

# **Site Selection Document**

## **Addendum**



**October 2016**

## 1.0 Introduction

- 1.1 As part of making decisions about which sites are to be allocated it is important to have regard to any 'Reasonable Alternatives'. These are sites which are located close to existing built up areas and are generally suitable for residential development. In order to assess which of these sites will be allocated for development consideration needs to be given to a wide range of factors including:
- Landscape and visual impact;
  - Historic Environment;
  - Green Belt;
  - Flooding;
  - Biodiversity; and
  - Infrastructure.
- 1.3 To ensure that the sites that were included in the Publication Draft of the Local Planning Document were identified in a transparent and objective way a Site Selection Document was prepared. A two stage process was used to determine whether the site could be allocated and then whether the site should be allocated in preference to other Reasonable Alternatives so that the housing requirement for the particular part of the Borough in which the site is located was met. The Site Selection Document was informed by a range of background documents including the Sustainability Appraisal, SHLAA, Landscape & Visual Analysis and highway assessments.
- 1.4 The formal period of representations on the Publication Draft of the Local Planning Document was held between May and July 2016. Through this a number of alternatives to the proposed allocations were put forward. These include sites that have been considered through the original Site Selection document, variations on sites that have been previously considered and new sites not previously considered. They have been identified by a mixture of landowners, developers and local residents.
- 1.5 In order to ensure that consideration is given to all reasonable alternatives this addendum to the Site Selection Document has been prepared. It identifies those sites put forward through the period of representations which require consideration and then undertakes the required assessments (including the Sustainability Appraisal). The results of this document will be used to inform the response of the Borough Council to the representations and any changes to the Local Planning Document prior to submission.

## 2.0 Alternative Sites Promoted

- 2.1 Table 1 below sets out the sites that have been promoted through the consultation and whether they require consideration as part of this addendum.

Table 1 – List of Sites Promoted			
Ref	Site Name	Comparison to Sites already considered	Conclusion
1	North of Stockings Farm, Arnold	Covers half of site A2 and also forms part of reasonable alternative site 6/462.	The site was not considered for allocation due to the lack of defensible Green Belt boundaries; this has not altered with the reduced site.  No further assessment required.
2	North of Bestwood Lodge Drive, Arnold	Proposed area for development forms a smaller part of site 6/466.	Whilst the area for development has been assessed as part of a larger site there is a substantial difference between the size and potential access arrangements of the site now put forward. As such it is considered necessary to assess the site.
3	West of A60 and Metallifactory, Arnold	This is site 6/778. Access to the site would be via the Metallifactory site (6/479).	Previously considered – no further assessment required.
4	Metallifactory, Arnold	This is site 6/479.	Previously considered – no further assessment required.
5	Willow Farm Extension, Carlton	Extension to the site H3. Substantially covered by site 6/459	Previously considered – no further assessment required.
6	Main Street Extension, Calverton	Extension to the site allocation H15. Extended area forms part of the site 6/33.	Previously considered – no further assessment required.
7	Park Road Extension, Calverton	Extension to the site allocation H16.	Previously considered – no further assessment required.
8	Woods Lane, Calverton	This is site 6/649	Previously considered – no further assessment required.
9	250 Mansfield Lane, Calverton	This is site 6/588	Previously considered – no further assessment required.

10	Flatts Lane, Calverton	Consists of sites 6/35 and part of 6/37.	Previously considered – no further assessment required.
11	Beech Avenue, Ravenshead	This is site 6/648.	Previously considered – no further assessment required.
12	183 Nottingham Road, Ravenshead	This is site 6/536 to be allocated.	Previously considered – no further assessment required.
13a	North side of Kighill Lane (Site A), Ravenshead	Site A is made up of sites 6/843 and 6/845.	Site A is made up of sites that have been previously considered – no further assessment is necessary.
13b	North side of Kighill Lane (Site B), Ravenshead	Site B is made up of sites 6/669, 6/841 and 22 Kighill Lane.	Site B includes a new site which has not been previously considered (22 Kighill Lane). It is necessary to assess this site. No further assessment is necessary of the other sites.
14	South side of Kighill Lane, Ravenshead	Forms part of site 6/670.	Previously considered – no further assessment required.
15	Orchard Close Extension, Burton Joyce	Extension to site H21. This is site 6/31.	Previously considered – no further assessment required.
16	Glebe Farm, Burton Joyce	This is site 6/539 but includes access via Woodside Road through the adjacent woodland (site 6/30).	Previously considered – no further assessment required.
17	Steeles Way/ Orchard Rise, Lambley	Includes the whole of site 6/672 and part of site 6/831.	In size terms the site falls between the two reasonable alternatives that have previously been considered. As such it is considered necessary to assess the site.
18	Catfoot Lane, Lambley	This is site A1 to be allocated.	Previously considered – no further assessment required.

19	Grimesmoor Farm, Woodborough	These are sites 6/762 and 6/763.	Previously considered – no further assessment required.
20	Shelt Hill, Woodborough	This is site 6/777 with a reduction from 32 to 15 homes.	While a reduction in the number of homes there remain issues of impact on the Green Belt and ribbon development which would not be overcome.  No further assessment required.
21	Park Avenue, Woodborough	This is site 6/828	Previously considered – no further assessment required.

2.2 Three sites require further assessment. These are

- North of Bestwood Lodge Drive, Arnold;
- 22 Kighill Lane, Ravenshead; and
- Steeles Way/Orchard Rise, Lambley.

2.4 These three sites meet the criteria for consideration as Reasonable Alternatives set out in paragraph 2.3 of the Site Selection Document – Main Report (May 2016). Maps of the sites identified in Table 1 are provided below.

### 3.0 How Assessed

3.1 The Site Selection Document brought together information from a range of sources and presented the findings in a schedule. The same approach will be taken to the three additional sites to be assessed. Existing information will be used where available and new assessments made where required.

3.2 In some cases external consultants were appointed by the Borough Council to assess the impact of sites. Due to time constraints, it has not been possible for the consultants to be re-appointed to undertake assessment of the additional sites. However, it is considered that, given that the two of the three sites are part of larger sites that have already been assessed and the third is close to a number of other sites that have already been assessed, the information that is already available will enable robust assessments of the likely impact on these matters.

