Site Selection Document

Appendix A – Urban Area and Adjacent to Hucknall



May 2016



Number of Homes 1.0

- 1.1 Policy 2 of the Aligned Core Strategy (ACS) sets out that approximately 4045 new homes will provided in or adjacent to the urban area. This figure was based on the evidence at the time the ACS was drafted and should be seen as a minimum. As the urban area is the most sustainable location in Gedling Borough this figure should be increased if it is possible.
- 1.2 This means that decisions about the sites to be allocated in or adjacent to the urban area are not restricted by an upper number and sites are not in direct competition with one another. Whether a site is to be recommended for allocation is restricted by site specific circumstances and by the cumulative impact of development in the wider area. Site specific circumstances could include the need for other forms of development such as employment or open space or the site not being considered suitable for development. The cumulative impact on environmental factors (e.g. flooding and landscape/visual impact) and local infrastructure (e.g. schools, health facilities and roads) may mean that not all the sites which are considered to be appropriate for development can be allocated in the Local Planning Document. Cumulative impact will be assessed through the Sustainability Appraisal (SA) and the Infrastructure Delivery Plan (IDP).
- 1.3 The scale of development anticipated in the ACS and, therefore any higher figure, cannot be accommodated without Green Belt release. There are a number of non-Green Belt sites in the urban area which will be allocated where possible. In order to amend Green Belt boundaries there need to be 'exceptional circumstances'; in considering this account will be taken of the nature and extent of the harm to the Green Belt from releasing sites.
- Table 1 below sets out the situation regarding housing numbers for the urban area. 1.4 The information for this has been taken from the Housing Background Paper.

Table 1 – Housing Requirement Calculations			
Completions (2011-2015)	884		
Extant Planning Permissions (as of 31 st	1148 ¹		
March 2015)			
Sites below the threshold	265		
ACS Strategic Location			
Gedling Colliery	At least 600		

Consideration is also given in this appendix to an additional development adjacent to 1.5 Hucknall. Hucknall is a sub-regional centre within Ashfield District Councils area. Land adjacent to Hucknall was allocated by the Aligned Core Strategy for a total of 1300 homes (1000 at Top Wighay Farm and 300 at North of Papplewick Lane) and 8.5ha of employment land. The number of homes around Hucknall was limited to 1300 due to the impacts on infrastructure within Hucknall.

1.6 The preparation of the Development Brief has indicated that only 845 homes can be provided on the Top Wighay Farm site. This is 155 homes lower than the expected figure from the sites adjacent to Hucknall. Given the position of Hucknall within the ACS settlement hierarchy it is appropriate to consider whether additional development is possible adjacent to Hucknall prior to the homes being provided at other, less sustainable, locations. However, the total number of homes in the area will not exceed the 1300 homes identified in the ACS.

2.0 **Sites Considered**

2.1 Table 2 sets out the Reasonable Alternative sites in and adjacent to the urban area:

Table 2 – Re	asonable Alternatives	
SHLAA	Site Name	Size (ha)
Reference		
	ent to the Urban Area	
6⁄260	Sol Construction Ltd	0.69
6⁄667	Sir John Robinson House	0.74
6⁄872	Killisick Lane (GBC Site 2)	1.01
6⁄768	B and Q Unit Mansfield Road	1.03
6⁄13	Lambley Lane/Spring Lane	1.28
6⁄479	Metallifacture Ltd	1.33
6⁄24	Sherbrook Road/Prior Road	1.42
6⁄477	Daybrook Laundry	1.72
6⁄12	Lambley Lane (Adj Glebe Farm)	1.85
6⁄860	Trent Valley Road A612 (Land Adj Railway)	1.98
6⁄671	Extension of Howbeck Road	2.02
6⁄668	Land Off Mapperley Plains	2.11
6⁄767	Spring Lane (156)	2.21
6⁄50	Killisick Lane	2.60
6⁄49	Brookfields Garden Centre	3.52
6⁄871	Killisick Lane (GBC Site 1)	3.61
6⁄18	Rolleston Drive (NCC Offices)	3.64
6⁄542	Linden Grove	3.80
A2	Lodge Farm Lane Phase 2	4.88
6⁄48	Lodge Farm Lane	7.31
6⁄778	Land to the west of the A60 Redhill	8.07
6⁄457	Lambley Lane (Adj Glebe Farm View)	8.72
6⁄873	Killisick Lane (GBC Site 3)	8.87
6⁄51	Howbeck Road (Land East)	9.20
6⁄25	Brookfield Road/Rolleston Drive	9.46
6⁄52	Spring Lane	9.52
6⁄458	New Farm (Site D)	11.89
6/459	Lambley Lane (Willow Farm)	15.57
6⁄455	New Farm (Site B)	31.81

¹ Figure includes the planning permission granted for the Teal Close site which is allocated for development in the Aligned Core Strategy.

6⁄131	Gedling Colliery/Chase Farm	38.00		
6⁄466	New Farm (SUE)	44.78		
6⁄658	Mapperley Golf Course	58.00		
6⁄462	New Farm (Site E)	70.00		
Adjacent to Hucknall				
6/460	Hayden Lane	5.99		

2.2 Maps showing these sites can be found below. The sites have been identified through the Strategic Housing Land Availability Assessment (SHLAA) and meet the criteria identified in paragraph 2.2 of the Main Report in terms of:

- Location;
- Size;
- Planning Status; and
- SHLAA Assessment.

These are sites which have the potential to be allocated and which have been assessed in more detail through this site selection process.

- 2.3 The Site Schedules located at the rear of this appendix use a variety of evidence documents to assess the sites and consider whether they could be allocated for development. Following assessment, a number of the sites are no longer considered suitable for allocation for residential development. This may be because the site is not suitable for development or for other reasons (such as the size of the site or the lack of certainty that it will be developed); in some cases it may be that the site is ultimately developed for housing or other purposes even though it is not allocated in the Local Planning Document.
- 2.4 The sites below are those that are being considered further for allocation:
 - 6/872 Killisick Lane (GBC Site 2);
 - 6/768 B&Q Unit, Mansfield Road;
 - 6/479 Metallifacture Ltd;
 - 6/477 Daybrook Laundry;
 - 6/671 Extension of Howbeck Road;
 - 6/50 Killisick Lane: •
 - 6/49 Brookfield Garden Centre;
 - 6/871 Killisick Lane (GBC Site 1);
 - 6/18 Rolleston Drive (NCC Offices):
 - 6/542 Linden Grove:
 - A2 Lodge Farm Lane Phase 2;
 - 6/48 Lodge Farm Lane; •
 - 6/778 Land to the west of the A60 Redhill; •
 - 6/873 Killisick Lane (GBC Site 3);
 - 6/51 Howbeck Road (Land East); •
 - 6/52 Spring Lane; •
 - 6/459 Lambley Lane (Willow Farm);
 - 6/131 Gedling Colliery/Chase Farm; and •
 - 6/460 Hayden Lane.

3.0 Sites to be allocated

- 3.1 It is recommended that the following sites be allocated for residential development:
 - Rolleston Drive 90 homes;
 - Brookfields Garden Centre 105 homes:
 - Willow Farm 110 homes;
 - Linden Grove 115 homes;
 - Lodge Farm Lane 150 homes;
 - Spring Lane 150 homes;
 - Howbeck Road/Mapperley Plains 205 homes;
 - Killisick Lane 215 homes; and
 - Gedling Colliery/Chase Farm 660 homes.

In addition it is recommended that the Hayden Lane site adjacent to Hucknall be allocated for 120 homes.

Maps of the recommended allocations and our conclusions on them are provided below. Discussion of the alternative options and why these have not been taken forward are also provided below.

Rolleston Drive

3.2 This comprises the whole of SHLAA site 6/18. The site is previously developed and is within the main built up area of Arnold. A flood attenuation facility lies to the north-east of the site which connects through this site to the attenuation ponds at Daybrook and then on to the Day Brook. This may affect the layout of the development due to the need to avoid affecting the existing drainage and the potential need to increase drainage capacity; as such a lower density has been assumed.

Brookfields Garden Centre

3.3 This site comprises the whole of SHLAA site 6/49. As it is a predominantly previously developed site that makes little contribution to the purposes of the Green Belt there are considered to be exceptional circumstances to alter the boundary of the Green Belt. The site is adjacent to the Howbeck Road/Mapperley Plains proposed allocation and the two sites will need to be considered together. However, given its brownfield nature it is considered appropriate to allocate the site separately.

Willow Farm

3.4 This site comprises part of SHLAA site 6/459. The site is well connected to the urban area and does not make a significant contribution to the purposes of the Green Belt; it is considered that there are the exceptional circumstances necessary to amend the Green Belt boundary. The site recommended for allocation is based on existing defensible boundaries. Once built, the Gedling Access Road will likely become the new defensible Green Belt boundary following a review of the Local Plan. As the Willow Farm site will rely on the Gedling Access Road it cannot be developed until the road is completed (currently expected in 2019).

Linden Grove

This site comprises the whole of SHLAA site 6/542. The site is bounded by the Colwick 3.5 Loop Road and does not make a significant contribution to the purposes of the Green

Belt. It is considered that there are exceptional circumstances to amend the Green Belt boundary. Development of the site will need to minimise the impact on the nearby listed building. As the site will rely on the Gedling Access Road it cannot be developed until the road is completed (currently expected in 2019).

Lodge Farm Lane

3.6 This site comprises the whole of SHLAA site 6/48. The site does not make a significant contribution to the purposes of the Green Belt and it is considered that there are the exceptional circumstances necessary to amend the Green Belt boundary. An area to the north of the site will be set aside as a landscape buffer. The proposed second phase of the site (Site A2) is not being allocated due to the lack of clear defensible boundaries.

Spring Lane

3.7 The site proposed to be allocated is substantially different to that included in the SHLAA. This reflects the discussions held through the planning application to identify the most appropriate site taking into account a wide range of factors. This site has planning permission for 150 homes (2014/0740); potential constraints and infrastructure requirements were considered as part of the determination of the application. The site is to be allocated to ensure that the residential use of the site is protected in case the planning permission were to lapse.

Howbeck Road/Mapperley Plains

This site comprises the whole of SHLAA Sites 6/51 and 6/671, however, the area of 3.8 6/51 which is already developed will be excluded from the allocation. These sites are both within the Green Belt but as they do not make a significant contribution to the purposes of the Green Belt it is considered that there are the exceptional circumstances required to alter the Green Belt boundary. Development of this site would need to ensure that the ridgeline that lies roughly parallel to Mapperley Plains will be respected. This, and the need for a new primary school to serve the area, has resulted in density being assumed to be 25dph rather than the usual 30dph.

Killisick Lane

This site includes parts of four SHLAA sites (6/50, 6/871, 6/872 and 6/873) and 3.9 additional land which is understood to now be available. Although the site is within the Green Belt it does not contribute significantly to the purposes of the Green Belt and it is considered that there are exceptional circumstances to alter the boundary of the Green Belt. Access to the site requires the loss of a small part of an adjacent nature reserve; a replacement area will be provided in compensation. It has been decided that the eastern part of site 6/873 is not to be allocated; this part is more sensitive in landscape terms and access is restricted by a thick band of trees alongside a small valley.

Gedling Colliery/Chase Farm

3.10 Gedling Colliery/Chase Farm was identified as a strategic location in the ACS but no specific site boundary was allocated. A planning application has been submitted for 1050 homes (2015/1376). However, as set out in the Housing Background Paper, only 660 are expected to be built in the plan period (2011 to 2028). Those built after 2028 cannot contribute to the housing supply for this plan period. It is recommended that the area that is the subject of the planning application is allocated. A map of this site is located below.

Site or Options not being allocated

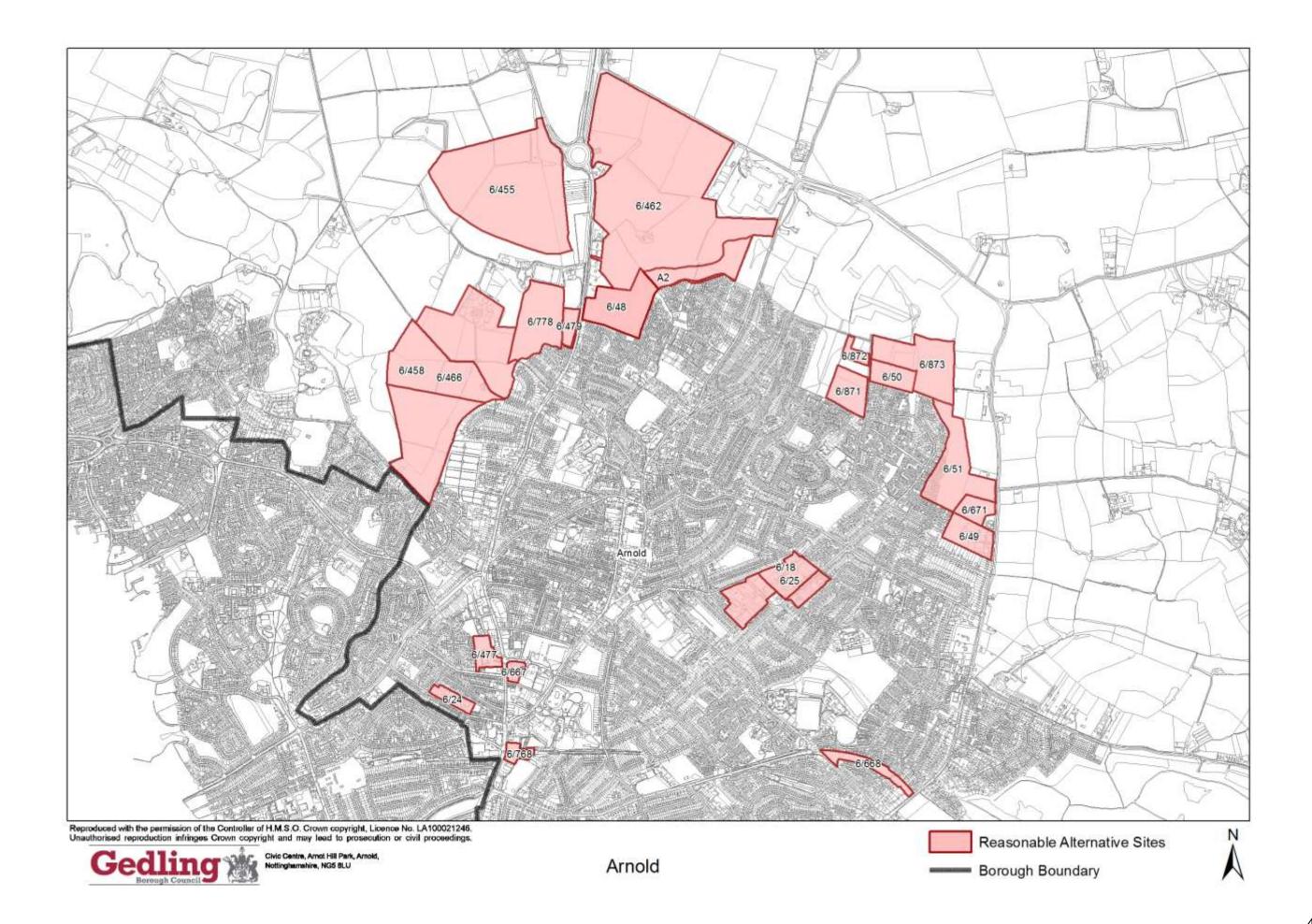
- 3.11 Of the reasonable alternatives considered a number have not been allocated as they are currently being used as open space (e.g. sites 6/260 and 6/668) or are not considered suitable for residential development (e.g. sites 6/13 and 6/12). Mapperley Golf Course is not available for residential development and is to be protected for recreational use. While there are no significant constraints to the development of sites 6/477 and 6/768, site 6/477 is below the threshold for allocation in the urban area. Discussions with the owners of site 6/768 indicate they are considering a number of options for the site, including residential; there is not considered sufficient certainty of homes being delivered to justify the site being allocated.
- 3.12 Development of the New Farm site was considered through the ACS; while sustainably located access to the site is problematic and a number of the owners are no longer promoting residential development at this time. The allocation of the land west of the A60 (site 6/777) is not currently being considered as this will remove potential access solutions from consideration and would prejudice the ability of the larger site to be developed in the future.

