encroach on the relatively open and remote rural setting of the Monument at Foundation Dale moat having a moderate impact on its rural setting.
6/29	Lambley Lane (23)	Burton Joyce	Discounted.
6/30	Woodside Road (Land Off)	Burton Joyce	Discounted.
6/31	Hillside Farm	Burton Joyce	Discounted.
6/469	Millfield Close (Safeguarded Land)	Burton Joyce	Discounted.
6/537	Land to the North of Orchard Close	Burton Joyce	Discounted.
6/539	Glebe Farm (Burton Joyce)	Burton Joyce	Discounted.
6/923	Orchard Close/Hillside Drive (land to the north of)	Burton Joyce	Discounted.
6/538	Land Off Spring Lane	Lambley	Discounted.
6/672	Land adj Steeles Way/Orchard Rise	Lambley	Discounted.
6/831	Catfoot Lane	Lambley	Discounted.
6/838	Stables - Site A	Lambley	Discounted.
6/839	Spring Lane (Land Off) - Site B	Lambley	Discounted.

Ref	Site Name <sup>1</sup>	Locality	Conclusion
6/917	Catfoot Lane (land adj Orchard Rise/Steels Way)	Lambley	Discounted.
A1	Hill Close Farm, Lambley	Lambley	Discounted.
6/535	Greenacres	Linby	Discounted.
6/132	Newstead Sports Ground	Newstead	Discounted.
6/924	Land South of Newstead	Newstead	Discounted.
A3	North of Altham Lodge	Papplewick	Discounted.
6/586	Stoke Bardolph Farm and Land	Stoke Bardolph	Discounted.
6/874	Long Meadow Farm (Site A)	Woodborough	Discounted.
6/875	Long Meadow Farm (Site B)	Woodborough	Discounted.
6/876	Long Meadow Farm (Site C)	Woodborough	Discounted.
6/196	Ash Grove	Woodborough	Discounted.
6/42	Lowdham Lane	Woodborough	Discounted.
6/43	Old Manor Farm (Land adj to)	Woodborough	Discounted.
6/44	Bank Hill	Woodborough	Discounted.
6/660	Land South of Smalls Croft	Woodborough	Discounted.
6/762	Land at Grimesmoor Farm Shelt Hill (Phase 1)	Woodborough	Discounted.
6/763	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)	Woodborough	Discounted.
6/776	Land at Broad Close/Private Road	Woodborough	Discounted.
6/777	Land on Shelt Hill adj 67	Woodborough	Discounted.
6/826	Main Street/ Taylors Croft (land)	Woodborough	Discounted.
6/827	Lingwood Lane (land adj Rose Marie cottage)	Woodborough	Discounted.
6/828	Park Avenue (land south of)	Woodborough	Discounted.
6/832	109 Main Street	Woodborough	Discounted.
6/833	111 Main Street	Woodborough	Discounted.
6/835	40 Shelt Hill	Woodborough	Discounted.
6/836	Main Street (119)	Woodborough	Discounted.
6/840	Plemont	Woodborough	Discounted.

**Table 2: Reasonable alternative sites for employment (Appendix F)**

Ref	Site Name <sup>2</sup>	Locality	Conclusion
6/21	Arnold Lane (Gedling Colliery)	Carlton	Discounted.
6/35 / 6/37	Long Acre Lodge/Mansfield Lane (Flatts Hill)	Calverton	Change SA score from minor negative to major negative. The SA assessment originally scored minor negative in the light of the first heritage assessment

<sup>2</sup> The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

			due to the impact on the wider setting of the Listed Building Grade II Lodge Farm. The second heritage assessment notes there are two Roman camps Scheduled Monument 350m north east of Lodge Farm.
6/47	Park Road/Hollinwood Lane	Calverton	Change SA score from neutral to minor negative. The second heritage assessment concludes that development on northern part of the site would significantly reduce the present open and rural edge of Calverton and encroach upon the more remote rural setting of the Roman Camps Schedule Monument.
6/858	Hoyle Road Calverton Business Park (Land)	Calverton	Discounted.

**Table 3: Alternative sites to the site allocations for housing (Addendum)**

Ref	Site Name <sup>3</sup>	Locality	Conclusion
	North of Bestwood Lodge Drive	Arnold	Discounted.
	22 Kighill Lane	Ravenshead	Discounted.
	Steeles Way/Orchard Rise	Lambley	Discounted.

### **SA Assessment of Site Allocations for Housing and Employment**

1.18 The site allocations in Appendix H of the Sustainability Appraisal have been reviewed to consider the findings from the Assessment of Impact of LPD Development Sites on Scheduled Monuments (2017).