3.3 Table 2 below sets out the information required, the original sources of information (taken from paragraph 3.4 of the Site Selection Document – Main Report (May 2016)) and the sources used to produce the information in this Addendum.

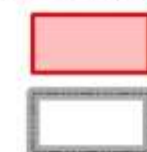
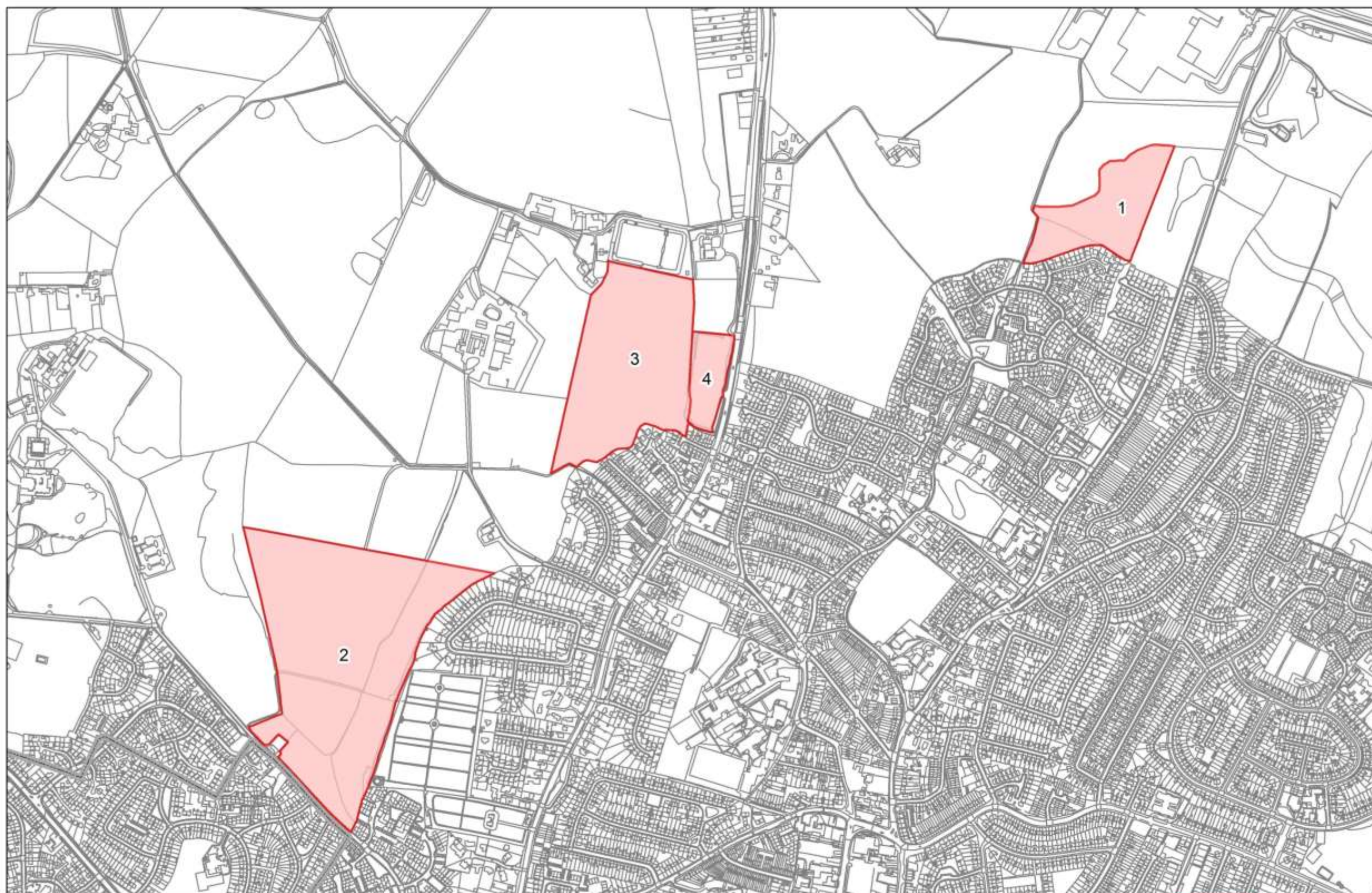
<b>Table 2 – Sources of Information</b>		
<b>Information</b>	<b>Original Source</b>	<b>New Source</b>
Site name and Reference	SHLAA Review 2015	Information to be used in SHLAA Review 2016
Number of dwellings	SHLAA Review 2015	Information to be used in SHLAA Review 2016
Brownfield or Greenfield	SHLAA Review 2015	Information to be used in SHLAA Review 2016
SHLAA Conclusion	SHLAA Review 2015	Likely conclusion for SHLAA Review 2016
Infrastructure	Infrastructure Delivery Plan	Infrastructure Delivery Plan
Sustainability Appraisal	GBC Sustainability Appraisal (2015)	GBC Sustainability Appraisal Addendum (Oct 2016)
Green Belt	Green Belt Assessment (2015)	Green Belt Assessment (2015)
Compliance with the ACS	Aligned Core Strategy (Sept 2014)	Aligned Core Strategy (Sept 2014)
Highways	In-house assessment with input from County Highways.	In-house assessment with input from County Highways.
Historic Environment	Impact of Possible Development Sites on Heritage Assets (2015)	In-house assessment based on findings for similar sites.
Consultation Responses	Responses to: • Issues & Options (Oct 2013) • Masterplan Workshops (Oct/Nov 2013) • Community Workshops (March/April 2015)	Responses to the previous consultations and responses on the Publication Draft for similar sites.

potential wider area of development and the additional impact this could have on the highway network. The impact of the development of the site in terms of flooding and (less so) landscape and heritage assets would also need to be mitigated.