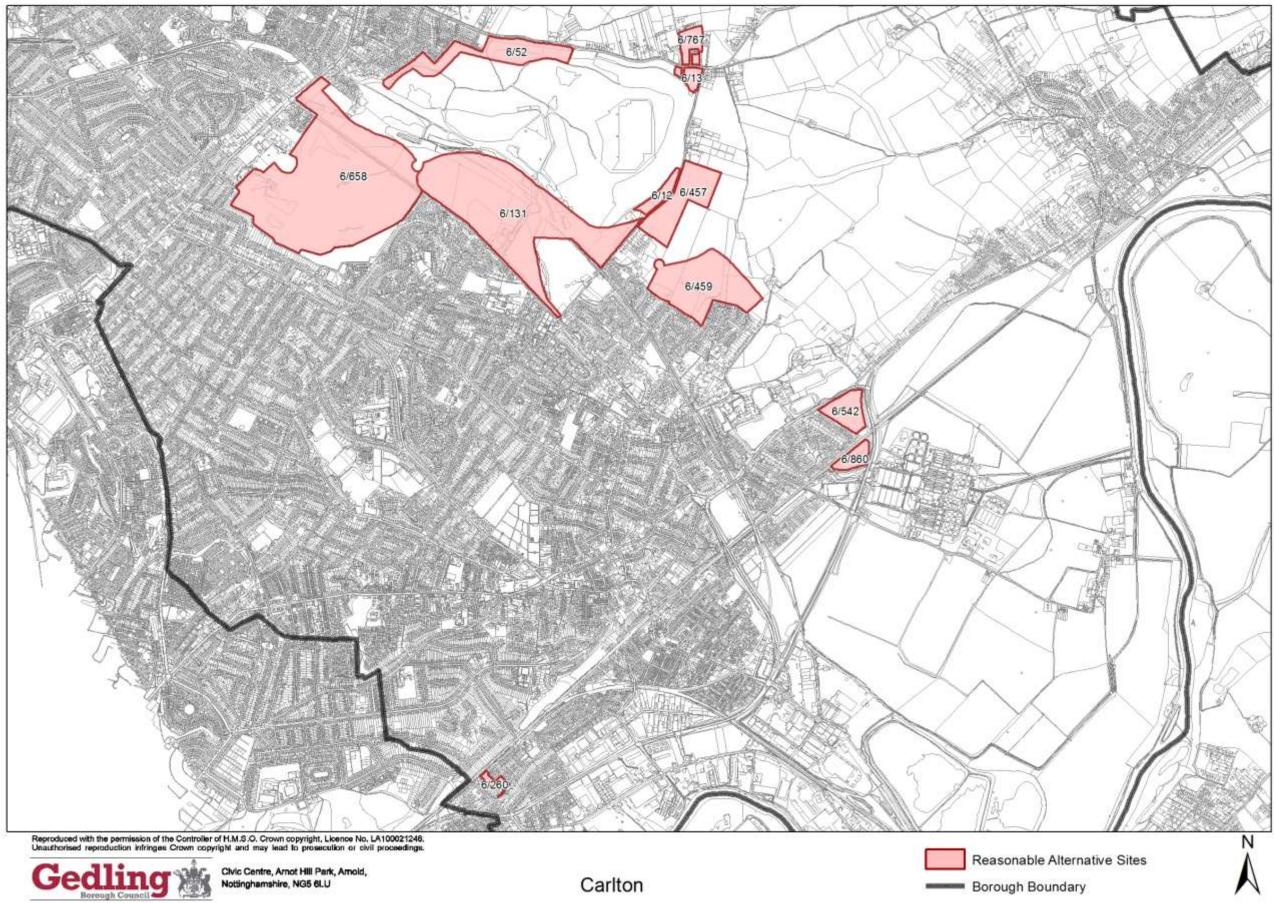
Havden Lane

- 3.13 This site includes part of site 6/460. The site is located adjacent to the sub-regional centre of Hucknall and is currently designated as safeguarded land. As such its development would not involve the loss of Green Belt land and is sustainably located adjacent to a settlement with a good range of facilities. As the site adjoins Ashfield District careful consideration will need to be given to the impact on local infrastructure and most appropriate way to use contributions. The open area to the east of the site (north of Alison Avenue and Marion Avenue) was included as part of the adjacent North of Papplewick Lane site allocated by the ACS.
- 3.14 Consideration was given to extending the Top Wighay Farm site as an alternative to the Havden Lane site. This would also use safeguarded land and be sustainably located. Given the size of the safeguarded land (46.8ha)Top Wighay Farm the additional development would come forward later in the plan period and consideration would need to be given to which part of the safeguarded land would be released without exceeding the 1300 homes identified in the ACS. It is considered that the Hayden Lane site better delivers a range and choice of sites in the area and will be developed earlier in the plan period.

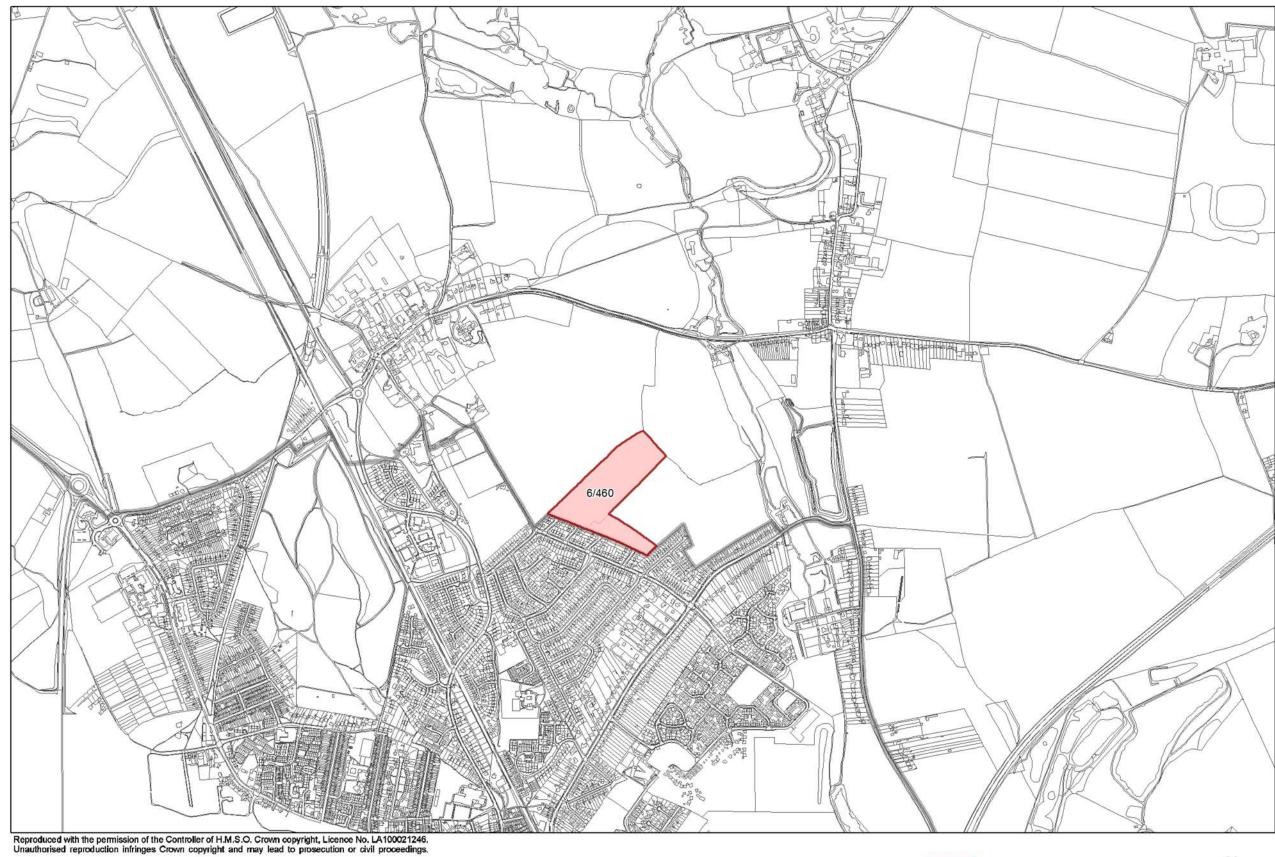
4.0 **Next Steps**

4.1 The sites identified for allocation will be included in the Publication Draft of the Local Planning Document. This will be issued for a six week period so that local residents, landowners, developers, business, organisations and any other individual or group can make representations on whether they support or object to the sites proposed to be allocated; comments can include support for the allocation of other sites not proposed for allocation. Further details of the next steps can be found in Section 6 of the Main Report.











Edge of Hucknall

Reasonable Alternative Sites Borough Boundary



Sol Construction Ltd					
0.69 ha				44 homes	
Brownfield site Current use: Offices, car park and storage areas					
			-		-
Utilities	No requirement	nts ident	tified		
Emergency Services	No requirement	nts ident	tified		
Education	9 primary and 7 secondary school places would be generated. Estimated total financial contribution £223,900				
Health					ndard
Green Infrastructure	Use open spa (0.068ha)	ce stand	dard o	f minimum 10% of site are	а
Community Facilities	No requirement	nts ident	tified		
Other	No requirement	nts ident	tified		
Housing		+	Floo	oding	
Health		++	Was	ite	-
_	esign	0			0
Crime	0 Transport				++
	+ Employment -				-
and GI	- 0				
-	ces	0	ECO	nomic Structure	-
	Brownfield site Current use: Off t is understood used for non-res Jtilities Emergency Services Education Health Green nfrastructure Community Facilities Other Housing Health Heritage and D Crime Social Environment, E and Gl Landscape	Brownfield site Current use: Offices, car park a t is understood that the application ised for non-residential use; as Jtilities No requirement Emergency No requirement Energency No requirement Education 9 primary and generated. Est Education 9 primary and generated. Est Education Use open spation (0.068ha) Contribution to multiplier. Est Freen Use open spation (0.068ha) Community No requirement Facilities Other No requirement Housing Health Heritage and Design Crime Social Environment, Biodiversity and GI	Dwelling Brownfield site Current use: Offices, car park and store It is understood that the applicant has greated for non-residential use; assume non-residentis idential use; assume non-residentis idential	Dwellings Brownfield site Current use: Offices, car park and storage a It is understood that the applicant has gone of ised for non-residential use; assume no long Jtilities No requirements identified Services No requirements identified Education 9 primary and 7 secondary generated. Estimated total Health Contribution to primary hea multiplier. Estimated cost £ Green Use open space standard or (0.068ha) Community No requirements identified Facilities No requirements identified Other No requirements identified Heritage and Design 0 Ener Crime 0 Trar Social + Emplication Inno 0 Inno Social + Emplication Inno 0 Ener Inno 0 Ener Social + Emplication Inno 0 Ener Inno 0 Ener Inno 0 Ener Inno 0 Ener Inno <	Dwellings Brownfield site Current use: Offices, car park and storage areas It is understood that the applicant has gone out of business. Site is bein ised for non-residential use; assume no longer being developed for homological developed for homolo

Green Belt	<u>0/20</u>	The site is not within the G ACS Policy 3.2.
Compliance with the ACS	consisten	s located within the main urb t with Policy 2.3a of the ACS not conflict with other policie
Highways		the site is achievable from v permission for residential de
Historic Environment		 it is considered that the sit issets (including their setting
Consultation Response	identified	has extant planning permissi for consultation. Consultee n addressed through the gra
Conclusion	permissio the highes space is r	s suitable for residential deve n. Although the site is within at level of flood risk assesse not considered significant. T d for non-residential use and
	The site i	t is not being considered f

Green Belt and therefore accords with

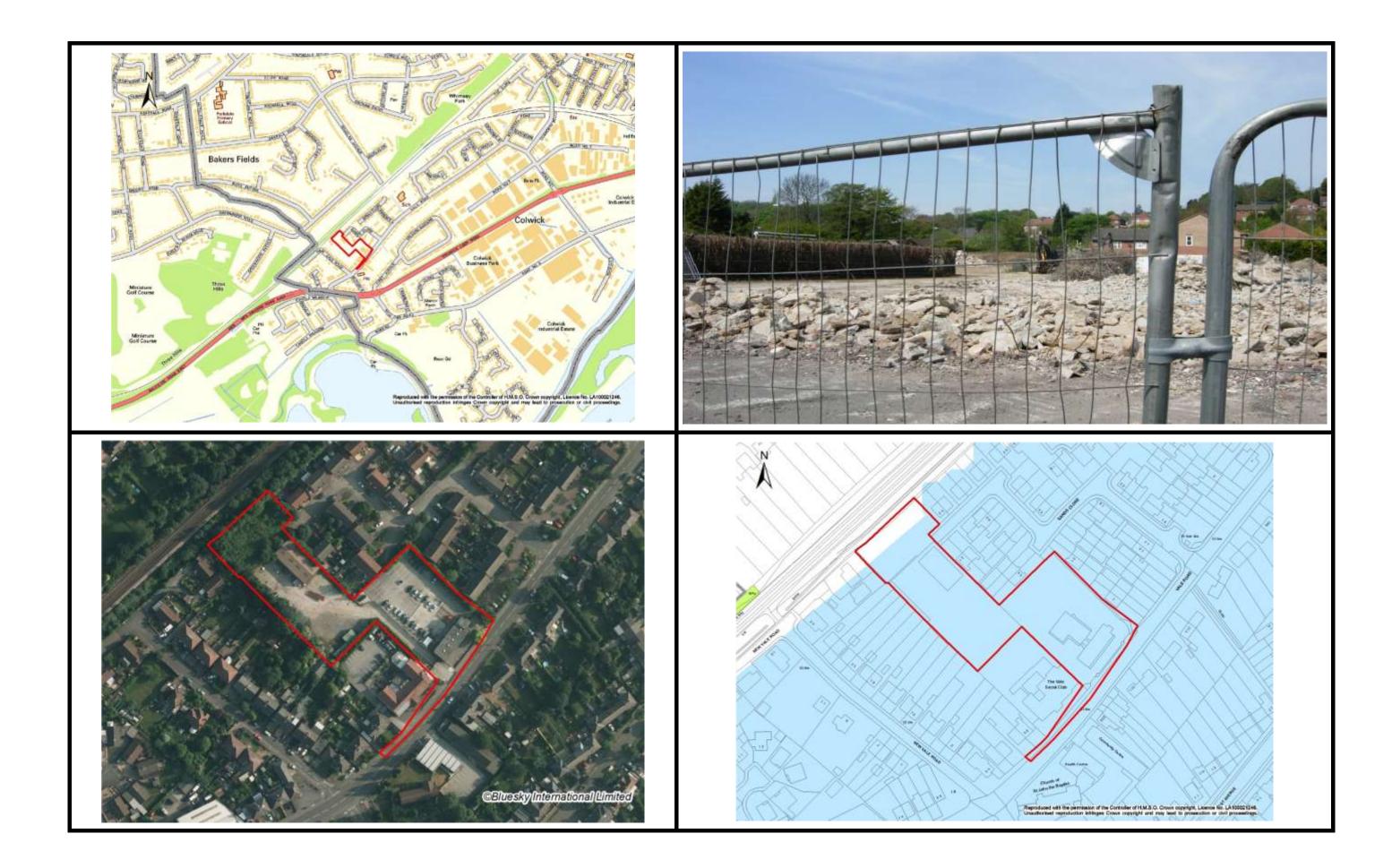
ban area of Nottingham and is therefore S. The principle of development of this ies in the ACS.

Vale Road. The site has previously had evelopment.

ite has no impact upon the significance of g).

sion. As such it has not specifically been e concerns or comments about the site ant of planning permission.

velopment and has had planning in Flood Zone 2 or 3 it is not at risk during ed in the SFRA. The loss of the offices The site is not currently available as it is nd is below the 50 dwelling threshold for



6⁄667	Sir John Rob	oinson Hous	е			
Size	0.74 ha		Numbe Dwellir	-	50 homes	
Brownfield or Greenfield	Brownfield site Current use: Co	ounty Council of	fices			
SHLAA Conclusion	The site is prote of marketing wo	evelopment of the building would need to be consistent with listed status. The site is protected by Policy E3 of the Replacement Local Plan - evidence marketing would be required prior to the site being assessed as suitable r alternative purposes.				
Infrastructure	Utilities	No requireme	nts iden [.]	tified		
	Emergency Services	No requireme	nts iden	tified.		
	Education	11 primary and 8 secondary school places would be generated. Estimated total financial contribution £26				
	Health				alth care based on the mu stimate £27,600	ltiplier
	Green Infrastructure	Use open spa site (i.e. 0.073		dard c	of 10% minimum of develo	pment
	Community Facilities	No requireme	nts iden	tified.		
	Other	No requireme	nts iden	tified		
Sustainability Appraisal	Housing		++	Floo	oding	
	Health		++	Was	ste	-
	Heritage and D	esign			rgy and Climate	0
	Crime		0		nsport	++
	Social	+ Employment		-		
	Environment, I and GI	Biodiversity	0		ovation	
	Landscape Natural Resou	rces	0	EC0	nomic Structure	-

Green Belt	0/20	Site is not within the Green Policy 3.2.
Compliance with the ACS	consistent would nee is current	s located within the main urb t with Policy 2.3a of the ACS ed to be assessed to conside y protected by Policy 4; con- could be released.
Highways	given exis	onto an existing roundabou ting use of the site. Conside th the adjacent car showroo
Historic Environment	design, ap Building if	act on Historic Asset - There opearance and character of the existing car park was de Iding could retain it for the fu
Consultation Response	consultation highways	as not been specifically ider on. Objections are likely to and local infrastructure. The d within the urban area and
Conclusion	Listed a seprotected use by a residentia flood zone exceptions employme scheme is the emplo	s sustainably located and is ensitive conversion would be employment site which is we number of organisations (inc I purposes would result in th 2 and proposals would need s tests. Given the need for s ent use it is considered that to best considered through a yment, heritage and flooding s not being considered for

en Belt and therefore accords with ACS

rban area of Nottingham and is therefore CS. The impact on the listed building der compliance with Policy 11. The site insideration would need to be given to

ut and will likely be acceptable especially deration will need to be given to any om.

re would be a major impact on the f a major landmark Grade II Listed developed. Sensitive conversion of the future as it has been a difficult building to

entified through previous o relate to the impact on heritage, here may be some support for the site as d involves brownfield land.

s previously developed. As the building is be required. The site forms part of a well occupied. The site itself is in active cluding NCC and GBC) and its use for the loss of office space. The site is within eed to address the sequential and sensitive conversion and the active the site should not be allocated. A a planning application which can consider ng issues in more detail.



6/872	Killisick Lan	e (GBC site 2	2)			
Size	1.01 ha		Numbe Dwellin	-	30 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	Grade 3 agricul Plan or Planning	tural land. The g Application. N ments. Due to	MLA iss No signif	sue is ficant	and would result in the loss best considered through a other constraints other tha e the site will be classed as	Local n
Infrastructure	Utilities	No requiremen	nts ident	ified.		
	Emergency Services	No abnormal requirements.				
	Education	6 primary and 5 secondary school places would be generated. Estimated total financial contribution £155,000. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.				n
	Health	Contributions	to prima	ry hea	alth care based on the multitimate £16,500	tiplier
	Green Infrastructure	Use open spa	ce stand	lard o	f 10% of development site.	
	Community Facilities	No requiremen	nts ident	ified		
	Other	No requiremen	nts ident	ified.		
Sustainability Appraisal	Housing		+	Floo	ding	0
	Health		+	Was	te	-
	Heritage and D	esign	0	Ener Cha	rgy and Climate nge	0
	Crime	0 Transport ++				
	Social		+	-	loyment	0
	Environment, I and GI	Biodiversity	-		vation	0
	Landscape Natural Resou	rces	-	Eco	nomic Structure	0
			-			

Green Belt	Forms part of Urban Area Site 10	The Site has three bounda containment and reasonab is no encroachment but de a settlement and or impact
	<u>8/20</u>	
Compliance with the ACS	therefore Green Be sites befo	s located adjacent to the mai consistent with Policy 2.3a c It; Policy 3.3 of the ACS requ re Green Belt sites. The site to be considered against Pol
Highways	need to be	s not deliverable in highways e given to the combination o , 6/871 and 6/873.
Historic Environment		 it is considered that the site assets (including their setting
Consultation Response	consultation greenfield on the ML	as not been specifically ider on. Objections are likely to I land, the impact on the adja A and impact on highways a port for the site as it is adjac
Conclusion	contribution some land considere houses in connectio	s located adjacent to the urb on to the purposes of the Gre dscape and visual impact. T d significant and would be o accordance with the ACS. n with an adjacent site (6/87

aries with the urban area, a degree of bly strong defensible boundaries. There evelopment would not reduce the gap to ct on historic character.