1.19 For the urban area, the assessment concludes that the allocation sites H2, H5, H7 and H8 would not harm the setting or overall significance of the Scheduled Monuments at Fox Wood or Cockpit Hill and the allocation sites H3, H4, H9 and E1 would not harm the setting of the Scheduled Monuments at Lambley or Shelford. Allocation site H1 is located within the existing urban area surrounded by existing residential development and thus would not impact on the setting of any Scheduled Monuments. Allocation site H6 is currently under

<sup>3</sup> The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

construction and the permission has determined that the development of this site would have no impact on any local designated heritage assets and no further consideration was given to the site.

- 1.20 For allocation site H10 on the edge of Hucknall, the assessment notes there are two Scheduled Monuments in Linby (the Bottom Cross and Top Cross), which are contained within the existing village framework, and concludes that there are no visual associations between the allocation site H10 and these Monuments.
- 1.21 For Bestwood Village, the assessment concludes that the allocation sites H11, H12 and H13 would not harm the setting of the Scheduled Monument at Bestwood Colliery Engine House.
- 1.22 For Calverton, the assessment notes there are three Monuments to the north and south of the village of Calverton. The allocation site E2 is located within the existing employment area and thus would not impact on the setting of any Scheduled Monuments. Allocation site H14 is currently under construction and the permission has determined that the development of the site would have no impact on any local designated heritage assets and no further consideration was given to the site. For allocation site H15, the assessment concludes, as a result of the local topography and because of the relative distance between the site and the Scheduled Monument, that the site would not harm the setting or overall significance of the Scheduled Monument at Cockpit Hill. For allocation site H16, the assessment concludes, as a result of the relative distance between the Park Road site and the Roman Camps Scheduled Monument, there are no direct visual associations between the site and the Scheduled Monument, thus the site would not harm the setting or overall significance of the Roman Camps Scheduled Monument.
- 1.23 For Ravenshead, the assessment concludes that the allocation sites H17, H18 and H19 would not harm the setting of the Scheduled Monuments at Newstead Abbey or Fountain Dale moat.
- 1.24 For Burton Joyce, the assessment concludes that the allocation site H20 would not harm the setting of the Scheduled Monuments at Shelford and the allocation site H21 would not harm the setting of the Scheduled Monuments at Lambley or Shelford. For Newstead, the assessment concludes that, as a result of the relative distance between the site and the Scheduled Monuments, the allocation site H22 would not harm the setting of the Scheduled Monuments at Annesley or within Newstead Abbey. For Woodborough, the permission for the allocation site H23 has determined that the development of this site would have no impact on any local designated heritage assets and no further consideration was given to the site. The assessment concludes that the allocation site H23 in Woodborough would not harm the setting of the Scheduled Monuments at Fox Wood or Lambley.

**Table 4: Site allocations for housing and employment (Appendix H)**

<b>Ref</b>	<b>Allocation Name</b>	<b>Locality</b>	<b>Conclusion</b>
H1	Rolleston Drive	Arnold	No harm.

H2	Brookfields Garden Centre	Arnold	No harm.
H3	Willow Farm	Carlton	No harm.
H4	Linden Grove	Carlton	No harm.
H5	Lodge Farm Lane	Arnold	No harm.
H6	Spring Lane	Carlton	No further consideration.
H7	Howbeck Road/Mapperley Plains	Arnold	No harm.
H8	Killisick Lane	Arnold	No harm.
H9	Gedling Colliery/Chase Farm	Carlton	No harm.
E1	Gedling Colliery/Chase Farm	Carlton	No harm.
H10	Hayden Lane	Hucknall	No harm.
H11	The Sycamores	Bestwood Village	No harm.
H12	Westhouse Farm	Bestwood Village	No harm.
H13	Bestwood Business Park	Bestwood Village	No harm.
H14	Dark Lane	Calverton	No further consideration.
H15	Main Street	Calverton	No harm.
H16	Park Road	Calverton	No harm.
E2	Hillcrest Park	Calverton	No harm.
H17	Longdale Lane A	Ravenshead	No harm.
H18	Longdale Lane B	Ravenshead	No harm.
H19	Longdale Lane C	Ravenshead	No harm.
H20	Mill Field Close <sup>4</sup>	Burton Joyce	No harm.
H21	Orchard Close	Burton Joyce	No harm.
H22	Station Road	Newstead	No harm.
H23	Ash Grove	Woodborough	No harm.
H24	Broad Close	Woodborough	No harm.

## **Conclusions**

1.25 Stages A, B, C and D of the Sustainability Appraisal process have already been undertaken. This third addendum re-visits Stage B of the SA process. The purpose of the addendum is to assess the potential impact of the reasonable alternative sites and site allocations contained within the publication draft of the Local Planning Document on Scheduled Monuments.

1.26 The remaining Stage E of the Sustainability Appraisal will be completed at the adoption stage.

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<sup>4</sup> The name has now been corrected to read Mill Field Close.