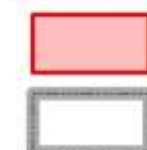
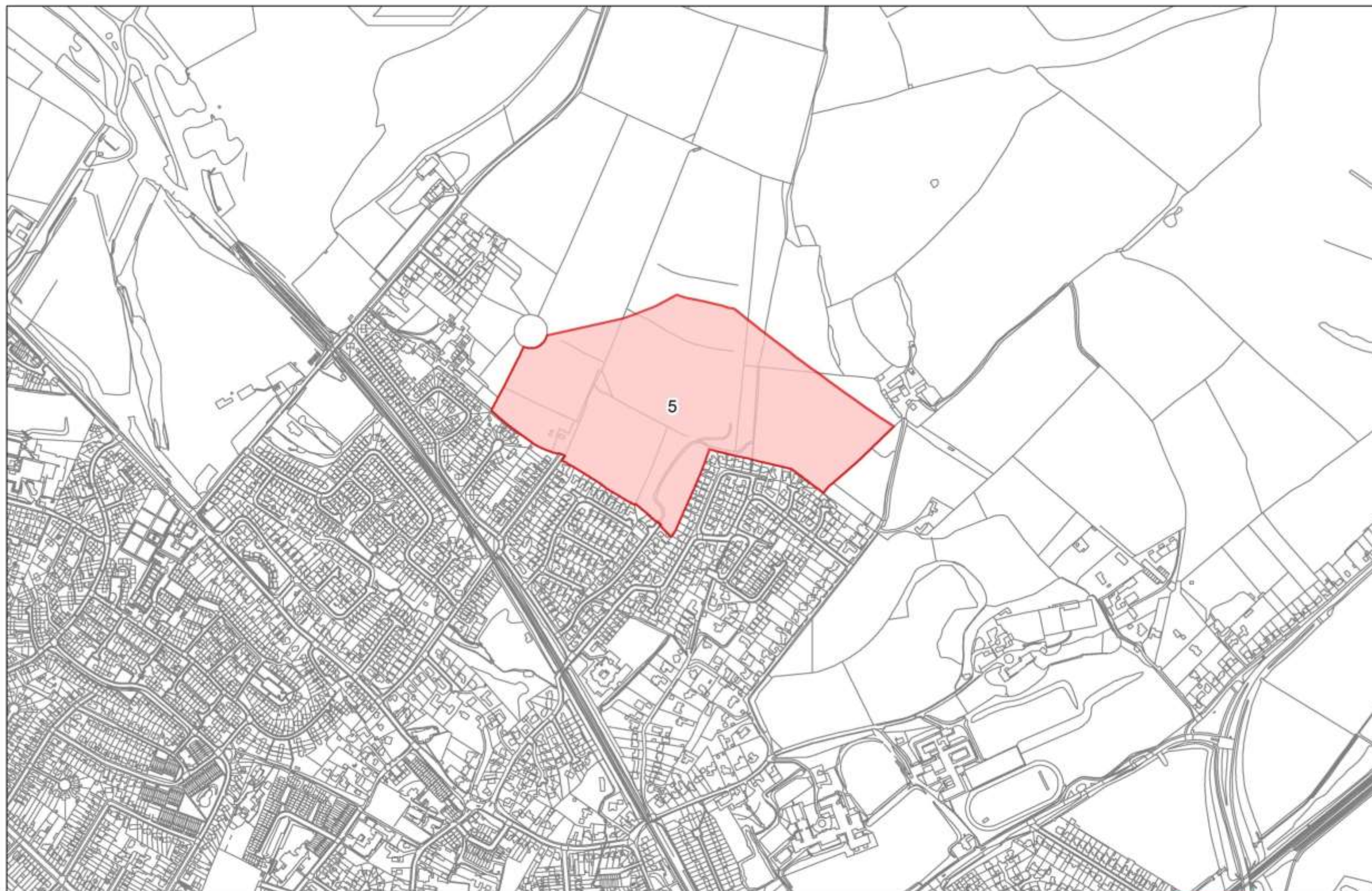
## 4.0 Conclusions

- 4.1 Of the three sites being assessed in this Addendum the Steeles Way/Orchard Rise site was not considered for allocation. The site does not have the defensible Green Belt boundaries required to allow it to be removed from the Green Belt and development of the site would have a major impact on the Conservation Area.
- 4.2 22 Kighill Lane in Ravenshead adjoins a number of other sites that were considered for allocation through the original Site Selection Document. Land here was not considered necessary to meet the housing target for Ravenshead identified in the Local Planning Document. This is still the situation and it is not proposed to amend the Local Planning Document to allocate land in this location.
- 4.3 While it is acknowledged that the North of Bestwood Lodge Drive site is adjacent to the urban area and accords with the strategy of urban concentration set out in Policy 2 of the Aligned Core Strategy, it is not proposed to amend the Local Planning Document to allocate the site at the present time. The impact of the site on key junctions is not known until further work has been undertaken and the density of the site is lower than required by the Council's density policy which suggests that a larger number of homes could be possible on site. We are also mindful that the site could form part of a