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt te is within a Mature Landscape Area and plicy 10.4

vs terms in isolation; consideration will of sites proposed in this location including

ite has no impact upon the significance of g).

entified through previous o relate to the loss of green belt and jacent Local Nature Reserve, the impact and other infrastructure. There may be icent to the urban area.

ban area and does not make a valuable reen Belt. Development would cause The loss of agricultural land is not outweighed by the benefits of providing The site could only be developed in 71).



6⁄768	B and Q Unit Mansfield Road					
Size	1.03 ha	Number of 60 homes Dwellings				
Brownfield or Greenfield	Brownfield site Current use: Re	etail				
SHLAA Conclusion	flooding, highwa thought to be si	ay capacity and	the AQ the e>	MA to kisting	will be sustainable. Issu be considered but are n retail units on site it is as 6-10.	ot
Infrastructure	Utilities	No requiremen	ts ident	tified.		
	Emergency Services	No requiremen	ts ident	tified.		
	Education				ry school places would b financial contribution £32	
	Health		•		alth care based on the m stimate £33,100	ultiplier
	Green Infrastructure	Use open spac 0.103ha).	e stanc	dard o	f 10% of development sit	e (i.e.
	Community Facilities	No requiremen	ts ident	tified		
	Other				the site in a main river co e should be kept free of	ulvert –
Sustainability Appraisal	Housing		++	Floc	oding	-
	Health		+	Was	te	-
	Heritage and D	Design	0	Ene Cha	rgy and Climate nge	0
	Crime	0 Transport ++				
	Social		+	-	bloyment	
	Environment, I and GI	Biodiversity	0		ovation	0
	Landscape Natural Resou	rces	0	Eco	nomic Structure	-

Green Belt	<u>0/20</u>	Site is not within the Green Policy 3.2.
Compliance with the ACS	consisten	s located within the main urb t with Policy 2.3a of the ACS Centre Retail use this is not
Highways	especially	ng access is considered suit given existing use. Incorpo l junction (serving the opposi
Historic Environment		 it is considered that the site issets (including their setting
Consultation Response	consultation impact on	as not been specifically iden on. Objections are likely to r highways and local infrastru s it is located within the urban
Conclusion	Area hend Green Be out-of-cer residentia use scher the landso Day Brool	
	The site o	can be considered for alloc

n Belt and therefore accords with ACS

ban area of Nottingham and is therefore S. Although the site is currently identified of protected by the ACS.

itable for the proposed development oration of the access with the adjacent site retail park) would be required.

ite has no impact upon the significance of g).

entified through previous relate to the loss of employment and ructure. There may be some support for an area and involves brownfield land.

ugh within an Air Quality Management atural Resources) and would use nonid. The site is currently partly in use for store is now closed) and a solely in a small number of job losses; a mixed lopment of the site would not impact on e that account is taken of the route of the



6⁄13	Lambley Lar	e/Spring Lar	ne				
Size	1.28 ha		Number of44 homesDwellings				
Brownfield or Greenfield	Greenfield site Current use: Ag	pricultural land/p	adock.				
SHLAA Conclusion	residential deve Council Replace that this site wo document. The tool to protect la	elopment. The si ement Local Pla uld be released safeguarded lar and that is not in	ted location outside existing settlements. It is unsuitable for opment. The site was designated in the Gedling Borough ment Local Plan as safeguarded land. It is not envisaged Id be released for development in a future development plan afeguarded land designation is being used as a planning and that is not in the Green Belt.				
Infrastructure	Utilities	No requiremer	its ident	tified			
	Emergency Services	No abnormal r	equiren	nents			
	Education				school places would be financial contribution £223	s,900.	
	Health	Contribution to multiplier. Cos			Ith care likely based on 21,100.		
	Green Infrastructure	Use open spac	ce stand	dard o	f 10% of site area (0.128h	a).	
	Community Facilities	No requiremer	its ident	tified			
	Other	No requiremer	its ident	tified			
Sustainability Appraisal	Housing		+	Floc	oding	-	
	Health		+	Was	ste	-	
	Heritage and D	Design	0	Ene Cha	rgy and Climate nge	0	
	Crime	0 Transport					
	Social		+		bloyment	0	
	Environment, I and GI	Biodiversity	-		ovation	0	
	Landscape Natural Resou	rces	0	Eco	nomic Structure	0	
			-				

Green Belt	<u>0/20</u>	The site is not within the G ACS Policy 3.2.
Compliance with the ACS	adjacent t	oes not accord with Policy 2 o the urban area or other se The principle of developmen the ACS.
Highways		ess to the site can be achiev the site is not considered to
Historic Environment		 it is considered that the site issets (including their setting
Consultation Response	consultation greenfield There mag	as not been specifically ider on. Respondents would like land and coalescence betw y be some support for the si edevelopment.
Conclusion	settlemen gap betwe public trar	oes not form a logical exten t and would increase develo een the urban area and Lam nsport there are few facilities even basic services.
	The site i	s not being considered for

Green Belt and therefore accords with

2 or Policy 14 as it is neither within or ettlements and is in an inaccessible ent of this site does not conflict with other

eved, subject to improvements to o be sustainably located in transport

ite has no impact upon the significance of g).

entified through previous ely be concerned about the loss of ween Lambley and the Urban Area. site as it would form part of the Gedling

nsion to the urban area or other lopment along Spring Lane reducing the mbley. While the site has good access to es nearby and residents would have to



6⁄479	Metallifacture Ltd						
Size	1.33 ha		Numbe Dwellin	-	75 homes		
Brownfield or Greenfield	Brownfield site Current use: va	Brownfield site Current use: vacant/derelict, last used as industrial land					
SHLAA Conclusion					November 2014. The site ind is assumed to be delive		
Infrastructure	Utilities	No requireme	ents ident	tified			
	Emergency Services	No requireme	ents ident	ified.			
	Education	16 primary and 12 secondary school places would be generated. Estimated total financial contribution £390,400.					
	Health		•		alth care based on the mul stimate £41,300	tiplier	
	Green Infrastructure	Use open spa site (i.e. 0.13		lard o	f minimum 10% of develop	oment	
	Community Facilities	No requireme	ents ident	tified			
	Other	No requireme	ents ident	tified.			
Sustainability Appraisal	Housing		++	Floc	oding	0	
	Health		+	Was	ste	-	
	Heritage and D	Design 0 Energy and Cl Change				0	
	Crime					++	
	Social					0	
	Environment, I and GI	Sidalversity	0		ovation	0	
	Landscape Natural Resou	rces	0	ECO	nomic Structure	-	
1							

Green Belt	<u>0/20</u>	Site is not within the Green Policy 3.2.
Compliance with the ACS		s located within the main urb t with Policy 2.3a of the ACS
Highways	of access access is should be	as had outline planning perr to be provided but considere sufficiently wide enough for given to the need for a sign Mansfield Rd.
Historic Environment		 it is considered that the site ssets (including their setting
Consultation Response	or comme planning p no specifie the North greenfield services.	has had planning permission ents about the site have been permission. The site was ide c comments were received. of Redhill although there we and green belt land, the en
Conclusion	developed not provid	s located on the edge of Arno d land. Whilst the site was la ed jobs for a number of year site has previously had plan
	The site o	can be considered for alloc

n Belt and therefore accords with ACS

ban area of Nottingham and is therefore S.

rmission in the past (2011/1055). Detail red no issues given previous use of site; r scale of development. Consideration nalised junction given speed of level of

ite has no impact upon the significance of g).

n in the recent past. Consultee concerns en addressed through the grant of dentified in the Issues & Options stage but . There was support for development to rere general objections to the loss of nvironmental impact and impact on local

nold and involves the use of previously last used for employment purposes it has ars and is not protected for employment nning permission for residential use.



6⁄24	Sherbrook Road/Prior Road					
Size			Numbe Dwellin	-	43 homes	
Brownfield or Greenfield	Brownfield site Current use: inc	dustrial/employm	nent lan	d.		
SHLAA Conclusion	There would be residential purp available for res	The site is currently protected for employment purposes and is well used. There would be no significant constraints to the redevelopment of site for residential purposes. Given that there is no evidence of the site being available for residential use and that the site is well used for employment purposes it is not considered suitable or available for development.				
Infrastructure	Utilities	No requiremer	its ident	ified.		
	Emergency Services	No requiremer	its ident	ified		
	Education				places would be generated htribution £233,900	J.
	Health				alth care based on the mul stimate £23,700	tiplier
	Green Infrastructure	Use open spac (i.e. 0.14 ha).	e stanc	lard o	f minimum of 10% of site a	area
	Community Facilities	No requiremen	its ident	ified		
	Other	No requiremer	its ident	ified.		
Sustainability Appraisal	Housing		+	Floc	oding	0
	Health		+	Was	ite	-
	Heritage and D	Design 0 Energy and Climate 0				0
	Crime	Transport				++
	Social	+ Employment				
	Environment, I and GI	onment, Biodiversity Gl			ovation	0
	Landscape		0	Eco	nomic Structure	
	Natural Resou	rces	-			

Green Belt	<u>0/20</u>	Site is not within the Green Policy 3.2.
Compliance with the ACS	consistent	s located within the main urb t with Policy 2.3a of the ACS consideration would need to
Highways	should be	s located within an existing b moved from the current loc e access is likely to be achie < Road.
Historic Environment		 it is considered that the sit issets (including their setting
Consultation Response	consultation	as not been specifically ider on. Objections are likely to structure. There may be so urban area and involves bro
Conclusion	brownfield range of b has not be	s sustainability located and v d land. However, the site is businesses, as shown in the een promoted for alternative s not being considered fo

en Belt and therefore accords with ACS

rban area of Nottingham and is therefore CS. The site is currently protected by to be given to whether it could be

built up area. Access is achievable but cation opposite Sherbrook Terrace. ievable along the length of the site facing

site has no impact upon the significance of ng).

entified through previous o relate to the impact on highways and ome support for the site as it is located rownfield land.

would involve the use of non-green belt s well used for employment purposes by a e Employment Background Paper, and ve uses by a landowner or developer.

or allocation for residential use.



art of s r of				
s				
s				
,400.				
Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £25,300				
Use open space standard of minimum 10% of development site (i.e. 0.172ha).				
0				
-				
0				
++				
0				
0				
-				
1				

Green Belt	<u>0/20</u>	Site is not within the Green Policy 3.2.
Compliance with the ACS	consisten	s located within the main urb t with Policy 2.3a of the ACS net an appeal has examined ite
Highways	•	lised junction was construct ess is considered appropriat
Historic Environment		 The site is visually not imp evelopment between the sit
Consultation Response	or comme	has had planning permissior ents about the site have bee permission.
Conclusion	The emplo has not be on part of	s in a sustainable location an oyment protection has been een in active use for a numb the site has provided a nun rt of the site is unlikely to pr ent use.
	The vaca	nt part of the site can be o

en Belt and therefore accords with ACS

rban area of Nottingham and is therefore CS. Although the site is protected for ed this issues and permitted altenrtraive

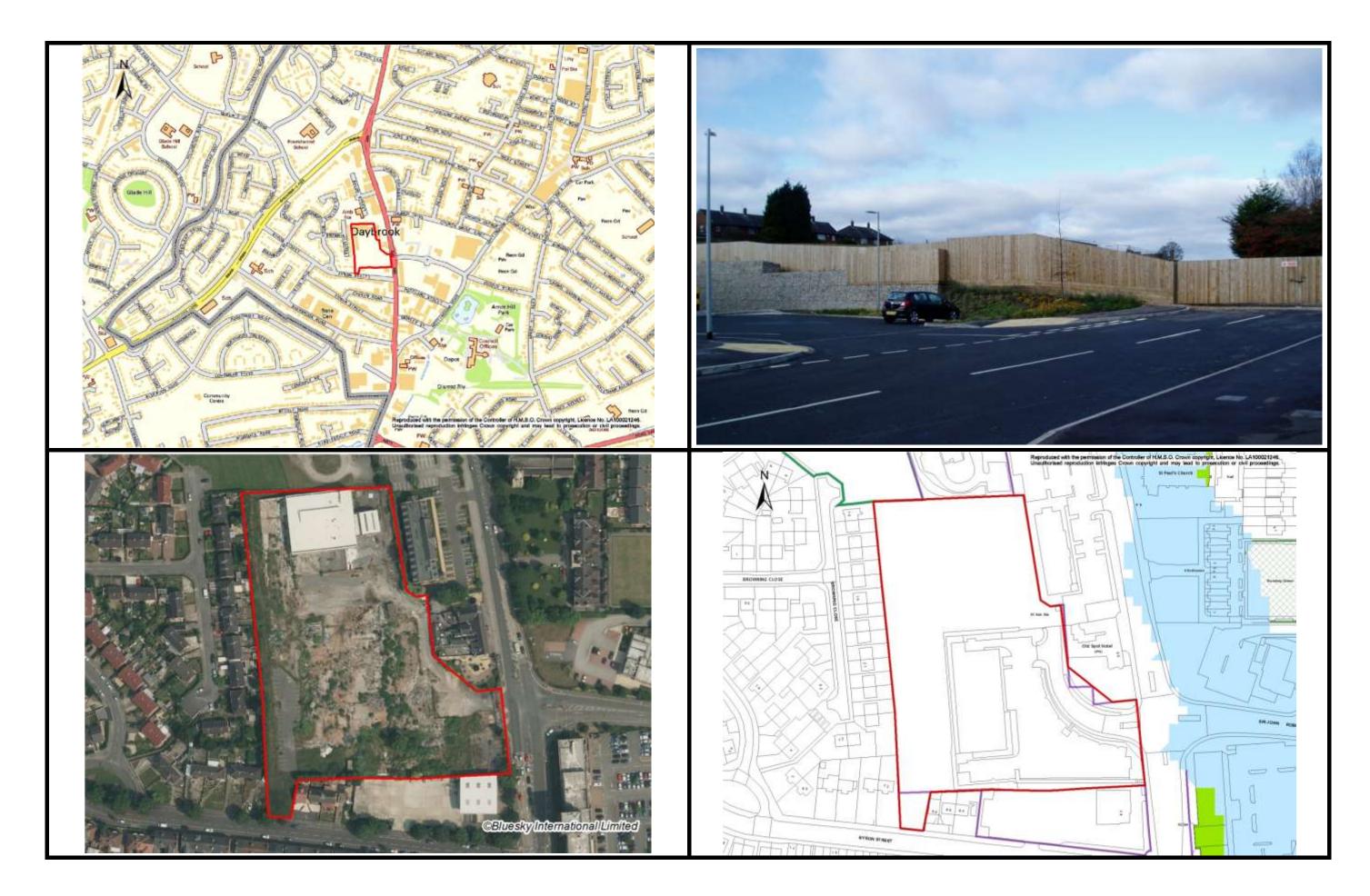
cted to allow additional development on ate for scale of development proposed.

nposing on heritage asset because of ite and the asset.

on in the recent past. Consultee concerns en addressed through the grant of

and involves previously developed land. en explored through an appeal and the site nber of years although retail development umber of jobs. Due to topography the provide a suitable location for retail or

considered for allocation.



Lambley Lane (Adj Glebe Farm)						
1.85 ha			-	55 homes		
Greenfield site Current use: agricultural land						
	ite was assessed as unsuitable after Part A Assessment in the SUE Study. The site is not suitable for residential development.					
Utilities	No requirements identified					
Emergency Services	No requireme	nts ident	ified			
Education	12 primary and 9 secondary school places would be generated. Estimated total financial contribution £292,800.					
Health				2		
Green Infrastructure	Use open spa (0.185ha).	ce stand	lard o	f minimum 10% of site ar	rea	
Community Facilities	No requireme	nts ident	tified			
Other	No requireme	nts ident	tified			
Housing		++		•	0	
Health		+	Was	te	-	
-	esign	-	Cha	nge	0	
		0		•	-	
		+	-	-	0	
and GI		-			0	
•	rces	-	Eco	nomic Structure	0	
	1.85 haGreenfield site Current use: agSite was assess The site is not sUtilitiesEmergency ServicesEducationHealthGreen Infrastructure Community FacilitiesOther HousingHealthHealthGreen InfrastructureCommunity FacilitiesOther HousingHealthEnvironment, E and Gl Landscape	1.85 ha Greenfield site Current use: agricultural land Site was assessed as unsuitable The site is not suitable for reside Utilities No requirement Emergency No requirement Services 12 primary an Education 12 primary an generated. Est Health Contribution to multiplier of £8 Green Use open spation (0.185ha). Community No requirement Facilities No requirement Other No requirement Housing Health Heritage and Design Crime Social Environment, Biodiversity and Gl	1.85 ha Number Dwelling Greenfield site Current use: agricultural land Site was assessed as unsuitable after I The site is not suitable for residential d Utilities No requirements ident Emergency Services No requirements ident Education 12 primary and 9 secce generated. Estimated Health Contribution to primar multiplier of £551 per dominant mult	1.85 ha Number of Dwellings Greenfield site Current use: agricultural land Site was assessed as unsuitable after Part A The site is not suitable for residential develop Utilities No requirements identified Emergency Services No requirements identified Education 12 primary and 9 secondary generated. Estimated total Health Contribution to primary heal multiplier of £551 per dwelli Green Use open space standard or (0.185ha). Community Facilities No requirements identified Other No requirements identified Health Contribution to primary heal multiplier of £551 per dwelli Green Use open space standard or (0.185ha). Community Facilities No requirements identified Other No requirements identified Housing ++ Floor Health ++ Was Heritage and Design - Energen Cha Crime 0 Trar Social + Emprecha Environment, Biodiversity and GI - Econ	1.85 ha Number of Dwellings 55 homes Greenfield site Current use: agricultural land Site was assessed as unsuitable after Part A Assessment in the SUE The site is not suitable for residential development. Utilities No requirements identified Emergency No requirements identified Services Primary and 9 secondary school places would be generated. Estimated total financial contribution £25 Health Contribution to primary health care likely based on s multiplier of £551 per dwelling. Cost estimate £30,3 Green Use open space standard of minimum 10% of site at (0.185ha). Community No requirements identified Health + Housing ++ Health + Korequirements identified Change Other No requirements identified Health + Health + Health + Energy and Climate Change Crime 0 Social + Environment, Biodiversity and Gl - Landscape - Economic Structure	

Green Belt	<u>0/20</u>	The site is not within the G ACS Policy 3.2.				
Compliance with the ACS	therefore Gedling C the ACS a	s located adjacent to the ma consistent with Policy 2.3a c colliery/Chase Farm Strategi and would form part of the do ent of this site does not cont				
Highways	Lambley L have footv approved will affect	s not considered to be accep _ane is affected by the bend ways provided on its western route of the Gedling Access the ability to access sites al				
Historic Environment	Major impact on Historic Asset - Impa and buildings (non-designated).					
Consultation Response	consultation greenfield There mag	as not been specifically ider on. Respondents would like I land and coalescence betw y be some support for the si edevelopment.				
Conclusion	would be the comm Belt, deve causing co Lane/Lam	s located on the northern sid isolated from the main area unity hub to be provided. A elopment along Lambley Lan oalescence with the cluster abley Lane and the village of rom Lambley Lane.				
	The site i	s not being considered fo				

Green Belt and therefore accords with

ain urban area of Nottingham and is of the ACS. The site is adjacent to the gic Location identified by Policy 2.3a(v) of development of that site. The principle of nflict with other policies in the ACS.

eptable in highway terms. Visibility along ad and would need to be widened and ern side to be acceptable. Additionally, the ss Road runs to the south of the site; this along Lambley Lane.

act by loss of setting of heritage asset

entified through previous kely be concerned about the loss of ween Lambley and the Urban Area. site as it would form part of the Gedling

ide of the Gedling Access Road and a of housing with limited connectivity with Although the site is not within the Green ane would be increased, potentially r of buildings at the junction of Spring of Lambley; access to the site is also not



6⁄860	Trent Valley Road A612 (Land Adj Railway)						
Size			Numbe Dwellin	-			
Brownfield or Greenfield	Greenfield site Current use: Na	atural and semi	-natural	and			
SHLAA Conclusion	not relate well to own facilities. In	No significant constraints subject to Highways and EA comments. Site does not relate well to rest of urban area and is not of sufficient size to generate its own facilities. Impact of neighbouring uses may affect viability. Assume site not available for development.					
Infrastructure	Utilities	No requireme	nts ident	ified			
	Emergency Services	No requireme	nts ident	tified			
	Education				ry school places would be financial contribution £321	,500.	
	Health	Contribution t multiplier of £	•		lth care likely based on sta ng £33,100.	ndard	
	Green Infrastructure	Use open spa	ice stand	lard o	of 10% of site area (0.198h	a).	
	Community Facilities	No requireme	nts ident	tified			
	Other	No requireme	nts ident	tified			
Sustainability Appraisal	Housing		++	Floc	oding	-	
	Health		+	Was	ste	-	
	Heritage and D	Design	0	Ene Cha	rgy and Climate nge	0	
	Crime		0	Trar	nsport	++	
	Social		+	-	oloyment	0	
	Environment, Biodiversity and GI		-	Innc	ovation	0	
	Landscape		0	Eco	nomic Structure	0	
	Natural Resou	ICES	-				

Green Belt	<u>0/20</u>	Although the site is partly v strong defensible boundary realign the Green Belt boun site accords with ACS Police
Compliance with the ACS	therefore	s located adjacent to the ma consistent with Policy 2.3a c ent of this site does not cont
Highways	be require	l access onto Trent Valley W ed. Trent Valley Way is sign ed that access to the site fror
Historic Environment		 it is considered that the sit assets (including their setting
Consultation Response	consultati greenfield	as not been specifically ider on. Respondents would like I land and proximity to the se or the site as it is located adj
Conclusion	openness the site du cut off from	s adjacent to the urban area of the Green Belt. Howeve ue to height differences betw m the rest of the urban area its own services. The site is ent.
	The site i	s not being considered for

within the Green Belt the A612 forms a ry and a minor alteration will occur to undary. As such it is considered that the licy 3.2.

ain urban area of Nottingham and is of the ACS. The princople of nflict with other policies in the ACS.

Way for this level of development would nificantly higher than the site and it is on here is not possible.

ite has no impact upon the significance of g).

entified through previous ely be concerned about the loss of sewage works. There may be some ljacent to the urban area and is not Green

a and does not contribute to the er, there will be difficulties in accessing ween the road and the site. The site is a and would not be large enough to s not considered to be available for



6⁄671	Extension of Howbeck Road						
Size	2.02 ha		Numbe Dwellin	-	60 homes		
Brownfield or Greenfield	Greenfield site Current use: Na	atural and semi-n	atural	and			
SHLAA Conclusion	ridgeline. Sens decision will be	Adjacent to the urban area. The site is within the green belt and on a ridgeline. Sensitive development will be required due to the ridgeline. A decision will be needed to amend the green belt boundaries and the site will be assessed as 'suitable if policy changes'.					
Infrastructure	Utilities	No requiremen	ts ident	tified.			
	Emergency Services	No requiremen	ts ident	ified.			
	Education	13 primary and 10 secondary school places would be generated. Estimated total financial contribution £321,500. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.					
	Health	Contributions to	o prima	ry hea	alth care based on the mu stimate £33,100	ultiplier	
	Green Infrastructure	Use open spac (i.e.0.202ha).	e stanc	lard o	f 10% of development sit	e	
	Community Facilities	No requiremen	ts ident	ified			
	Other	No requiremen	ts ident	ified.			
Sustainability Appraisal	-		++	Floo	ding	0	
	Health		+	Was	te	-	
	Heritage and D	Design 0 Energy and Climate (
	Crime	0 Transport +					
	Social		+	-	loyment	0	
	Environment, I and GI	Biodiversity Innovation 0					
	Landscape Natural Resou	rcas	Economic Struct			0	
	Matulai Resou	000	-				

	Forms part of Urban Area site 14 <u>7/20</u>	There are two boundaries of boundary to the east. Movi with the urban area visible in some reduction of the ga considered significant and from the Garden Centre or		
Compliance with the ACS	The site is located adjacent to the mathematical therefore consistent with Policy 2.3a Green Belt; Policy 3.3 of the ACS records sites before Green Belt sites.			
Highways	Access onto Mapperley Plains will rec reduction in speed to 40mph. Consid cumulative impact if developed alongs may be appropriate.			
Historic Environment	<u>No Effect</u> - it is considered that the site heritage assets (including their setting			
Consultation Response	the landov developm	vas identified in the Issues & wners who considered that t ent. There were concerns r oding increasing in Woodbor		
	developm mitigated	nakes some contribution to t ent would have landscape a by ensuring that developme g along it or only allowing si		
	developm mitigated	ent would have laby ensuring that		

with the urban area with a strong ving north the site becomes more open to the west. Development would result gap to Woodborough but this is not d there is a high degree of encroachment on the southern portion of the site.

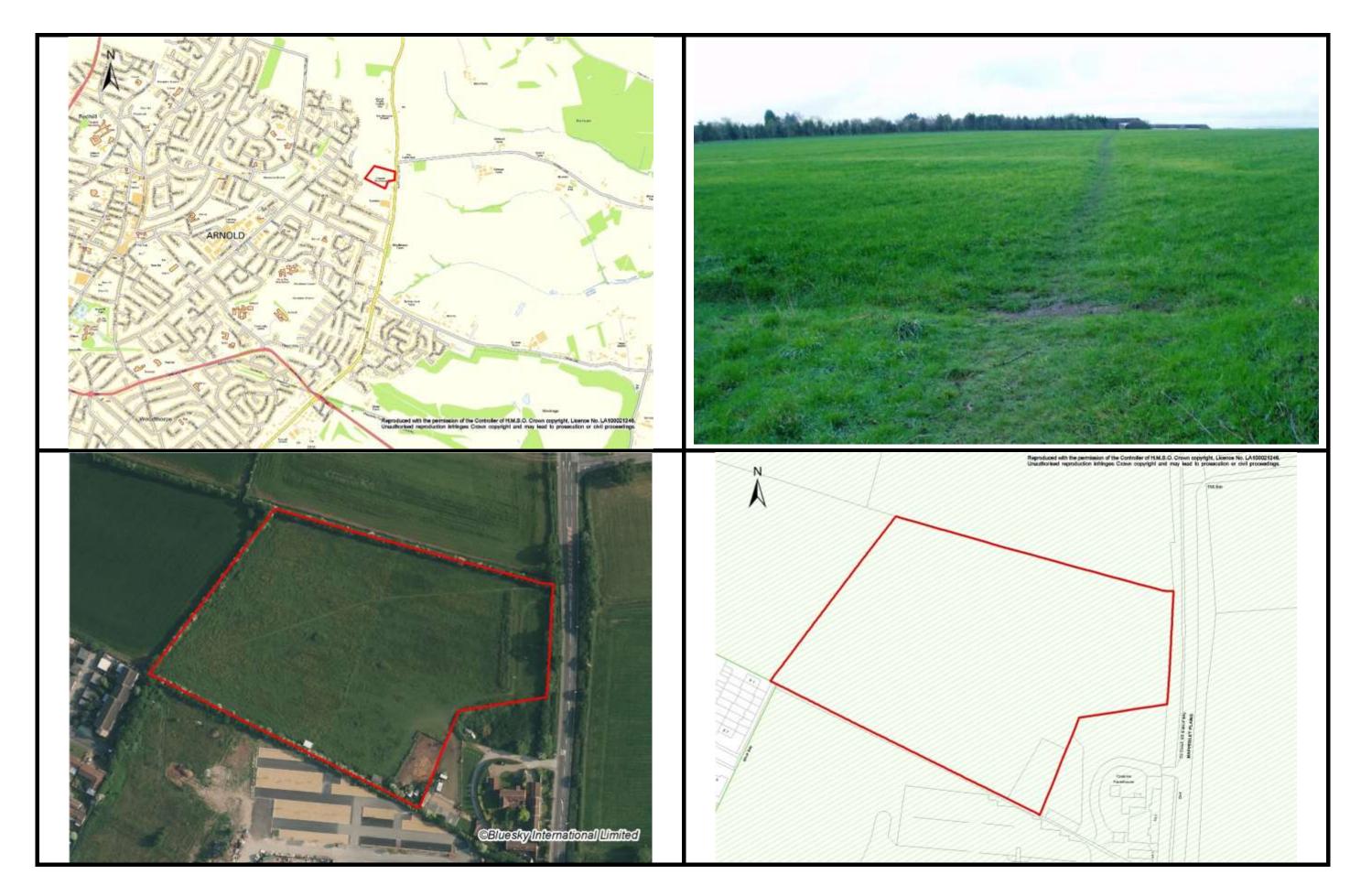
ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

quire improvements to visibility or a deration will need to be given to gside adjacent sites; a signalised junction

ite has no impact upon the significance of g).

& Options stage and was supported by there were no constraints to regarding the impact on highways and prough and Lambley

the purposes of the Green Belt and and visual impacts. This could be ent respects the ridgeline either by not ingle storey development.



6⁄668	Land Off Mapperley Plains					
Size	2.11 ha		Numbe Dwellin	-	100 homes	
Brownfield or Greenfield	Greenfield site Current use: open space and has previously been protected for a new road - this is no longer being progressed.					
SHLAA Conclusion	The site is prote development.	ected open spa	ice and r	ot sui	table for residential	
Infrastructure	Utilities No requirements identified					
	Emergency Services	No requireme	ents ident	tified.		
	Education	6 primary and 5 secondary school places would be generated. Estimated total financial contribution £155,000. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.				
	Health					ltiplier
	GreenUse open space standard of 10% of development site (i.e.Infrastructure0.21ha).			e (i.e.		
	Community Facilities	No requirements identified				
	Other	No requirements identified				
Sustainability Appraisal	Housing		++	Floo	oding	0
	Health			Was	te	-
	Heritage and Design		0	Cha	•	0
	Crime		0		nsport	++
	Social		++		bloyment	0
	Environment, Biodiversity and GI				nomic Structure	0
	Landscape Natural Resources		0			0

Green Belt	<u>0/20</u>	Site is not within the Green Policy 3.2.		
Compliance with the ACS	consistent	s located within the main urb t with Policy 2.3a of the ACS levelopment would need to a		
Highways	Given that the site is likely to make us limited additional development off any arrangements are acceptable. Acces alterations to the signalised junction.			
Historic Environment	<u>No Effect</u> - it is considered that the sit heritage assets (including their setting			
Consultation Response	consultation local infra	as not been specifically ider on. Objections are likely to r structure and loss of open s s it is located within the urba		
Conclusion	previously open space Given the below the	s sustainably located and is in protected for the route of a ce; it is understood that this s shape of the site it is likely t threshold identified for alloc s not being considered for		

n Belt and therefore accords with ACS

ban area of Nottingham and is therefore S. The site is protected as Open Space accord with Policy 16.4.

se of existing roads/cul-de-sacs with y single access it is considered that ss from Gedling Road may require

ite has no impact upon the significance of g).

entified through previous relate to the impact on highways and space. There may be some support for an area.

a not within the Green Belt. The site was a new road and is now designated as scheme is no longer going ahead. to only achieve 30 to 40 homes which is cation in the urban area.



6⁄767	Spring Lane (156)					
Size			Numbe Dwellin	-	51 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag					
SHLAA Conclusion	The site is in a isolated location in area that is unlikely to be released from the Green Belt. A proposed layout has been submitted.					rom
Infrastructure	Utilities	No requirements identified				
	Emergency Services	No requirements identified				
	Education	11 primary and 8 secondary school places would be generated. Estimated total financial contribution £264,000.				l,000.
	Health	Contribution to primary health care likely based on standard multiplier £551 per dwelling £26,100.				andard
	Green Infrastructure	Use open space standard of 10% of site area (0.22ha).).
	Community Facilities	No requirements identified				
	Other	No requirements identified				
Sustainability Appraisal	Housing		++	Floc	oding	0
	Health		-	Was	ite	-
	Heritage and Design		0	Cha		0
	Crime		0		nsport	++
	Social		+	-	bloyment	0
	Environment, Biodiversity and GI		0		ovation	0
	Landscape Natural Resources		0	Eco	nomic Structure	0
		000	-			

Forms	The Site does not adjoin th
part of Urban Area Site 16	other than Spring Lane, ha site would result in the mer and would have some impa Area in Lambley.
13/20	
does not a Green Be	s neither within or adjacent to accord with Policy 2 or Polic It; Policy 3.3 of the ACS req re Green Belt sites.
	ess to the site can be achiev the site is not considered to
	 it is considered that the sit assets (including their setting
consultation the increat may be so	as not been specifically ider on. Respondents would like se in surface water runoff ar ome support as the site is loo
the gap be prevalent. facilities n	loes not adjoin the urban are etween Lambley and the urb While the site has good acc earby and residents would h s not being considered fo r
	Area Site 16 <u>13/20</u> The site is does not a Green Be sites befo While acc footways, terms. <u>No Effect</u> heritage a The site h consultation the increation may be so

the urban area or other settlement and, as weak boundaries. Development of the erging of Lambley and the Urban Area bact on the setting of the Conservation

to the urban area or other settlement and cy 14. The site is located within the quires consideration of non-Green Belt

eved, subject to improvements to o be sustainably located in transport

ite has no impact upon the significance of g).

entified through previous ely be concerned about traffic movement, and the impact on the Green Belt. There ocated close to urban area.

ea or other settlement and forms part of ban area where ribbon development is ccess to public transport there are few have to travel for even basic services.



Killisick Lane					
2.60 ha			-	110 homes	
Greenfield site Current use: Ag	ricultural land				
The site is adjacent to the urban area and within a MLA. At present it would need to demonstrated that the need for development outweighs the value of the MLA. This is best considered as part of a DPD or planning application and not through the SHLAA process. There may also be highways issues with the site. Work is underway on landscape and highways issues.					
Utilities	No requiremen	ts ident	ified.		
Emergency Services	No requiremen	ts ident	ified.		
Education	23 primary and 18 secondary school places would be generated. Estimated total financial contribution £574,200. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.				
Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £60,600				
Green Infrastructure	Use public open space standard minimum of 10% of site area (0.26 ha).			ite	
Community Facilities	No requirements identified.				
Other	No requiremen	ts ident	ified.		
Housing		++	Floo	ding	0
Health		+	Was	te	-
Heritage and Design		0			0
Crime		0		-	++
Social		+	-	-	0
and GI		0			0
Landscape Natural Resources		-	FCOI	nomic Structure	0
	2.60 ha Greenfield site Current use: Ag The site is adjace need to demons the MLA. This is and not through with the site. We Utilities Emergency Services Education Health Green Infrastructure Community Facilities Other Housing Health Heritage and D Crime Social Environment, I and GI Landscape	2.60 ha Greenfield site Current use: Agricultural land The site is adjacent to the urbar need to demonstrated that the r the MLA. This is best considere and not through the SHLAA pro with the site. Work is underway Utilities No requiremen Emergency Services Education Community Facilities Other Use public ope Infrastructure Green Ise public ope Infrastructure Community Facilities Other No requiremen Housing Health Heritage and Design Crime Social Environment, Biodiversity and Gl Landscape	2.60 ha Number Dwellin Greenfield site Current use: Agricultural land The site is adjacent to the urban area a need to demonstrated that the need for the MLA. This is best considered as pa and not through the SHLAA process. Twith the site. Work is underway on land Utilities No requirements ident Emergency No requirements ident Services 23 primary and 18 sec Education 23 primary and 18 sec generated. Estimated LEA advises will need LEA advises will need primary school places adjacent sites allocate Health Contributions to prima of £551 per dwelling c Green Use public open space Infrastructure area (0.26 ha). Community No requirements ident Facilities No requirements ident Other No requirements ident Health	2.60 ha Number of Dwellings Greenfield site Current use: Agricultural land The site is adjacent to the urban area and wineed to demonstrated that the need for deverthe MLA. This is best considered as part of a and not through the SHLAA process. There rewith the site. Work is underway on landscape Utilities No requirements identified. Emergency No requirements identified. Services 23 primary and 18 secondar generated. Estimated total LEA advises will need to comprimary school places and padjacent sites allocated. Health Contributions to primary head of £551 per dwelling cost estimated (0.26 ha). Community No requirements identified. Facilities No requirements identified. Other No requirements identified. Health Contributions to primary head of £551 per dwelling cost estimated (0.26 ha). Community No requirements identified. Facilities No requirements identified. Other No requirements identified. Health + Floor Health 0 Inno Social + Emergency Social + Emprecentified. Environment, Biodiversity 0 Inno Ind Gl - Econ	2.60 ha Number of Dwellings 110 homes Greenfield site Current use: Agricultural land Interview of a constraint of the urban area and within a MLA. At present it we need to demonstrated that the need for development outweighs the val the MLA. This is best considered as part of a DPD or planning applicati and not through the SHLAA process. There may also be highways issue with the site. Work is underway on landscape and highways issues. Utilities No requirements identified. Emergency No requirements identified. Services 23 primary and 18 secondary school places would be generated. Estimated total financial contribution £574. LEA advises will need to consider cumulative impact on primary school places and potential new primary school places and potential new primary school adjacent sites allocated. Health Contributions to primary health care based on the mult of £551 per dwelling cost estimate £60,600 Green Use public open space standard minimum of 10% of s area (0.26 ha). Community No requirements identified. Facilities 0 Other No requirements identified. Health + Health + Grime 0 Community Flooding Facilities 0 Other No requirements identified. Health +

Green Belt	Forms part of Urban Area Site 11 <u>11/20</u>	There is only one boundary strong defensible boundaries development would not redu historic character.		
Compliance with the ACS	The site is located adjacent to the ma therefore consistent with Policy 2.3a o Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites.			
Highways	Strathmore Road is wide enough to ac although its gradient is substandard. adjoining sites (6/871, 6/872, 6/873).			
Historic Environment	<u>No Effect</u> - it is considered that the site heritage assets (including their setting			
Consultation Response	The site has not been specifically iden consultation. Objections are likely to greenfield land, the impact on the MLA infrastructure. There may be some su urban area.			
Conclusion	The site makes a contribution to the p development would have some lands subject to access issues being addres considered that the benefits of develo outweigh the loss of Green Belt and h			
	The site o	can be considered for alloc		

y with the urban area and moderately es. There is no encroachment but duce the gap to a settlement or impact on

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

Accommodate the level of development Access to site would need to be through

ite has no impact upon the significance of g).

entified through previous o relate to the loss of green belt and _A and impact on highways and other support for the site as it is adjacent to the

purposes of the Green Belt and scape and visual impact. However, essed and some landscape mitigation, it is opment adjacent to the urban area harm to the landscape.