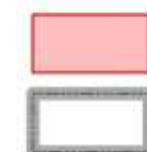
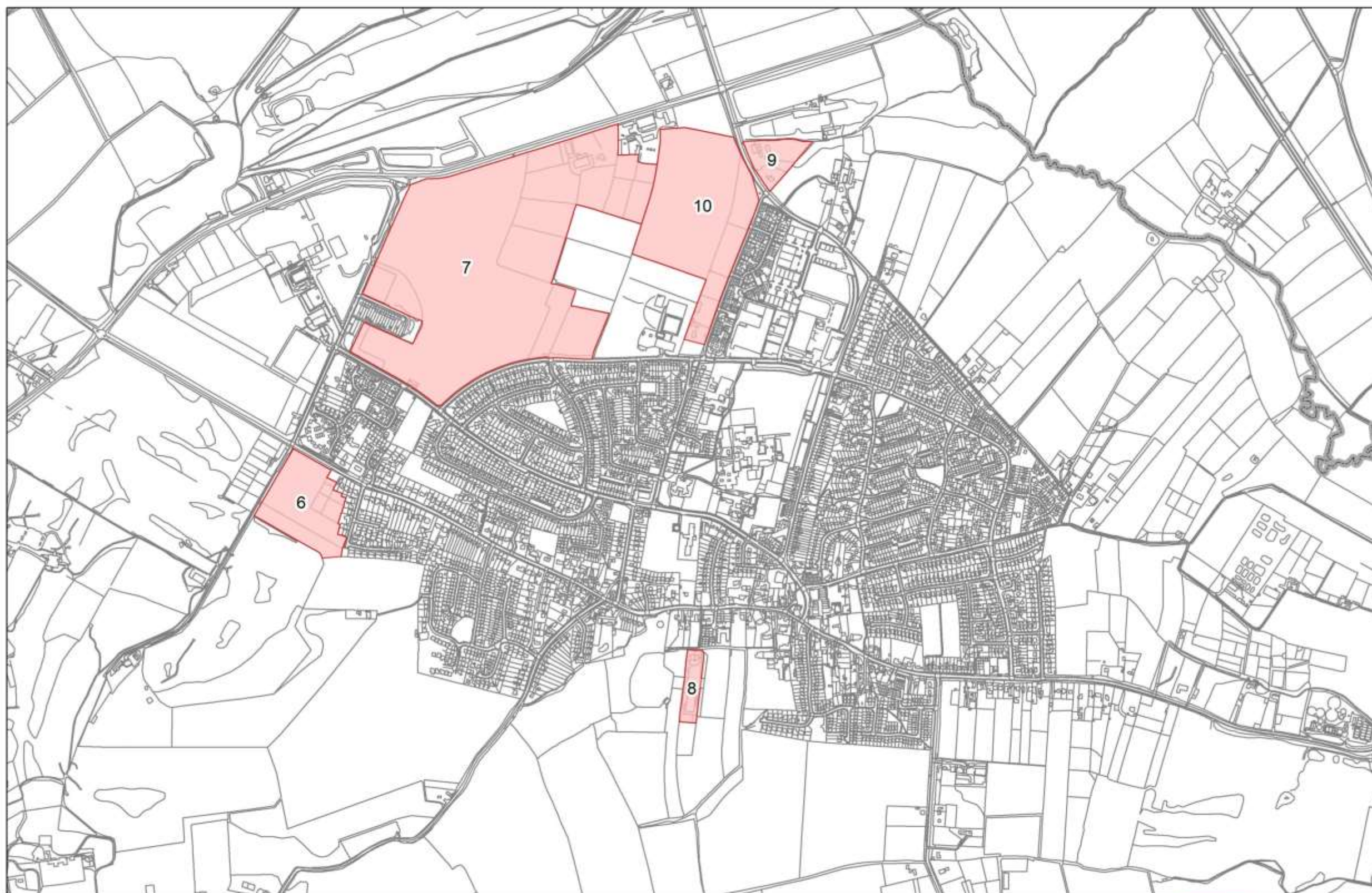




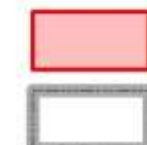
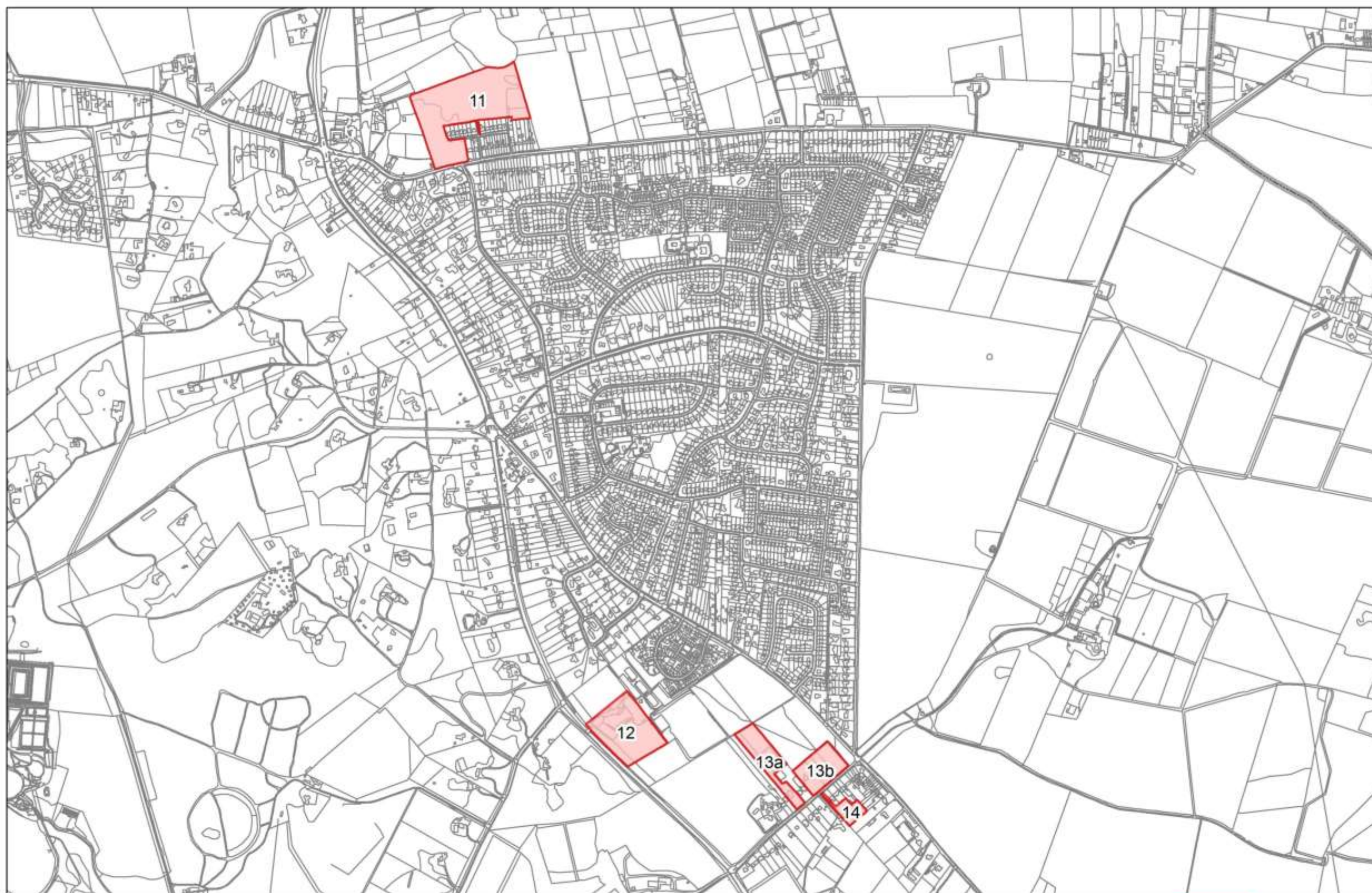




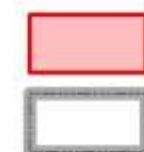
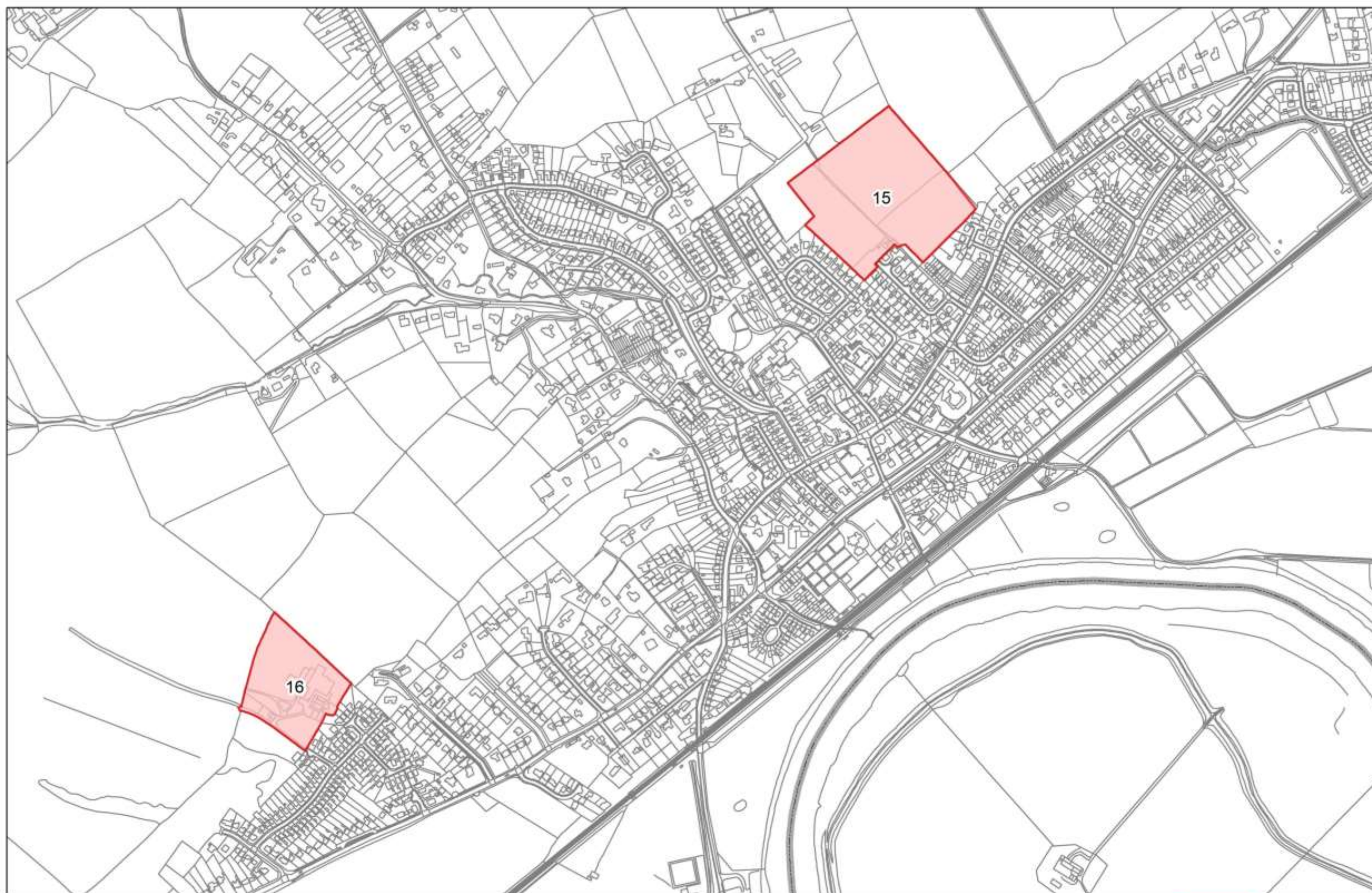