6⁄49	Brookfields Garden Centre					
Size			Numbe Dwellin	-	106 homes	
Brownfield or Greenfield	Brownfield site Current use: Garden Centre					
SHLAA Conclusion	Site is adjacent to the urban area and on a primary ridgeline. Provided development takes account of the ridgeline it may be suitable. Due to the ridgeline and Green Belt location it will be marked as Suitable if Policy Changes.					
Infrastructure	Utilities	No requireme	No requirements identified.			
	Emergency Services	No requireme	nts ident	tified		
	Education	20 primary and 15 secondary places would be generated. Estimated total financial contribution £488,000. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.				
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £52,300				
	Green Infrastructure	Use open space standard of minimum 10% of site area (i.e. 0.352ha)				
	Community Facilities	No requirements identified				
	Other	No requirements identified.				
Sustainability Appraisal	Housing	Jsing		Floo	ding	0
	Health		+	Was	te	-
	Heritage and Design		0	Cha	0	0
	Crime		0		esport	++
	Social Environment, Biodiversity		+		oloyment	-
	and GI	Jourversity	0		nomic Structure	0
	Landscape Natural Resources		0 ++			-

Green Belt	Forms part of Urban Area Site 14 <u>7/20</u>	There are two boundaries boundary to the east. Movi with the urban area visible in some reduction of the ga considered significant and from the Garden Centre or	
Compliance with the ACS	therefore Green Be sites befo	s located adjacent to the ma consistent with Policy 2.3a d It; Policy 3.3 of the ACS req re Green Belt sites.	
Highways	The current access is sufficient to sup access could also be improved to the were required to be served from this a the 40mph area further north and/or p		
Historic Environment	No Effect - it is considered that the sit heritage assets (including their setting		
Consultation Response	The site was identified in the Issues 8 the landowners who considered that t development and involved brownfield the impact on highways and risk of flo Lambley		
Conclusion	Whilst development would result in the the site is located adjacent to the urba and would not significantly affect the		
	The site o	can be considered for allo	

with the urban area with a strong ving north the site becomes more open to the west. Development would result gap to Woodborough but this is not there is a high degree of encroachment on the southern portion of the site.

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

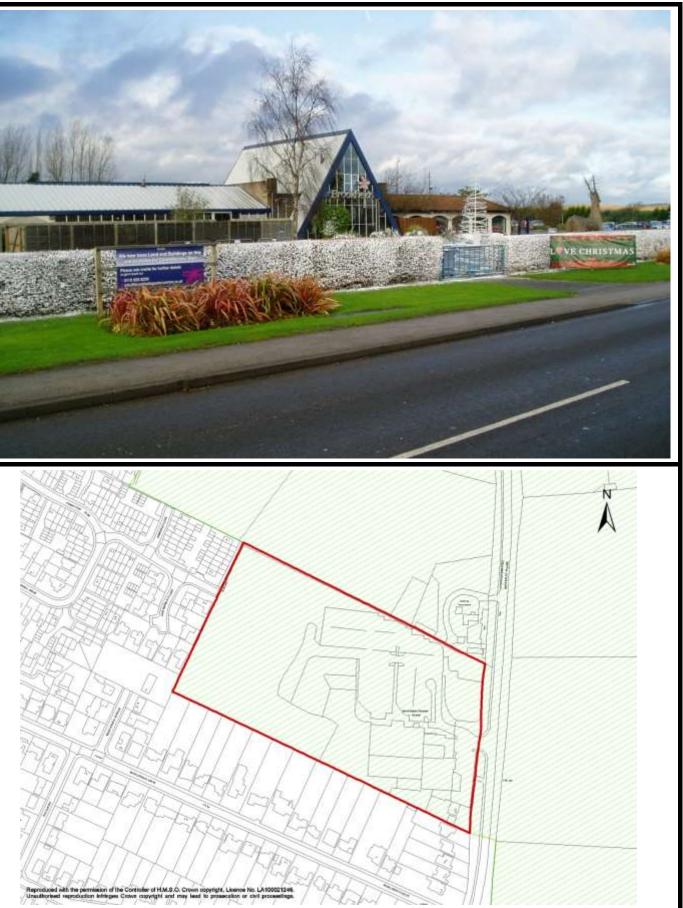
ipport the level of development proposed; e level required if additional development access. It may be necessary to move provide a signalised junction.

ite has no impact upon the significance of ng).

& Options stage and was supported by there were no constraints to d land. There were concerns regarding ooding increasing in Woodborough and

he loss of jobs and land used for retail, ban area, is largely previously developed landscape.





6/871	Killisick Lan	Killisick Lane (GBC site 1)				
Size	3.61 ha		Numbe Dwellin	-	108 homes	
Brownfield or Greenfield	Greenfield site Current use: pa	rt local nature re	eserve a	and pa	art agricultural land	
SHLAA Conclusion	Site is located within the Green Belt and a Mature Landscape Area. The MLA issue is best considered through a planning application or Local Plan review. No constraints other than confirmation of access arrangements. Due to the MLA issue the site is classed as non-deliverable.			al Plan		
Infrastructure	Utilities	No requirements identified.				
	Emergency Services	No requiremen	ts iden	tified.		
	Education	23 primary and 17 secondary school places would be generated. Estimated total financial contribution £556,900. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.			556,900. Ict on	
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £59,100				
	Green Infrastructure	Use open space standard of 10% of development site (0.36ha).				
	Community Facilities	No requirements identified				
	Other	No requiremen	ts iden	tified		
Sustainability Appraisal	Housing		++	Floo	ding	0
	Health			Was	te	-
	Heritage and D	Design	0	Cha	*	0
	Crime		0	Tran	sport	++
	Social		+	-	loyment	0
	Environment, Biodi and GI			Inno	vation	0
	Landscape		-	Eco	nomic Structure	0
	Natural Resou	rces	-			

Green Belt F		
p L A S	Forms Dart of Urban Area Site 10 3/20	The Site has three boundari containment and reasonably no encroachment but develo settlement and or impact on
with the ACS the state of the s	herefore o Green Bel sites befor vill need t	located adjacent to the main consistent with Policy 2.3a of t; Policy 3.3 of the ACS require Green Belt sites. The site o be considered against Pol sidered against Policy 17.
ju	unction of	ufficient space and visibility Howbeck Road and Killisic e operation of Killisick Lane
		 it is considered that the site ssets (including their setting
Response c g ir	consultatio greenfield mpact on	as not been specifically ider on. Objections are likely to land, the impact on the adja the MLA and impact on high ome support for the site as it
C S is v S a	contributic some land s likely to vould nee significant accordanc	a located adjacent to the urb on to the purposes of the Gre lscape and visual harm althe be some loss of the adjacen ed to be mitigated. The loss and would be outweighed b ce with the ACS.

ries with the urban area, a degree of ly strong defensible boundaries. There is lopment would not reduce the gap to a n historic character.

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt te is within a Mature Landscape Area and plicy 10.4. Loss of the LNR would need

to achieve a new access onto the
 ck Lane. Consideration will need to be
 e.

ite has no impact upon the significance of g).

entified through previous o relate to the loss of green belt and jacent nature conservation site, the ghways and other infrastructure. There it is adjacent to the urban area.

ban area and does not make a valuable reen Belt. Development would cause nough mitigation can be provided. There ent LNR due to the need for access; this s of agricultural land is not considered by the benefits of providing houses in



6⁄18	Rolleston Dr	ive (NCC Off	ices)			
Size	3.64 ha		Numbe Dwellin		109 homes	
Brownfield or Greenfield	Brownfield site Current use: va	cant but last use	ed as de	epot/s	torage	
SHLAA Conclusion	The site is still subject to Policy E3 of the Local Plan. It is the part of the site is suitable in line with the recommendation to of the protected employment area. Highways have no object As there needs to be a policy decision to allow development classed as Suitable if Policy Changes.			ommendation to reduce the s have no objection in princ	e size siple.	
Infrastructure	Utilities	No requirements identified.				
	Emergency Services	No requiremen	ts ident	ified.		
			23 primary places and 17 secondary places would be generated. Estimated total financial contribution of £556,900.			
	Health	Contributions to primary health care based on the multipl of £551 per dwelling cost estimate £60,000.			tiplier	
	Green Infrastructure	0.364ha)			f minimum 10% of site area	a (i.e.
	Community Facilities	No requiremen				
	Other		lood ris	k. Ma	essment required to focus on ay be a need for surface wa	
Sustainability Appraisal	Housing		++	Floo	ding	
	Health		+	Was	te	-
	Heritage and D	esign	0	Cha		0
	Crime		0		Isport	++
	Social Environment	Biodiversity	++		vation	-
	Environment, Biodiversity and GI		0		nomic Structure	0
	Landscape Natural Resou	rces	0			-

Green Belt	<u>0/20</u>	Site is not within the Green Policy 3.2.
Compliance with the ACS	consistent	s located within the main urb t with Policy 2.3a of the ACS net use and alternative uses
Highways	although a appropriat frontage to	the site can be achieved via a new single point of access te. Alternative access is poso o Rolleston Drive Rollestor o both directions.
Historic Environment		 it is considered that the site ssets (including their setting
Consultation Response	related to to the imp	vas identified in the Issues & managing surface water from act on highways and local in or the site as it is located with I land.
Conclusion	Arnold; as site will lea occupied years. Th Paper. Ca	s previously developed and I s such it is sustainably locate ad to the loss of land allocat by Nottinghamshire CC and le site is not well used as she areful consideration will need the risk of flooding.
	The site o	can be considered for allo

n Belt and therefore accords with ACS

ban area of Nottingham and is therefore S. The land is currently protected for s would need to accord with ACS Policy

ia access point 1 (opposite Darlton Drive) s away from this location may be more ossible along the length of the sites on Drive is a straight road with good

ite has no impact upon the significance of g).

& Options stage but the only comment om the site. Objections are likely to relate infrastructure. There may be some thin the urban area and involves

located within the main built up area of ted and accords with policy. Whilst the ated for employment use it was previously d has not provided jobs for a number of hown in the Employment Background ed to be given to designing a scheme that



6⁄542	Linden Grov	е				
Size	3.80 ha		Numbe Dwellin	-	114 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	The site is located adjacent to the PUA and has defensible boundaries due to the new A612 Link Road. The site is within the Green Belt and a decision would need to be taken through a DPD to allocate the site. As such the site is suitable if policy changes.				cision	
Infrastructure	Utilities	Utilities No requirements identified				
	Emergency Services	No requirements identified 24 primary and 18 secondary school places would be generated. Estimated total financial contribution £585,600				
	Education					
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling £62,814.				andard
	Green Infrastructure	Use open space standard of 10% of site area (0.379ha).				a).
	Community Facilities	No requireme	nts ident	tified		
	Other	No requireme	nts ident	tified		
Sustainability Appraisal	Housing		++	Floo	oding	-
	Health		+	Was	te	-
	Heritage and D	esign	-	Cha		0
	Crime		0		nsport	++
	Social		+		bloyment	0
	Environment, Biodiversity and GI		0		ovation	0
	Landscape Natural Resou	rces	0	Eco	nomic Structure	0
			-			

Green Belt	Urban Area Site 18 <u>9/20</u>	The Site adjoins the urban strong defensible boundari considered to be open cou inappropriate development encroachment. The site for but development would not settlement.	
Compliance with the ACS	therefore would nee located wi	s located adjacent to the main consistent with Policy 2.3a. ad to be assessed to conside within the Green Belt; Policy 3 an Belt sites before Green Be	
Highways	will need t way syste	the site can be achieved from to be given to the operation m and to the nearby school. of the site slightly.	
Historic Environment	Impact on Historic Asset - The develo on the wider setting of the Listed Build immediate setting. If the development in scale (single storey), then the impact form comprising 2/3 storey buildings.		
Consultation Response	The site was identified in the Issues & objected to the site as it was consider separation with Burton Joyce and link developer identified that the site had be reduce the gap with Burton Joyce and however, considered that the construct site from the wider Green Belt.		
Conclusion	substantia 3 it is prot of risk ass	orms a logical extension to the ally to the Green Belt. Whils ected by the Left Bank Flood sessed. The impact on the Left ensuring that homes are	
	The site o	can be considered for allo	

n area to the south and west. There are ries. Given the nature of the site it is not untryside and, although there is no nt, there would only be limited orms part of the setting of Gedling House of impact on the historic character of a

ain urban area of Nottingham and is The impact on the nearby listed building der compliance with Policy 11. The site is 3.3 of the ACS requires consideration of elt sites.

om the existing access. Consideration of the adjacent signal controlled one I. Land required for the GAR may reduce

opment of the site would have an impact lding (Grade II) but not directly on its nt were low density, well planted and low act would be less than for a denser urban

& Options consultation. Notts CC ered to be a visually important area of ked to other nearby open space. A been rejected in the past as it would d nothing had changed. The landowner, uction of the Relief Road had severed the

the urban area and does not contribute st the site is within Flood Risk Zone 2 or od Alleviation Scheme at the highest level Listed Building can be mitigated through e no more than 2 stories high.



A2	Lodge Farm	Lane Phase	2 Red	hill		
Size	4.88 ha		Numbe Dwellin	-	150 homes	
Brownfield or Greenfield	Greenfield – cu	reenfield – currently agricultural land				
SHLAA Conclusion	The site has not been assessed through the SHLAA. Given its location the site would likely be assessed as 'maybe suitable subject to policy change'. Access would be identified as a constraint.					
Infrastructure	Utilities	No requirements identified.				
	Emergency Services	 No requirements identified. 32 primary and 24 secondary school places would be generated. Estimated total financial contribution £507 				
	Education					
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £82,700.				nultiplier
	Green Infrastructure	Use open space standard of minimum 10% of site area (i.e. 0.5 ha).				
	Community Facilities	No requireme	nts ident	tified.		
	Other	No requireme	nts ident	tified.		
Sustainability Appraisal	Housing		++	Floo	oding	-
	Health		+	Was		-
	Heritage and D	esign	0	Cha		0
	Crime		0	Tran	isport	+
	Social Environment, Biodiversity and GI		+	Emp	bloyment	0
			-		ovation	0
	Landscape		-	Eco	nomic Structure	0
	Natural Resou	rces				

Urban Area Site 6 – 12/20 The Site has only one boundary with ridgeline. There is no encroachment gap to a settlement and or impact on Urban Area Site 7 – 11/20 There is only one boundary with the u west provides some containment. Th development would not reduce the gatheracter.Compliance with the ACSThe site is located adjacent to the mat therefore consistent with Policy 2.3a of Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites.HighwaysSite 6/462 includes this site in the leve Development of site A2 alongside 6/4 development to 300. It is considered with a secondary access through the acceptable.Historic EnvironmentNo Effect - it is considered that the site heritage assets (including their setting)Consultation ResponseThe site was not identified at the Issu support for the site due to its urban ed level of development being reduced in objections to the loss of Green Belt a infrastructure.ConclusionThe site has some Green Belt value a landscape and visual impact. It is sug area but would involve the loss of Gra have strong defensible boundaries for is a contour line). Access to the site visual site to the A60 (6/48) or the existing b		
The Site has only one boundary with ridgeline. There is no encroachment gap to a settlement and or impact on Urban Area Site 7 – 11/20 There is only one boundary with the u west provides some containment. Th development would not reduce the gatheracter.Compliance with the ACSThe site is located adjacent to the mat therefore consistent with Policy 2.3a of Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites.HighwaysSite 6/462 includes this site in the level Development of site A2 alongside 6/4 development to 300. It is considered with a secondary access through the acceptable.Historic EnvironmentNo Effect - it is considered that the sit heritage assets (including their setting objections to the loss of Green Belt la infrastructure.ConclusionThe site has some Green Belt value a landscape and visual impact. It is sug- area but would involve the loss of Gra- have strong defensible boundaries for is a contour line). Access to the site visual is a contour line.	Green Belt	The site forms part of two sites looked
There is only one boundary with the u west provides some containment. Th development would not reduce the ga character.Compliance with the ACSThe site is located adjacent to the may therefore consistent with Policy 2.3a of Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites.HighwaysSite 6/462 includes this site in the lev Development of site A2 alongside 6/4 development to 300. It is considered with a secondary access through the acceptable.Historic EnvironmentNo Effect - it is considered that the sit heritage assets (including their setting objections to the loss of Green Belt la infrastructure.ConclusionThe site has some Green Belt value a landscape and visual impact. It is su area but would involve the loss of Green have strong defensible boundaries fo is a contour line). Access to the site or site to the A60 (6/48) or the existing b		<u>Urban Area Site 6 – 12/20</u> The Site has only one boundary with ridgeline. There is no encroachment gap to a settlement and or impact on
with the ACStherefore consistent with Policy 2.3 a Green Belt; Policy 3.3 of the ACS requises before Green Belt sites.HighwaysSite 6/462 includes this site in the levelopment of site A2 alongside 6/4 development to 300. It is considered with a secondary access through the acceptable.HistoricNo Effect - it is considered that the site heritage assets (including their setting)ConsultationThe site was not identified at the Issu support for the site due to its urban equevel of development being reduced in objections to the loss of Green Belt latinfrastructure.ConclusionThe site has some Green Belt value a landscape and visual impact. It is sugarea but would involve the loss of Grahave strong defensible boundaries for is a contour line). Access to the site visite to the A60 (6/48) or the existing both and the set of the A60 (6/48) or the existing both and the set of the A60 (6/48) or the existing both and the set of the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the access to the site visite to the A60 (6/48) or the existing both and the set of the acces to t		There is only one boundary with the u west provides some containment. Th development would not reduce the ga
Development of site A2 alongside 6/4 development to 300. It is considered with a secondary access through the acceptable.Historic EnvironmentNo Effect - it is considered that the sit heritage assets (including their settingConsultation ResponseThe site was not identified at the Issu support for the site due to its urban ed level of development being reduced in objections to the loss of Green Belt la 	-	The site is located adjacent to the ma therefore consistent with Policy 2.3a of Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites.
Environmentheritage assets (including their settingConsultation ResponseThe site was not identified at the Issu support for the site due to its urban ed level of development being reduced in objections to the loss of Green Belt la infrastructure.ConclusionThe site has some Green Belt value a landscape and visual impact. It is sug area but would involve the loss of Gra have strong defensible boundaries fo is a contour line). Access to the site v 		Site 6/462 includes this site in the levelopment of site A2 alongside 6/4 development to 300. It is considered with a secondary access through the acceptable.
Responsesupport for the site due to its urban ed level of development being reduced in objections to the loss of Green Belt la infrastructure.ConclusionThe site has some Green Belt value a landscape and visual impact. It is sus area but would involve the loss of Gra have strong defensible boundaries for is a contour line). Access to the site v site to the A60 (6/48) or the existing b		No Effect - it is considered that the sit heritage assets (including their setting
landscape and visual impact. It is sus area but would involve the loss of Gra have strong defensible boundaries for is a contour line). Access to the site site to the A60 (6/48) or the existing b		The site was not identified at the Issu support for the site due to its urban ed level of development being reduced in objections to the loss of Green Belt la infrastructure.
The site should be considered for a	Conclusion	The site has some Green Belt value a landscape and visual impact. It is sus area but would involve the loss of Gra have strong defensible boundaries for is a contour line). Access to the site v site to the A60 (6/48) or the existing b
		The site should be considered for a

ed at in the Green Belt Assessment.