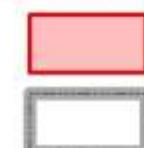
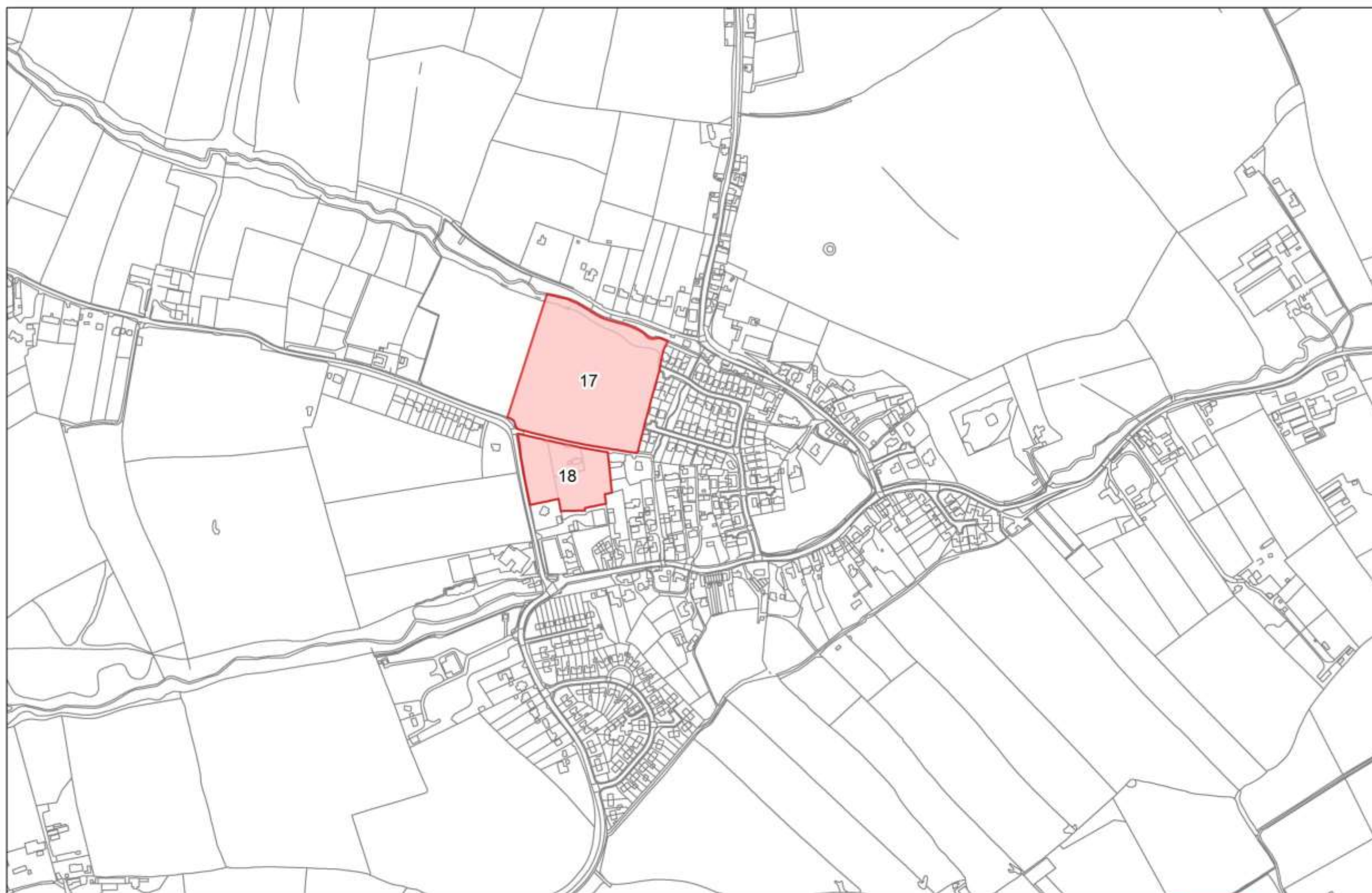




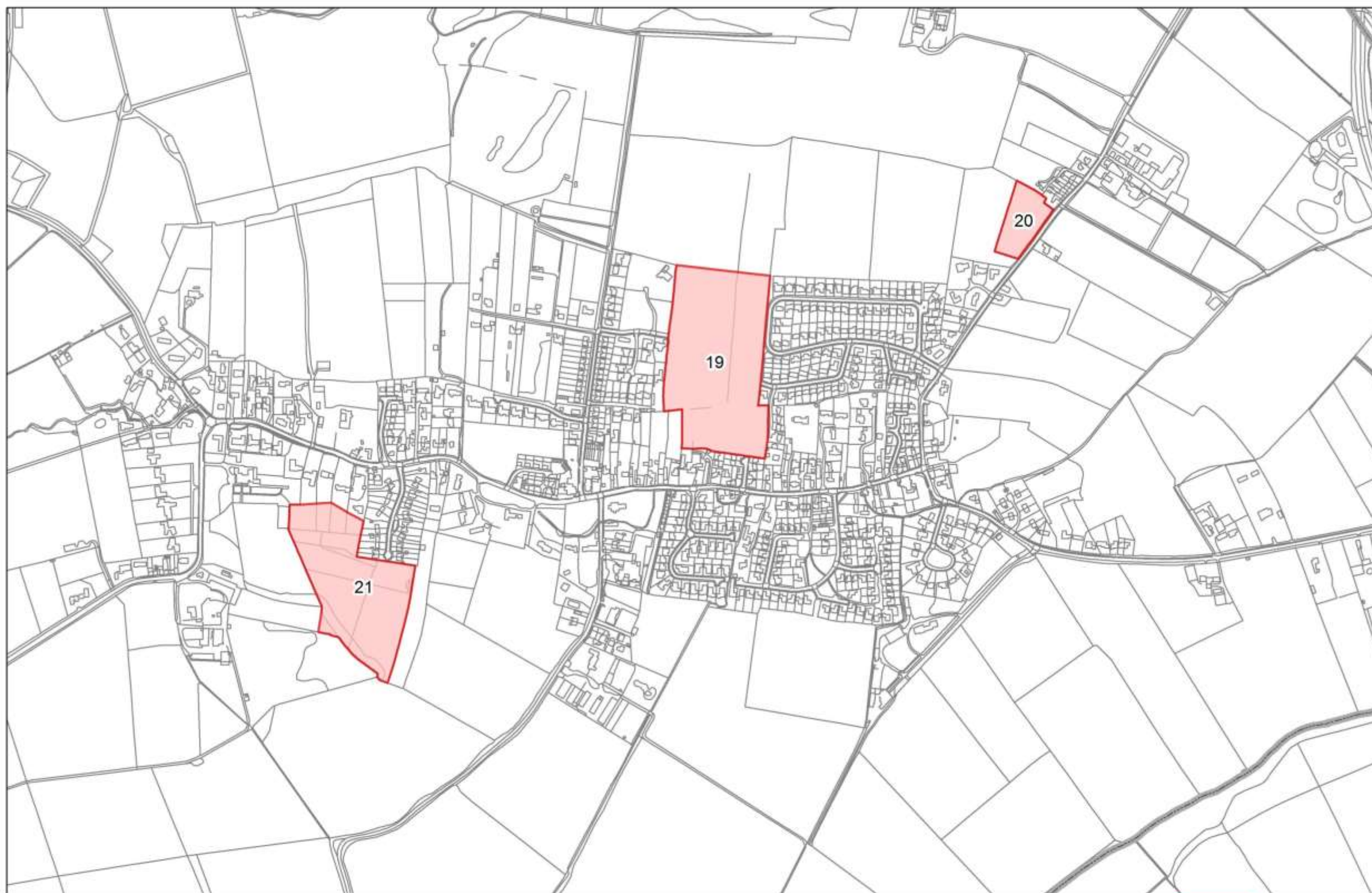








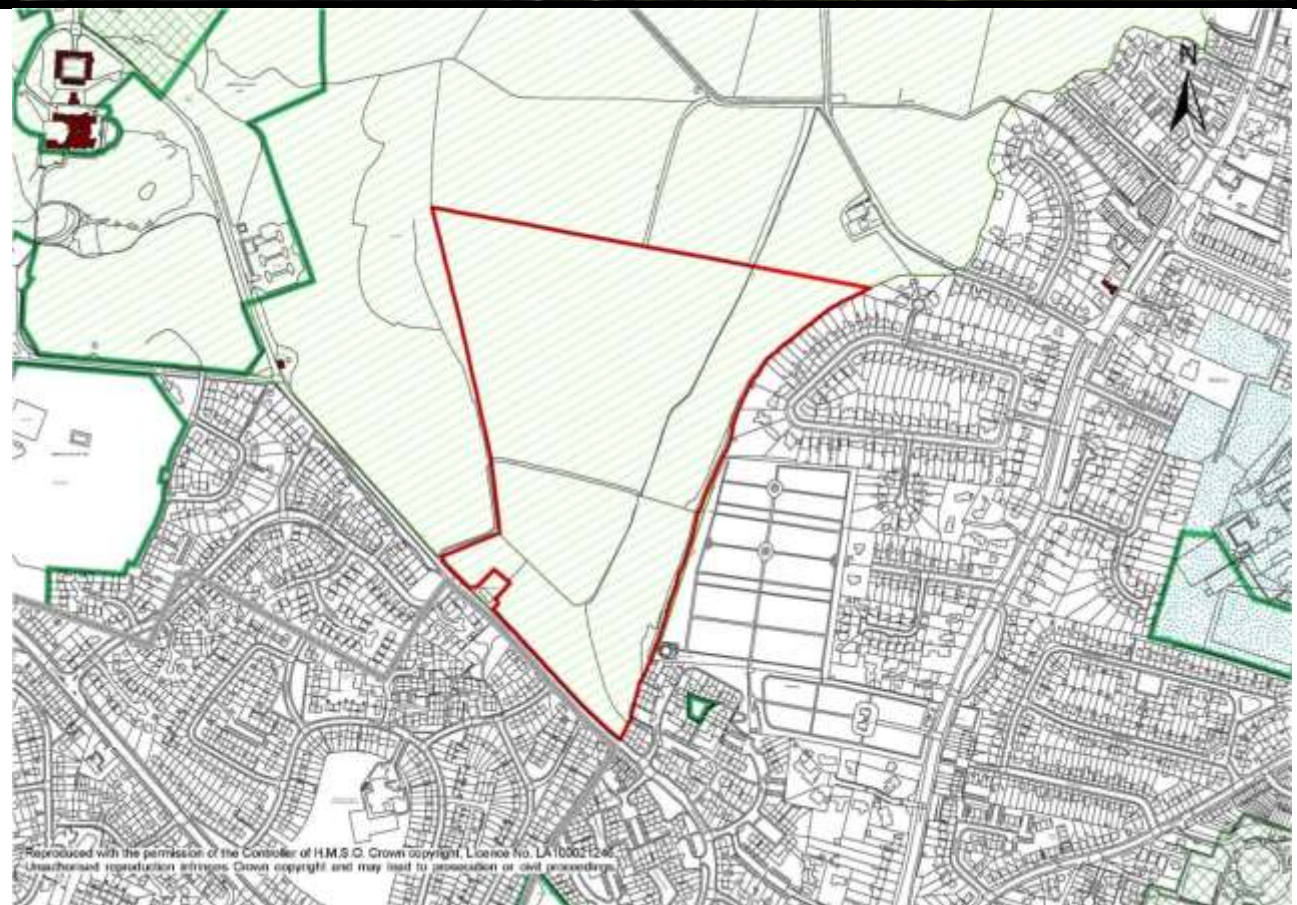




	<b>North of Bestwood Lodge Drive, Arnold</b>		
<b>Size</b>	14.67 ha	<b>Number of Dwellings</b>	250 homes
<b>Brownfield or Greenfield</b>	Greenfield		
<b>SHLAA Conclusion</b>	The site forms part of the New Farm SUE which was considered through the SUE Study. Unlike other sites in the New Farm area, access may be possible to the south and, other than surface water flooding, there are no other significant constraints. Overall it is considered that the site would be assessed as 'suitable if policy changes' due to its Green Belt status.		
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.	
	<b>Emergency Services</b>	No requirements identified.	
	<b>Education</b>	primary places - £601,400 secondary places - £690,400	
	<b>Health</b>	Based on multiplier of £551 per dwelling cost estimate is £137,800.	
	<b>Green Infrastructure</b>	10% 2.4 ha.	
	<b>Community Facilities</b>	No requirements identified.	
	<b>Other</b>	Site specific flood risk assessment required to focus on surface water flood risk. SUDS likely to be required.	
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b> --
	<b>Health</b>	+	<b>Waste</b> -
	<b>Heritage and Design</b>	-	<b>Energy and Climate Change</b> 0
	<b>Crime</b>	0	<b>Transport</b> -
	<b>Social</b>	+	<b>Employment</b> 0
	<b>Environment, Biodiversity and GI</b>	-	<b>Innovation</b> 0
	<b>Landscape</b>	-	<b>Economic Structure</b> 0
	<b>Natural Resources</b>	-	