the urban area and extends beyond the but development would not reduce the historic character.

urban area but the ridgeline to the northhere is no encroachment but ap to a settlement or impact on historic

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

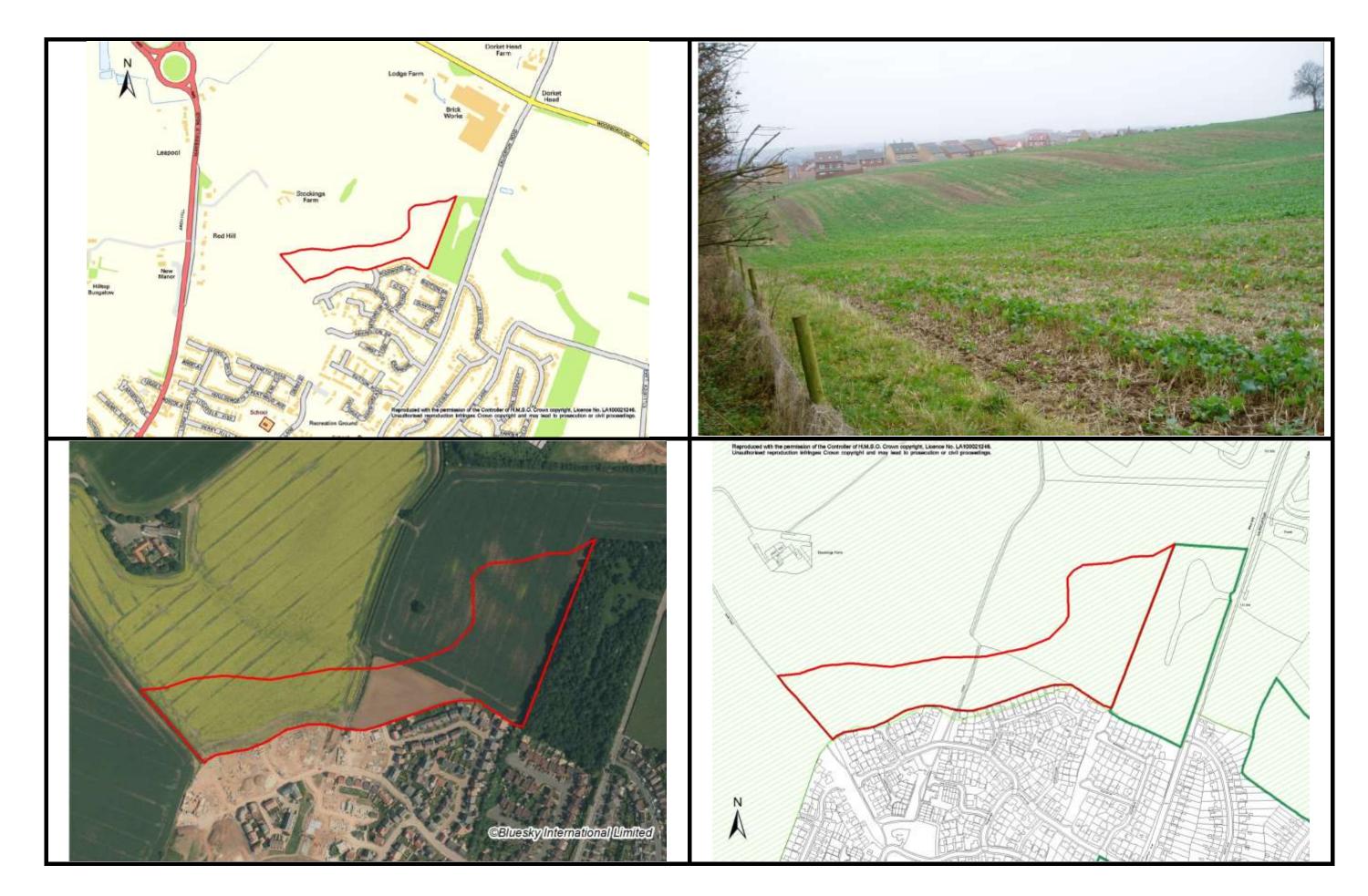
vel of development considered. 48 would increase the level of 4 that access onto Mansfield Road (A60) 4 adjacent Stockings Farm site is

site has no impact upon the significance of ng).

ues & Options stage. There may be edge location as this could result in the in other locations. There may be land and the impact on local

and development would have a limited ustainably located adjacent to the urban rade 2 or 3 agricultural land and does not or the Green Belt (the northern boundary would be required through the adjacent built up area to Calverton Road.

allocation.



6⁄48	Lodge Farm	Lane				
Size	7.31 ha		Numbe Dwellir	-	150 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	While the larger site was rejected through the SUE Study it is considered a smaller site may be suitable. Highways have no in principle objections. The site will be classed as 'suitable if policy changes'.					
Infrastructure	Utilities	No requirements identified. No requirements identified 32 primary and 24 secondary places would be generated. Estimated total financial contribution £780,800.				
	Emergency Services					
	Education					ated.
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £82,700				ltiplier
	Green Infrastructure	Use public op area. (i.e. 0.7		e stan	idard minimum of 10% of s	site
	Community Facilities	No requirements identified				
	Other	No requireme	ents iden	tified		
Sustainability Appraisal	Housing		++	Floo	oding	-
	Health		+	Was	te	-
	Heritage and D	Design	0	Cha		0
	Crime Social Environment, Biodiversity		0		nsport	+
			+		bloyment	0
	and GI	Diouiversity	-		ovation	0
	Landscape Natural Resour	rces	0	ECO	nomic Structure	0

Green Belt	Forms part of Urban Area Site 5 7/20	The Site has two boundaries the north provides containing defensible boundary. Develo Calverton or impact on histo encroachment in the form of
Compliance with the ACS	therefore Green Be	s located adjacent to the mai consistent with Policy 2.3a o It; Policy 3.3 of the ACS requ re Green Belt sites.
Highways	Access fro is unlikely designed	can provide access up to 10r om Stockings Farm is also p to allow bus access through to reduce the number acces gh from Stockings Farm.
Historic Environment		 it is considered that the site ssets (including their setting
Consultation Response	Developm considere There wei	vas identified for consultation ient of the site was supporte d that development here cou re general objections to the l nmental impact and impact o
Conclusion	mitigation the site we is not sign accordance Landscap	oes not make a valuable con can be put in place to addre ould involve the loss of Grad ifficant and is outweighed by ce with the ACS. An area to e & Visual Analysis to be ret can be considered for alloc

es with the urban area and the ridgeline to nent. The A60 to the west is a strong lopment would not reduce the gap to coric character and does have some of ribbon development along the A60.

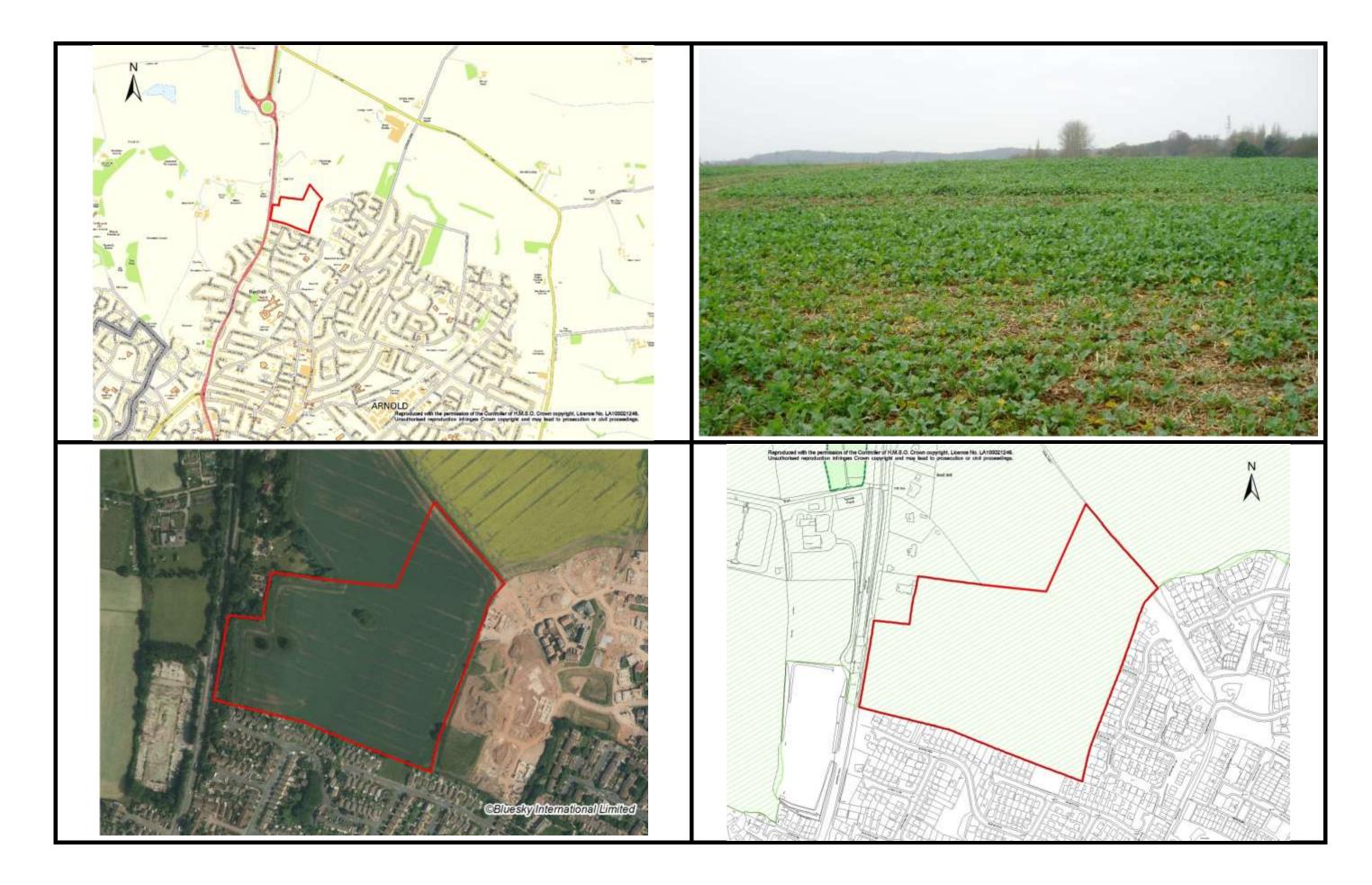
ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

Om enabling bus penetration if required. possible although the width of the roads gh to Calverton Road. The site should be ssed from the A60 without creating a rat

ite has no impact upon the significance of g).

on in the Issues & Options stage. ed by the landowner and residents who buld reduce development at the villages. loss of greenfield and green belt land, t on local services.

ontribution to the Green Belt and ress the proximity of the AQMA. Whilst ide 2 & 3 agricultural land the amount lost by the benefit of providing houses in o the east is recommended in the retained as a landscape buffer.



		Numbe	r of	120 homes	
		Dwellir	-		
nt use: Ag	Greenfield site Current use: Agricultural land				
Subject to the identified requirements and a detailed assessment through a planning application, the site is considered suitable from a highways perspective. No other significant constraints. Due to the Green Belt location the site is considered to be Suitable if Policy Changes.			•		
es	No requirements identified.				
	No requirements identified.				
ation	25 primary and 19 secondary school places would be generated. Estimated total financial contribution £614,30			,300.	
h	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £66,100				tiplier
	Use open spa 0.807ha).	ice stand	dard o	f 10% of development site	(i.e.
	No requirements identified				
r	No requireme	nts iden	tified		
U		++	Floo	ding	0
h		+	Was	te	-
-	esign	0	Cha	nge	0
Crime		0		•	++
	Piodivorsity	+	-	-	0
SI	Diodiversity	-			0
•	rces	0	ECOI	nomic Structure	0
	ing application te is considered res res ation h h structure munity ities r ing h age and D e al conment, I S cape	ing application, the site is pective. No other significa- te is considered to be Sur- es No requireme ation 25 primary an generated. E h Contributions of £551 per do n Use open spa 0.807ha). munity No requireme ities No requireme ities No requireme age and Design e al	ing application, the site is considerective. No other significant considered to be Suitable if I is consider	ing application, the site is considered s ective. No other significant constraints te is considered to be Suitable if Policy es No requirements identified. gency No requirements identified. ation 25 primary and 19 secondar generated. Estimated total h Contributions to primary hea of £551 per dwelling cost es n Use open space standard o 0.807ha). munity No requirements identified ities No requirements identified ing ++ Floo h + Floo h + Was age and Design 0 Ener al ++ Emp onment, Biodiversity - Inno scape 0 Econ	ing application, the site is considered suitable from a highways ective. No other significant constraints. Due to the Green Belt lo te is considered to be Suitable if Policy Changes. es No requirements identified. gency ces 25 primary and 19 secondary school places would be generated. Estimated total financial contribution £614 h Contributions to primary health care based on the mul of £551 per dwelling cost estimate £66,100 n Use open space standard of 10% of development site 0.807ha). munity No requirements identified ing +++ Flooding h ++ Vaste age and Design 0 al ++ Employment onment, Biodiversity 0 Scape 0 0 Economic Structure

Green Belt	Forms part of Urban Area Site 1 <u>7/20</u>	The Site has two boundarie offers some containment. E strong or moderate. There Farm buildings but develop settlement and no impact o		
Compliance with the ACS	therefore Green Be	s located adjacent to the mai consistent with Policy 2.3a o It; Policy 3.3 of the ACS requ re Green Belt sites.		
Highways	Information has been submitted by the Highways. It is considered that satisfa site subject to the provision of a signa required via the planning application.			
Historic Environment		 it is considered that the site issets (including their setting 		
Consultation Response	The site was not specifically identified through the ACS and the Issues & Op site is well connected to the City Centr significant adverse impact on the high land to be allocated here to reduce the There were general objections to deve of greenfield and green belt land, the e local services.			
Conclusion	contributio given to w only majo agricultura	s adjacent to the urban area on to the purposes of the Gre hich defensible features to us r negative identified through al land (which is not conside hich can be mitigated).		
	The site o	can be considered for allo		

ies with the urban area and topography Boundaries to the north and west are is some encroachment from the New opment would not reduce the gap to a on historic character.