<b>Green Belt</b>	Forms part of Urban Area Site 2  9/20	The site has two boundaries with the urban area with fairly strong defensible boundaries. There is no encroachment but development would not reduce the gap to a settlement or impact on a historic town.
<b>Compliance with the ACS</b>	The site is located adjacent to the main urban area of Nottingham and is therefore consistent with Policy 2.3a of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.	
<b>Highways</b>	Bestwood Lodge Drive is marginal in terms of visibility for the scale of development proposed and would need to be widened to allow footways along both sides. The initial transport assessment has not considered the impact on key junctions including Oxclose Lane/Queen Bower road which may require mitigation work.	
<b>Historic Environment</b>	<u>Minor impact on Historic Asset</u> – the site forms part of 6/454 (major impact) and 6/466 (minor impact) and adjoins 6/458 (minor impact). The major impact is a result of the inclusion of land to the west of the area of this site proposed for development. Retention of this area of landscape as buffer would reduce the impact of the site. Overall it is concluded that a minor impact on heritage assets would be likely from this site.	
<b>Consultation Response</b>	There has been extensive consultation on the New Farm site through the preparation of both the RLP and ACS. Overall there were concerns about the impact on highways and local infrastructure, loss of green belt and agricultural land and the impact on heritage. There has been support for the site as it is located adjacent to the urban area and would reduce the number of houses at the villages.	
<b>Conclusion</b>	There are concerns about the access arrangements for the site and the increased risk of surface water flooding. The proposed density is lower than would be permitted under policy. There would also be minor impacts on other factors including heritage and landscape. However, the site does not make a significant contribution to the purposes of the Green Belt and accords with the ACS strategy of urban concentration.  <b>The site can be considered for allocation.</b>	







	22 Kighill Lane, Ravenshead			
Size	0.40 ha	Number of Dwellings	8 homes	
Brownfield or Greenfield	Predominately greenfield site			
SHLAA Conclusion	Adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. The site is within the Green Belt, close to but not immediately adjacent to the settlement boundary but linked via adjacent SHLAA sites. Green Belt boundaries would need to be looked at in detail but site would likely be assessed in the SHLAA as 'suitable if policy changes'.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	2 primary school places £22,900 and 1 secondary school place £17,260.		
	Health	Based on multiplier of £551 per dwelling cost estimate is £4,400.		
	Green Infrastructure	Contributions to offsite facilities may be required.		
	Community Facilities	None required.		
	Other	None required.		
Sustainability Appraisal	Housing	+	Flooding	0
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	-	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	+		

<b>Green Belt</b>	Forms part of Site 2  <u>8/20</u>	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
<b>Compliance with the ACS</b>	The site is located close but not immediately adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	
<b>Historic Environment</b>	<u>No Effect</u> – site adjoins sites 6/39 and 6/669 and close to sites 6/670, 6/843 and 6/845. These sites have no effect on heritage assets or their settings nor would this site.	
<b>Consultation Response</b>	The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	<p>The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. There are no major negative impacts of development that have been identified. Site size and configuration mean the site may be considered further in combination with adjoining sites.</p> <p><b>The site can be considered for allocation.</b></p>	







	<b>Steeles Way/Orchard Rise, Lambley</b>		
<b>Size</b>	3.46 ha	<b>Number of Dwellings</b>	70 homes
<b>Brownfield or Greenfield</b>	Greenfield		
<b>SHLAA Conclusion</b>	No significant constraints subject to Highways comments. Due to location within a MLA the site would likely be classed as not suitable if included in the SHLAA. MLA designation is best considered through Local Plan or planning application process. A Landscape & Visual Appraisal has been provided regarding MLA. The site would require a change in Green Belt boundaries to be developed.		
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.	
	<b>Emergency Services</b>	No requirements identified.	
	<b>Education</b>	primary places – 15 places £171,800 secondary places – 11 places £189,900	
	<b>Health</b>	Based on multiplier of £551 per dwelling cost estimate is £38,600.	
	<b>Green Infrastructure</b>	10% 0.35 ha.	
	<b>Community Facilities</b>	No requirements identified	
	<b>Other</b>	No requirements identified	
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b> -
	<b>Health</b>	-	<b>Waste</b> -
	<b>Heritage and Design</b>	--	<b>Energy and Climate Change</b> 0
	<b>Crime</b>	0	<b>Transport</b> +
	<b>Social</b>	+	<b>Employment</b> 0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b> 0
	<b>Landscape</b>	-	<b>Economic Structure</b> 0
	<b>Natural Resources</b>	-	

<b>Green Belt</b>	Forms part of Site 1  13/20	The eastern part of the Site is better contained but there is no defensible boundary to the west and the entire area is very prominent visually. The Site would not reduce the gap with another settlement but due to the proximity to the Conservation Area and lack of existing development, there is an impact on the historic character and encroachment.
<b>Compliance with the ACS</b>	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Steeles Way and Orchard Rise have sufficient width to serve up to 150 homes (currently serve about 64) and would be able to accommodate the additional homes proposed. Visibility at Orchard Rise/Main Street junction is acceptable.	
<b>Historic Environment</b>	<u>Major impact on Historic Asset</u> – the site was assessed as part of 6/831 and 6/917 and it was concluded that development here would result in a major impact on the Conservation Area. It is expected that this site would also have a major impact.	
<b>Consultation Response</b>	A number of sites of various sizes were considered at the Community Workshop (both larger and smaller in size); none were supported. Those opposed thought the site would impact on the Mature Landscape Area, lead to a loss of Green Belt land and views. There were also concerns about access and the increase in the size of the village.	
<b>Conclusion</b>	There are no defensible boundaries on the site's western side where the land slopes upwards and becomes visually prominent. The development of the site would have unacceptable impacts on the landscape character of the settlement through the perceived expansion of the village into its rural setting and would also harm the setting of the Conservation Area. The development of the site would have a minor impact on flood risk given the presence of a surface water flood flow route to the north of the boundary.  <b>The site is not being considered for allocation</b>	