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

ne applicant and reviewed by County factory access can be achieved to the alised junction and supporting information

te has no impact upon the significance of g).

d but was promoted by the landowner ption stage. It was considered that the stre, is contained and would not result in a hway. There was support for additional ne numbers at some of the villages. velopment North of Redhill due to the loss e environmental impact and impact on

a but does not make an important reen Belt; consideration would need to be use for the Green Belt boundary. The h the SA is related to the loss of ered significant) and the proximity of the



6⁄457	Lambley Lan	ne (Adj Glebe	e Farm	Viev	v)	
Size	8.72 ha		Numbe Dwellin		261 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	The SUE Study found that this site was unsuitable for development. For more details please the SUE Study. Development would be prominent and would form a long limb into the countryside. Developer no longer wishes to develop this site			and		
Infrastructure	Utilities	No requirements identified				
	Emergency Services	No requireme	nts ident	ified		
	Education	55 primary and 42 secondary school places would be generated. Estimated total financial contribution £1,354,900.				
	Health	Contribution to primary health care likely based on standard multiplier cost estimate £143,811.				ndard
	Green Infrastructure	Use open space standard of minimum 10% of site area (0.872ha).				a
	Community Facilities	No requireme				
	Other	No requireme	nts ident	ified		
Sustainability Appraisal	Housing		++	Floo	oding	0
	Health		+	Was	te	-
	Heritage and D	esign	0	Ene Cha	rgy and Climate nge	0
	Crime Social Environment, Biodiversity and Gl		0		nsport	-
			+		bloyment	0
			-		ovation	0
	Landscape Natural Resour	rces	-	Eco	nomic Structure	0
			-			

Green Belt	Forms part of Urban Area Site 17 <u>12/20</u>	The Site is somewhat cont some strong defensible bo development (although the and would not impact on h Site would result in a mode
	<u></u>	
Compliance with the ACS	therefore Gedling C the ACS a	s located adjacent to the ma consistent with Policy 2.3a c colliery/Chase Farm Strategi and would form part of the d ent of this site does not con
Highways	Lambley L have footv approved	s not considered to be accep _ane is affected by the bend ways provided on its western route of the Gedling Access the ability to access sites al
Historic Environment		 it is considered that the sit issets (including their setting
Consultation Response	consultation greenfield	as not been specifically ider on. Respondents would like and impact on the Green B vould form part of the Gedlir
Conclusion	granted pl residentia Lambley L disconnec	ern portion of the site is affe lanning permission) and is u l use. The area to the north ane reducing the gap with l cted from the main housing a considered possible.
	The site i	s not being considered fo

ntained by topography and there are oundaries. The Site has no inappropriate here is some outside the site to the North) historic character. Development of the derate reduction of the gap to Lambley.

ain urban area of Nottingham and is of the ACS. The site is adjacent to the gic Location identified by Policy 2.3a(v) of development of that site. The principle of nflict with other policies in the ACS.

eptable in highway terms. Visibility along ad and would need to be widened and rn side to be acceptable. Additionally, the ss Road runs to the south of the site; this along Lambley Lane.

ite has no impact upon the significance of ng).

entified through previous ely be concerned about the loss of Belt. There may be some support for the ing Colliery redevelopment.

fected by the Gedling Access Road (as unlikely to be available or suitable for th would extend development along Lambley. Development here would be area at Gedling Colliery. Access to the



6/873	Killisick Lan	Killisick Lane (GBC site 3)				
Size	8.87 ha		Numbe Dwellin		266 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	MLA is best cor access and high	The site is located within the Green Belt and a Mature Landscape Area. The MLA is best considered through a planning application or Local Plan. Likely access and highway capacity issues given size of development. Further investigation needed.			ikely	
Infrastructure	Utilities	No requirement	nts iden	tified.		
	Emergency Services	No requirements identified.				
	Education	56 primary and 43 secondary school places would be generated. Estimated total cost £1,383,700. LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.				vises hool
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £146,600				ltiplier
	Green Infrastructure	Use open space standard of 10% of development site.).
	Community Facilities	No requirement	nts iden	tified		
	Other	No requirement	nts iden	tified.		
Sustainability Appraisal	Housing		++	Floo	oding	0
	Health		+	Was	te	-
	Heritage and D	Design	0	Ene Cha	rgy and Climate nge	0
	Crime Social		0		nsport	-
			+		bloyment	0
	Environment, I and GI	Biodiversity	-		ovation	0
	Landscape Natural Resou	rces	-	Eco	nomic Structure	0
			-			

Green Belt	Forms Part of Urban Area Sites 11 and 12	Site $11 - 11/20$ There is only one boundary strong defensible boundari development would not rec on historic character. Site $12 - 11/20$ There is only one short par the urban area and the nor east and west are stronger development would not rec on historic character.		
Compliance with the ACS	The site is located adjacent to the ma therefore consistent with Policy 2.3a c Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites. The site will need to be considered against Po			
Highways	Strathmore Road may not be suitable combined site (6/50 and 6/873). Cons alternative points of access or to a de served from this access point.			
Historic Environment	No Effect - it is considered that the site heritage assets (including their setting			
Consultation Response	The site has not been specifically ider consultation. Objections are likely to greenfield land, the impact on the ML/ infrastructure. There may be some su urban area.			
Conclusion	The site is located adjacent to the urb contribution to the purposes of the Gra some landscape and visual harm altha significant reduction in the area to be is not considered significant and woul providing houses in accordance with t should only be considered in connecti 6/872).			

ry with the urban area and moderately ries. There is no encroachment but educe the gap to a settlement or impact

art of the southern boundary that adjoins orthern boundary is weak; those to the er. There is no encroachment but oduce the gap to a settlement or impact

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt te is within a Mature Landscape Area and plicy 10.4

e as the sole point of access for the nsideration would need to be given to becrease in the number of homes to be

ite has no impact upon the significance of g).

entified through previous o relate to the loss of green belt and A and impact on highways and other support for the site as it is adjacent to the

ban area and does not make a valuable reen Belt. Development would cause hough this can be mitigated by a e developed. The loss of agricultural land ald be outweighed by the benefits of the ACS. Access issues mean the site tion with sites to the west (6/871 and



6⁄51	Howbeck Ro	ad (Land Eas	st)			
Size	9.20 ha		Numbe Dwellin	-	250 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	Greenfield site Current use: Agricultural land				
SHLAA Conclusion	Adjacent to the urban area. Extension of existing allocation - previously rejected on landscape grounds but no formal designations. Due to length of time since Local Plan it has been agreed to reconsider the landscape issues with up to date information. Subject to satisfactory landscape impact the site may be suitable. Part of the site is the Howbeck Road Housing Allocation (site ref 205). The site will be classed as suitable if policy changes.					
Infrastructure	Utilities Emergency	No requirements identified No requirements identified				
	Services Education	53 primary and 40 secondary school places would be generated. Estimated total financial contribution £1,297,500. LEA advises will need to consider cumulative impact on primary school places and potential new primary				
	Health	school if adjacent sites allocated. Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £137,800				tiplier
	Green Infrastructure	Use open spac (i.e.0.919ha)	e stand	dard o	f minimum of 10% of site a	area
	Community Facilities	No requiremer				
	Other	No requiremen	its ident	tified.		
Sustainability Appraisal	Housing		++	Floo	ding	0
	Health		+	Was	te	-
	Heritage and D	esign	0	Ener Cha	rgy and Climate nge	0
	Crime		0		sport	++
	Social		+	-	loyment	0
	Environment, I and GI	Biodiversity	-		vation	0
	Landscape Natural Resou	rces	-	Ecol	nomic Structure	0
			_			

Green Belt	Urban Site 13 – <u>10/20</u> Urban Site 15 – <u>11/20</u>	Forms part of Sites 13 and Site 13 The Site has two boundaries the west and a short bound east which provides some but development would no impact on historic character Site 15 The site is visually disconne boundaries with it. Boundar some limited encroachment historic character. Develop reduction of the gap to Wo significant.		
Compliance with the ACS	The site is located adjacent to the mathematical therefore consistent with Policy 2.3a of Green Belt; Policy 3.3 of the ACS requires before Green Belt sites.			
Highways	Access onto Mapperley Plains will rec reduction in speed to 40mph. Access appropriate as a secondary access.			
Historic Environment		 it is considered that the sit issets (including their setting 		
Consultation Response	The site was identified in the Issues & the landowners who considered that the velopment. There were concerns risk of flooding increasing in Woodbor			
Conclusion	The site makes some contribution to to development would have landscape a mitigated by ensuring that developme developing along it or only allowing si			
	The site can be considered for allo			

nd 15

ries with the urban area; one long one to ndary to the south. The Site rises to the e containment. There is no encroachment ot reduce the gap to a settlement or ter.

nected from the urban area and has no aries to the west are weak. There is ent but development would not impact on pment would also result in a limited oodborough but this is not considered

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

equire improvements to visibility or a ss onto Howbeck Road would only be

ite has no impact upon the significance of ng).

& Options stage and was supported by there were no constraints to regarding the impact on highways and prough and Lambley

the purposes of the Green Belt and and visual impacts. This could be ent respects the ridgeline either by not single storey development.



6⁄25	Brookfield R	Brookfield Road/Rolleston Drive				
Size	9.46 ha		Numbe Dwellin		284 homes	
Brownfield or Greenfield	Brownfield site Current use: inc	Brownfield site Current use: industrial/employment land.				
SHLAA Conclusion	The site is currently protected for employment purposes. There would be no significant constraints to the redevelopment of site for residential purposes. Part of the site is well used for employment purposes and there is no evidence of the site being made available for alternative purposes. Given that there is no evidence of the site being available for residential use and that the site is well use for employment purposes it is not considered suitable or available for development. Part of the site is suitable see sites 6/590 and 6/18.					
Infrastructure	Utilities	No requirement	nts ident	tified.		
	Emergency Services	No requirement	nts ident	tified		
	Education	60 primary and 45 secondary places would be generated. Estimated total financial contribution £1,464,000.				
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £156,500				
	Green Infrastructure	Use public open space standard of 10% (i.e. 0.946ha)				
	Community Facilities	No requirement	nts ident	tified		
	Other	No requirement	nts ident	tified		
Sustainability Appraisal	Housing		++	Floc	oding	
	Health		+	Was	te	-
	Heritage and D	esign		Cha	*	0
	Crime				nsport	++
	Social				bloyment	
	Environment, Biodiversity and GI		0		ovation	
	Landscape		0	Eco	nomic Structure	
	Natural Resou	rces	-			

Green Belt	<u>0/20</u>	Site is not within the Greer Policy 3.2.			
Compliance with the ACS	consistent	s located within the main urb t with Policy 2.3a of the ACS consideration would need to			
Highways	Access is generally suitable. The site parcels with a small number of dwellin point. Access from the existing Eagle speed at that location although a cha appropriate.				
Historic Environment	Major impact on Historic Asset - Signi (Grade II listed) if developed. The developed other communal housing may be the buildings set in communal spaces, to records of the site).				
Consultation Response	The site includes a site that was inclu although the only comment related to relate to the impact on highways and support for the site as it is located with brownfield land.				
Conclusion	brownfield used for e Employme uses by a	s sustainability located and v d land. The part of the site a employment purposes by a r ent Background Paper and I landowner or developer. C st minimise the risk of floodi			
	considere	of the site previously occupie d for residential developmen n of the full site is not bein			

en Belt and therefore accords with ACS

rban area of Nottingham and is therefore CS. The site is currently protected by o be given to whether it could be

te would likely to be developed in small lings being accessed from any single le Close is acceptable given likely traffic ange in the position of the road may be

nificant impact on heritage building evelopment of the site for apartments and e most appropriate form of housing, i.e., o reflect the historical grouping (from

uded in the Issues & Options stage (6/18) o surface water. Objections are likely to I local infrastructure. There may be some thin the urban area and involves

would involve the use of non-green belt accessed from Brookfield Road is well range of businesses as shown in the has not been promoted for alternative Consideration would need to be given to ding.

ied by Nottinghamshire CC is being ent under Site 6/18.

ing considered.



S	Spring Lane					
9.	9.52 ha		Numbe Dwellin		150 homes	
	Greenfield site Current use: former spoil tip					
	This site has planning permission for residential development (2014/0740). Assume delivery within years 0-5.					
structure U	Utilities Infrastructure requirements dealt with through the g planning permission.			dealt with through the gra	ant of	
	Emergency Services	Ditto				
	Education	Ditto				
H	Health	Ditto				
-	Green nfrastructure	Ditto				
	Community Facilities	Ditto				
0	Other	Ditto				
ainability He aisal	Housing		++	Floo	oding	0
H	Health		+	Was	te	-
	Heritage and D	esign	0	Cha		0
	Crime Social		0		-	++
			+	-	-	0
ar	Environment, Biodiversity and GI		0			0
	Landscape Natural Resour	rces				0
ainability aisal Ha Ci Sa Ei ar La	Facilities Other Housing Health Heritage and D Crime Social Environment, E and GI Landscape	Ditto Design Biodiversity	+ 0 0 + 0 + 0 	Was Ener Char Tran Emp	te rgy and Climate	

ACS Policy 3.2.Compliance with the ACSThe site is located adjacent to the mai therefore consistent with Policy 2.3a cHighwaysPlanning Permission has been grante have been considered and deemed adHistoric EnvironmentNo Effect - it is considered that the site heritage assets (including their setting)Consultation ResponseThe site was identified in the Issues & related to traffic generated and coales Issues & Options consultation 150 hop permission on a different site boundary					
with the ACStherefore consistent with Policy 2.3a consistent with Policy 2.3a consistent with Policy 2.3a consistenceHighwaysPlanning Permission has been granted have been considered and deemed and have been considered and deemed and the set of					
Historic EnvironmentNo Effect - it is considered that the site heritage assets (including their setting)Consultation ResponseThe site was identified in the Issues & related to traffic generated and coales Issues & Options consultation 150 hor permission on a different site boundar or comments about the site have been planning permission.ConclusionPlanning permission has been granted area. As such the site can be allocated major negative related to landscape h planning application which included a Assessment.	with the ACS	therefore	consistent with Policy 2.3a o		
Environmentheritage assets (including their settingConsultation ResponseThe site was identified in the Issues & related to traffic generated and coales Issues & Options consultation 150 hor permission on a different site boundar or comments about the site have been planning permission.ConclusionPlanning permission has been granted area. As such the site can be allocate major negative related to landscape h planning application which included a Assessment.	Highways				
Responserelated to traffic generated and coales Issues & Options consultation 150 hor permission on a different site boundar or comments about the site have been planning permission.ConclusionPlanning permission has been granted area. As such the site can be allocate major negative related to landscape h planning application which included a Assessment.					
area. As such the site can be allocate major negative related to landscape h planning application which included a Assessment.		The site was identified in the Issues & related to traffic generated and coales Issues & Options consultation 150 hor permission on a different site boundar or comments about the site have been planning permission.			
	Conclusion	area. As major neg planning a Assessme	such the site can be allocate pative related to landscape happlication which included a ent.		

Green Belt and therefore accords with

ain urban area of Nottingham and is of the ACS.

ed for this site. Access arrangements acceptable.

ite has no impact upon the significance of g).

& Options consultations. Objections escence with Lambley. Subsequent to the omes have been granted planning ary in this location. Consultee concerns en addressed through the grant of

ed for 150 dwellings on a different site ted in the Local Planning Document. The has been considered through the a Landscape & Visual Impact



6⁄458	New Farm (S	New Farm (Site D)				
Size			Numbe Dwellin			
Brownfield or Greenfield	Greenfield site Current use: Sp	orts Ground/Pla	ying Fie	eld an	d agricultural land	
SHLAA Conclusion	This site has been assessed as part of the SUE Study. See Site 6/466. Part of this site has been assessed as suitable for residential development by the SUE Study.					
Infrastructure	Utilities	 Waste water – Detailed hydraulic modelling will be required once details known some local reinforcement may be required. Electricity and Gas – no abnormal requirements 			uired	
	Emergency Services	No requirements identified				
	Education	75 primary and 57 secondary school places would be generated. Estimated total financial contribution £1,842,900.				
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £196,700				tiplier
	Green Infrastructure	Use open space minimum standard of 10% of development site (i.e. 1.189ha).				oment
	Community Facilities	No requirement	ts ident	tified.		
	Other	No requirement	ts ident	ified.		
Sustainability Appraisal	Housing		++	Floo	ding	0
	Health			Was	te	-
	Heritage and D	Design	-	Ener Cha	rgy and Climate nge	0
	Crime		0	Tran	sport	-
	Social		-	Emp	loyment	0
	Environment, Biodiversity and GI			Inno	vation	0
	Landscape		-	Eco	nomic Structure	0
	Natural Resou	rces	-			

Green Belt	Forms part of Urban Area Site 2	The Site has two boundarie defensible boundaries. The would not reduce the gap t character.		
	<u>9/20</u>			
Compliance with the ACS	The site is located adjacent to the matherefore consistent with Policy 2.3a Green Belt; Policy 3.3 of the ACS rec sites before Green Belt sites.			
Highways	Avenue is there are	not possible without adjacer only just wide enough for th no clear options for improve quired which is not possible		
Historic Environment	Major impact on Historic Asset - The seffect on the wider setting of Bestwoo Building (Grade II) on the approach to development and reduced site area w of farmland that affect the setting to B			
Consultation Response	There has been extensive consultation preparation of both the RLP and ACS impact on highways and local infrastru- land and the impact on heritage. The located adjacent to the urban area and the villages.			
Conclusion	Although the site only makes a minor well related to the urban area with po- the playing pitch can be mitigated (via heritage assets.			
	The site is not being considered for			

ies with the urban area with fairly strong here is no encroachment but development to a settlement or impact on historic

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

ent sites being developed. Thornton the level of development proposed and ements. A second point of access would e without adjacent sites being developed.

site, if developed, would have some od Lodge (Grade II*) and listed Lodge o Bestwood Lodge. A lower density would minimise the urbanisation of areas Bestwood Lodge.

on on the New Farm site through the S. Overall there were concerns about the ructure, loss of green belt and agricultural ere has been support for the site as it is nd would reduce the number of houses at

r contribution to the Green Belt it is not oor access via a single road. The loss of a replacement) as could the impact on



6⁄459	Lambley Lar	ne (Willow Fa	arm)			
Size	15.57 ha		Numbe Dwellin	-	341 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	more details ple	ease the SUE S dscape quality.	tudy. De There a	evelop are iss	uitable for development. oment would be promine sues over access as the s	nt in an
Infrastructure	Utilities	No requirements identified				
	Emergency Services	No abnormal requirements				
	Education	72 primary and 55 secondary school places would be generated. Estimated total financial contribution £1,774,100.				0e
	Health	Contribution to primary health care likely based on standard multiplier of £551 per dwelling estimate 187,891.				
	Green Infrastructure	Use open space standard of 10% of site area (1.557ha)				7ha)
	Community Facilities	No requireme	nts iden	tified		
	Other	No requireme	nts iden	tified		
Sustainability Appraisal	Housing		++	Floo	oding	0
	Health		+	Was	ste	-
	Heritage and D	Design	0		rgy and Climate nge	0
	Crime		0		nsport	-
	Social		+		oloyment	0
	Environment, I and GI	Biodiversity			ovation	0
	Landscape Natural Resou	rces	-	Eco	nomic Structure	0
			-			

Green Belt	Forms part of Urban Area Site 17 <u>12/20</u>	The Site is somewhat conta some strong defensible boo development (although the and would not impact on hi Site would result in a mode		
Compliance with the ACS	The site is located adjacent to the ma therefore consistent with Policy 2.3a o Green Belt; Policy 3.3 of the ACS req sites before Green Belt sites.			
Highways	Both access points have the width rec development. While visibility is below the actual speed of the road at these j likely to be acceptable.			
Historic Environment	<u>No Effect</u> - it is considered that the site heritage assets (including their setting			
Consultation Response	The site was not specifically identified consultation. The site was promoted b site would accord with the Spatial Stra highway and landscape issues could b relate to the loss of Green Belt, the im and visual impact.			
Conclusion	The GAR will form a strong defensible a defensible feature that is readily rec- can consider using the route of the GA A small part of the site can be consider boundaries subject to the completion of the site is not developed until after the Whilst there is a major negative for the factors at risk (LWS and TPO) can be and a landscape buffer included. The site can be considered for alloc			

ntained by topography and there are oundaries. The Site has no inappropriate ere is some outside the site to the North) historic character. Development of the derate reduction of the gap to Lambley.

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

equired to accommodate the additional w the required level, it is considered that junctions is lower than assumed and is

ite has no impact upon the significance of g).

d through the Issues & Options by a developer who identified that the rategy of the ACS and considered that be addressed. Objections are likely to mpact on highways and the landscape

le boundary once built; until then it is not cognisable. Future Green Belt reviews GAR as the defensible boundary.

lered based upon existing defensible of the GAR. Policy could ensure that the GAR is completed (expected in 2019). The Environment, Biodiversity and GI the e excluded from the area to be developed

ocation on this basis.



6⁄455	New Farm (S	ite B)				
Size	31.81 ha		Numbe Dwellin	-	954 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	the primary ridg disconnected fr	eline and woul om the existing s with develop	d be visu urban a ment in t	ially ir rea. he Ne	UE Study. This site is bey ntrusive. The site is also There are also significant w Farm area. Response d with the site.	
Infrastructure	Utilities	No requireme	nts ident	tified		
	Emergency Services	No requireme	No requirements identified.			
	Education	200 primary and 153 secondary school places would be generated. Estimated total financial contribution £4,931,800.				be
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £525,700				ltiplier
	Green Infrastructure	Use open space standard of minimum 10% of site area (i.e. 3.18ha).				
	Community Facilities	No requireme	No requirements identified.			
	Other	No requireme	nts ident	tified.		
Sustainability Appraisal	Housing		++	Floo	oding	
	Health		+	Was	te	-
	Heritage and D	esign	-	Cha		0
	Crime		0	Tran	isport	+
	Social		+	-	bloyment	0
	Environment, I and GI	Biodiversity	-		ovation	0
	Landscape		-	Eco	nomic Structure	0
	Natural Resou	rces				

Green Belt	Urban Area Site 4 <u>11/20</u>	The Site has no bounda visually connected to it; weak. There is some en development would not on historic character.		
Compliance with the ACS	within or adj inaccessible could be cor would theref within the G	he site does not accord w acent to the urban area o location. If developed to nsidered to be adjacent to fore be consistent with Po reen Belt; Policy 3.3 of the sites before Green Belt sit		
Highways	Access to the site is unlikely to prove being used) as it would be from a rou given to the exact works required to t			
Historic Environment	<u>Major impact on Historic Asset</u> - Redu impact on the heritage assets includir Bestwood Pumping Station (Grade II site area using the topography of the nearest the Pumping Station would en			
Consultation Response	There has been extensive consultation preparation of both the RLP and ACS impact on highways and local infrastr land and the impact on heritage. The located adjacent to the urban area ar the villages.			
Conclusion	The site is isolated from the main urb and would impact on the setting of a makes only a moderate contribution scores highly for checking unrestricted need to be given to how best to man can be achieved there are concerns development on the A60.			
	The site is r	not being considered fo		

ary with the existing urban area and is not ; defensible boundaries are generally ncroachment along the A60 but t reduce the gap to a settlement or impact

with Policy 2 or Policy 14 as it is neither or other settlements and is in an together with sites to the South the site to the main urban area of Nottingham and Policy 2.3a of the ACS. The site is located he ACS requires consideration of nonsites.

e problematic (subject to 3rd party land undabout. Consideration will need to be the roundabout.

duced site would ensure a minimum ing Grade II* Bestwood Lodge and I and Scheduled Monumnet). Reduce e land to define the site boundaries ensure no impact on the heritage assets.

on on the New Farm site through the S. Overall there were concerns about the tructure, loss of green belt and agricultural ere has been support for the site as it is and would reduce the number of houses at

ban area, has high landscape sensitivity listed building. Although, overall, the site to the purposes of the Green Belt it ed sprawl. Consideration would also hage surface water run-off. While access about the impact of the level of



6⁄131	Gedling Coll	iery/Chase Fa	irm			
Size	38 ha		lumber Welling	-	1120 homes	
Brownfield or Greenfield	Predominately b Current use: for		ncludes	s som	e greenfield land	
SHLAA Conclusion	such, subject to suitable. ACS T latter part of the development of	the final identific rajectory indicate plan period (202	ation of es expe 22/23 to	f boui cted f 2027	CS as a Strategic Location ndaries, this site is classed to deliver housing during th 7/28) although it is hoped t first five year period.	l as ne
Infrastructure	Utilities	No requirement	s identi	fied.		
	Emergency Services	No requirement	No requirements identified.			
	Education	235 primary places and 179 secondary places would be generated. The LEA considers this site and other sites in the catchment will result in pupil numbers exceeding the capacity of existing primary schools and a new primary school will be required on the site. Estimated total financial contribution towards education is £5,781,400.				
	Health	Health Centre n	Health Centre may be required and financial contribution based on cost multiplier of £551 cost estimate - £617,120.			
	Green Infrastructure	Part of the site includes a Local Wildlife Site. There is scope to translocate the wildlife interest to the adjoining Country Park to compensate for any loss. 10% public open space will be required (3.3ha), potentially including contributions to adjoining off site recreation facilities.			-	
	Community Facilities	ТВС	,	5		
	Other	No requirement	s identi	fied.		
Sustainability Appraisal	Housing		++	Floo	-	0
	Health		+	Was		-
	Heritage and D	esign		Char	v	0
	Crime		0	Tran	sport	++
	Social		+	Emp	loyment	0
	Environment, I and GI	Biodiversity		Inno	vation	0
	Landscape		0	Ecor	nomic Structure	0
	Natural Resou	rces	+			

Green Belt	<u>0/20</u>	The site is not within the G ACS Policy 3.2.		
Compliance with the ACS	The site is located adjacent to the main therefore consistent with Policy 2.3a of Colliery/Chase Farm Strategic Location and would form part of the development development of this site does not conf			
Highways	Given the size of the site and requiren access will be from new roundabouts Lane, and from the Gedling Access Re junctions/roads nearby are likely to be			
Historic Environment	Major impact on Historic Asset - The c the loss of a local interest building (no of the Gedling Access Road in order to Farm has potential for conversion for a			
Consultation Response	Strategic	vas allocated by the Replace Location for Growth identified s about the site have been ad		
Conclusion	The site is identified by the ACS as a allocated to establish boundaries and Environment objective identified throu by the impact on a Local Wildlife Site that the benefits of development on a area outweigh the harm caused. Con explored through the determination of			
	The site o	can be considered for alloc		

Green Belt and therefore accords with

ain urban area of Nottingham and is of the ACS. The site the Gedling ion identified by Policy 2.3a(v) of the ACS ent of that site. The principle of nflict with other policies in the ACS.

ement for the Gedling Access Road, s proposed on Arnold Lane and Lambley Road. A range of improvements to e required.

development of the site would result in on-designated), due to the construction to provide access to the site. Glebe another use.

ement Local Plan and forms part of a ed by the ACS. Consultee concerns or addressed through the original allocation

a strategic location. The site is to be d uses. The major negative impact on the ugh the Sustainability Appraisal is caused a and the Country Park. It is considered a brownfield site adjacent to the urban mpensatory measures should be of the planning application.



6⁄466	New Farm (S	SUE)				
Size	44.78 ha		Numbe Dwellin	-	900 homes	
Brownfield or Greenfield	Greenfield site. processing and		argely aç	gricult	ural land but includes food	
SHLAA Conclusion	The site has been assessed as part of the SUE Study. The site has been assessed as suitable for residential development by the SUE study provided the issue of access can be addressed. A number of overlapping sites have been put forward in this location. Only the site area indicated by the consultant is deemed potentially suitable for residential development. The site is in the Green Belt and requires access to be taken directly from Mansfield Road. County Highways have indicated they have doubts about the capacity of local roads. It is understood that the site is no longer available for development.					
Infrastructure	Utilities	No requireme	No requirements identified			
	Emergency Services	No requirements identified.				
	Education	189 primary and 144 secondary school places would be generated. Estimated total financial contribution £4,650,400.				
	Health	Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £495,900				
	Green Infrastructure	Use open spa site (i.e. 4.478		dard o	f minimum 10% of develop	oment
	Community Facilities	No requireme	nts ident	ified		
	Other	No requireme	nts ident	tified.		
Sustainability Appraisal	Housing		++	Floo	ding	-
	Health			Was	te	-
	Heritage and D	esign	-	Ener Cha	rgy and Climate nge	0
	Crime		0	Tran	isport	-
	Social		-	-	loyment	0
	Environment, I and GI	Biodiversity		Inno	vation	0
	Landscape		-	Eco	nomic Structure	0
	Natural Resou	rces				

Green Belt	This Site includes multiple Green Belt Site $1 - 7/20$ Site $2 - 9/20$ Site $3 - 12/20$
Compliance with the ACS	The site is located adjacent to the mathematical therefore consistent with Policy 2.3a of Green Belt; Policy 3.3 of the ACS requires before Green Belt sites.
Highways	Access to the site is suitable from Ma is sufficient visibility and the required Bestwood Lodge Drive may be suitab the homes but is unlikely to be a main footway would be required.
Historic Environment	Minor impact on Historic Asset - Less this vicinity which are 6/454, 6/456 and
Consultation Response	There has been extensive consultation preparation of both the RLP and ACS impact on highways and local infrastru- land and the impact on heritage. The located adjacent to the urban area and the villages.
Conclusion	Development would result in the sign land although the site makes only a li development would result in moderate impacts on Health and Environment in provision of a replacement playing pit management put in place to reduce th has previously been explored, includi concerns about the impact of this leve longer being promoted for development The site is not being considered fo

elt sites:

ain urban area of Nottingham and is of the ACS. The site is located within the quires consideration of non-Green Belt

ansfield Road through site 6/479 as there d width of access can be achieved. ble as an access for a small number of in access point; provision of improved

ser impact than other sites proposed in and 6/458. Reduce site area back.

ion on the New Farm site through the S. Overall there were concerns about the tructure, loss of green belt and agricultural ere has been support for the site as it is and would reduce the number of houses at

nificant loss of Grade 2 and 3 agricultural limited contribution to the Green Belt and the landscape harm. The major negative in the SA can be mitigated by the itch and appropriate surface water the risk of flooding. Allocation of the site ding through the ACS. There are highway vel of development on the A60 and it is no nent.



6⁄658	Mapperley G	olf Course				
Size	58 ha		Numbe Dwellin	-	780 homes	
Brownfield or Greenfield	Greenfield site Current use: Go	olf Course and	natural/s	emi-n	natural land	
SHLAA Conclusion	The site is not a	available for dev	velopme	nt.		
Infrastructure	Utilities	No requireme	nts iden	tified		
	Emergency Services	No abnormal	requiren	nents		
	Education				dary school places would financial contribution	be
	Health	Contribution to primary health care likely based on standard multiplier of £551 estimate £429,780.				
	Green Infrastructure	Use open space standard of 10% of site area (5.8ha) plus replacement of Golf Course.				
	Community Facilities	No requireme	nts iden	tified		
	Other	No requireme	nts iden	tified.		
Sustainability Appraisal	Housing		++	Floc	oding	-
	Health		+	Was	ste	-
	Heritage and D	Design	0	Cha	U	0
	Crime		0		nsport	+
	Social Environment, I	Biodiversity			oloyment	-
	and GI Landscape	Sidurersity			nomic Structure	0
	Natural Resou	rces	-			-

Green Belt	<u>0/20</u>	The site is not within the G ACS Policy 3.2.		
Compliance with the ACS	The site is located adjacent to the m therefore consistent with Policy 2.3a Course and proposals would need to			
Highways	The main access to the site should be be built here as part of the Gedling Ac likely be the most appropriate solution may be required. Central Avenue ma although consideration will need to be school.			
Historic Environment		 it is considered that the site issets (including their setting 		
Consultation Response	During the preparation of the ACS, the the development of this site; the site v by respondents to the Issues & Optio included the loss of open space, the to Others however identified that the site and considered that houses here wou villages and would result in less disru			
Conclusion	Although the site is not within the Gre is not available for development. If it form of a replacement Golf Course a TPO. The site is not being considered fo			

Green Belt and therefore accords with

ain urban area of Nottingham and is of the ACS. The site is used as a Golf comply with Policy 16.

e via Arnold Lane; a new roundabout will access Road and access from this would n. Further improvements to Arnold Lane ay be suitable as a secondary access e given to access to the adjacent primary

ite has no impact upon the significance of g).

here was extensive consultation regarding was also identified as an alternative site ons stage of the LPD. Objections traffic and impact on infrastructure. te was located adjacent to the urban area ould reduce the need to develop in the uption to the environment and Green Belt.

een Belt and adjacent to the urban area it were, mitigation would be required in the nd suitable protection for the LWS and



6⁄462	New Farm (S	lite E)				
Size	70 ha		Numbe Dwellin	-	735 homes	
Brownfield or Greenfield	Greenfield site Current use: Ag	ricultural land				
SHLAA Conclusion	site is not suitat ridgeline which	ble for residenti acts as a defer tural land withir	al develo sible bo n the gre	opmei undai en be	UE Study. See Site 6/466. Int as it would breach the part ry and include development lt. Response dated Jan 20 site.	rimary it on
Infrastructure	Utilities Emergency Services	No requireme No requireme				
	Education		154 primary and 118 secondary school places would be generated. Estimated total financial contribution £3,800,800			
	Health		Contributions to primary health care based on the multiplier of £551 per dwelling cost estimate £405,000			
	Green Infrastructure	Use open space minimum standard of 10% of development site (i.e.7ha).				oment
	Community Facilities	No requireme				
	Other	No requireme	nts ident	tified.		
Sustainability Appraisal	Housing		++	Floc	oding	
	Health		-	Was	ste	-
	Heritage and D	esign	0	Cha		0
	Crime		0		nsport	-
	Social		-	-	bloyment	0
	Environment, I and GI	Biodiversity	-	Innc	ovation	0
	Landscape			Eco	nomic Structure	0
	Natural Resou	rces				

Green Belt	The Site includes multiple Green Belt Site $5 - 7/20$ Site $6 - 12/20$ Site $7 - 11/20$ Site $8 - 12/20$
Compliance with the ACS	The main part of the site is located ac Nottingham and is therefore consister is located within the Green Belt; Polic of non-Green Belt sites before Green
Highways	The main access to the site is conside Island and/or Mansfield Road. Acces improvements to visibility or a reduction of footway. Vehicular access from Lin signalised junction.
Historic	No Effect - it is considered that the sit
Environment	heritage assets (including their setting
Environment Consultation Response	There has been extensive consultatio preparation of both the RLP and ACS impact on highways and local infrastru- land and the impact on heritage. The
Consultation	heritage assets (including their setting There has been extensive consultatio preparation of both the RLP and ACS impact on highways and local infrastru- land and the impact on heritage. The located adjacent to the urban area an the villages. Landscape and Green Belt issues me of the site is not considered appropria considered for allocation subject to hig addressed (see sites 6/48 and A2 for

t sites:

adjacent to the main urban area of ent with Policy 2.3a of the ACS. The site icy 3.3 of the ACS requires consideration n Belt sites.

dered to be achievable from Leapool ess from Calverton Road would require tion in speed limits and potential provision ime Lane likely to be acceptable via

site has no impact upon the significance of ng).

ion on the New Farm site through the S. Overall there were concerns about the tructure, loss of green belt and agricultural here has been support for the site as it is and would reduce the number of houses at

nean that development of the northern part iate. Parts of the southern half are being nighways and flooding issues being or more details).

ed for allocation.



6/460	Hayden Lane						
Size	5.99 ha		Numbe Dwellin	-	120 homes		
Brownfield or Greenfield	Agricultural land – 100% Greenfield						
SHLAA Conclusion	This site has been assessed as part of the SUE Study. The site is safeguarded land and requires a change in policy to come forward. The site was considered through the ACS process. May be suitable subject to policy change.						
Infrastructure	Utilities	No requiremer	nts ident	tified			
	Emergency Services	No requirements identified					
	Education	25 primary school places. Land required to extend primary school annex planned for adjoining site. 19 secondary places required. Financial contributions to education estimate £614,315.					
	Health	Potential contributions to primary healthcare likely based on the multiplier of £551 per dwelling £66,100.					
	Green Public open space 10% of s Infrastructure			ite area (0.59 ha)			
	Community Facilities	No requirements identified No requirements identified					
	Other						
Sustainability Appraisal	Housing		++	Floo	oding	-	
, bb. e.e.	Health		+	Was	te	-	
Heritage and D		esign	0	Ene Cha	rgy and Climate nge	0	
	Crime		0		isport	+	
	Social		+		bloyment	0	
	Environment, Bio and GI		-		ovation	0	
	Landscape Natural Resources		-	Eco	nomic Structure	0	

Green Belt	<u>0/20</u>	The site is safeguarded lan development would, therefo			
Compliance with the ACS	therefore within the Green Be	s located adjoining the Huckr consistent with Policy 2.3 3b Green Belt; Policy 3.3 of the It sites before Green Belt site not conflict with other policies			
Highways	The site was assessed as part of the S assessments indicates sufficient capac satisfactorily accessed from Hayden La				
Historic Environment		 it is considered that the site issets (including their setting) 			
Consultation Response	consultation allocation the Public well as ob generally Hucknall. from the a	on. However, there were sul of this site when it was inclu ation Draft Aligned Core Stra jecting to the North of Pappl objected to the level of hous Subsequently, this part of the adopted version of the ACS for			
	consultation allocation the Public well as ob generally Hucknall. from the a Inspector The site a constraint 6 ha and i developm considere	vas not included in the Local on. However, there were sul of this site when it was inclu- cation Draft Aligned Core Stra- bjecting to the North of Pappl objected to the level of hous Subsequently, this part of the adopted version of the ACS for to reduce impact on Huckna djoins Hucknall and is in a sub- s to development. The loss is not considered significant. ent being no more than iden- d for allocation.			

nd and is not within the Green Belt; fore, accord with ACS Policy 3.2.

knall Sub Regional Centre and is b) of the ACS. The site is not located he ACS requires consideration of nonites. The principle of development of this es in the ACS.

SUE Study and the highways acity in the network. The site can be Lane or Papplwewick Lane.

te has no impact upon the significance of g).

al Planning Document Issues and Options ubstantial numbers objecting to the uded as part of a larger strategic site in trategy submitted for examination. As olewick Lane strategic sites respondents sing allocated on strategic sites around the Strategic site (6/460) was removed following a recommendation by the all due to the impact on infratsructure.

sustainable location. There are no major s of agricultural land would be just under t. Subject to the overall scale of ntified in the ACS the site can be

