

Gedling Borough Council
Sustainability Appraisal

**Comments on scenarios tested
as part of response to Inspector's letter
dated 22 November 2013**

Introduction

1. This document sets out the Sustainability Appraisal implications of a number of scenarios tested as part of Gedling Borough Council's response to the Inspector's letter dated 22 November 2013.

Aligned Core Strategies Submission Draft

2. The Aligned Core Strategies Submission Draft was submitted to the Planning Inspectorate on 7 June 2013. The hearing sessions on the Aligned Core Strategies took place during October and November 2013.
3. The Inspector has noted concerns regarding the proposed distribution of new housing in Gedling Borough and requested that more work be undertaken. The Inspector's letter dated 22 November 2013 ([CD/EX/27](#)) states:

Ashfield District Council raised concerns about the impact of the proposed 1,600 new homes adjoining Hucknall plus up to 500 homes at Bestwood village on that town's infrastructure...

Part of the solution to the two problems summarised above could be to bring forward development at the former Gedling Colliery site and at Teal Close and other locations in or adjoining Nottingham's main built up area.

If this is possible, the Council should consider whether increases in capacity in these locations could reduce the proposed numbers for new housing and employment land around Hucknall, and at Calverton and Ravenshead...

4. Appraisals of a number of scenarios have been carried out as a result of the Inspector's letter and are summarised in this document.
5. As the Aligned Core Strategies have already been the subject of SA throughout their preparation, this document does not reassess the whole of the Core Strategies.

Schedule for Gedling's sites and scenarios

6. This document focuses on the distribution of housing between the Hucknall area (Top Wighay Farm, North of Papplewick Lane and Bestwood Village) and the two Key Settlements (Calverton and Ravenshead).
7. The Aligned Core Strategy Publication Version (June 2012) proposes 600 homes for the North of Papplewick Lane site. Since the Publication Version was published, the housing figure for the North of Papplewick Lane site has been amended to 'up to' 600 dwellings in light of discussions with the landowners in the context of the planning application which indicates that the need to retain boundary features and provide buffer zones reduce the capacity of the site. However, more recently it has been acknowledged that a realistic capacity of the site is more likely to be 450 dwellings and it is this figure that has been used for the appraisals in this document. This does not affect the existing boundaries of the proposal site at North of Papplewick Lane.

8. The Council's response to the Inspector's letter dated 22 November 2013 considers 600 homes at the Gedling Colliery/Chase Farm site can be included in the housing trajectory within the last six years of the plan period.
9. A planning application for a residential development of 830 homes and other uses at Teal Close site was submitted in May 2013 following a period of pre-application discussions. Through the course of assessing the submitted information a number of issues, such as employment protection, flooding and highways impacts, have been overcome to the point that it is now considered possible to include the site as a Strategic Allocation in the Aligned Core Strategy. Part of the Teal Close site is made up of the existing allocations from the Gedling Borough Replacement Local Plan (2005) which total 400 dwellings. While the planning application is for 830 dwellings, only 430 of these are additional dwellings.
10. Taking account of 600 homes at Gedling Colliery/Chase Farm site and an additional 430 homes at Teal Close site would bring forward an additional 1,030 homes within or adjoining the urban area. The housing trajectory 2013 update for ACS ([BD/HOU/48](#)) includes an extra 17 homes in the urban area which have been identified since the earlier version, resulting in an additional 1,047 homes within or adjoining the urban area.
11. The Teal Close site also includes an element of employment land (7 ha). As the Aligned Core Strategy did not include the Teal Close site as a strategic site, the existing 17 ha of employment allocation at the Teal Close site has been identified in employment land supply in the Employment Background Paper ([CD/BACK/04](#)) which explains how the employment provision has been accounted for. This would mean a loss of 10 ha of employment land which would be taken up for residential development. For Gedling Colliery/Chase Farm site, the existing employment allocation is part of the wider scheme that would come forward beyond the plan period and it is assumed that part of the existing employment allocation would come forward within the plan period. All scenarios being tested assume that the employment land at the Top Wighay Farm site would remain.
12. The Gedling Colliery/Chase Farm and Teal Close sites have been appraised by the SA team at Gedling Borough Council. To be consistent with the work undertaken for other sites and settlements, a sustainability evidence base schedule has been created to give background information on the Teal Close site as this site has not previously been included in the SA Publication Version (June 2012). This is shown in Appendix 3. The results of the appraisals for the two sites can be found in Appendix 4.
13. To consider how the additional 1,047 dwellings should affect the distribution of housing elsewhere in the Borough, five scenarios have been identified:-
 - A. Hucknall only = 100% of reduction around Hucknall area
 1. Reduce figure for Top Wighay Farm site, delete North of Papplewick Lane site with remainder coming off Bestwood Village

2. Delete Top Wighay Farm site with remainder coming off Bestwood Village
- B. Balanced (50/50 split) = reduction at Top Wighay Farm site and Bestwood Village and proportional reductions at Calverton and Ravenshead
- C. Village only = 100% of reduction from Calverton and Ravenshead in proportion
- D. Hucknall focus = reduction at North of Papplewick Lane site and minimum housing figure at Bestwood Village plus proportional reductions at Calverton and Ravenshead

14. Table 2 (on page 5) sets out the five scenarios.

Appraisal of the sites and scenarios

15. The SA team at Gedling undertook the appraisal work for the five scenarios. This was done by revisiting the appraisals undertaken at Workshop 3 and subsequent appraisals and revising the appraisals with different housing figures for each scenario. The appraisals are entirely consistent with the methodology used in previous appraisals and a copy of the Sustainability Appraisal Framework is attached as Appendix 2. The full details of the appraisals for each scenario can be found in Appendix 5.

16. The below key has been used in the SA Publication Version for the various sustainability appraisals that have been undertaken. In addition, the colour coding has been used to provide a visual summary of the overall results for each of the appraisals of the SA objectives.

Table 1: Key

+++	Very major / important positive
++	Moderate to major positive
+	Minor to moderate positive
+/-	Minor positive and minor negative
?	Unknown impact
	Negligible impact / not relevant
+/-	Minor positive and minor negative
-	Minor to moderate negative
--	Moderate to major negative
---	Very major / important negative

Table 2: Schedule of Scenarios

			Scenarios				
		Aligned Core Strategies (2013)	A1 Hucknall only (excluding North of Papplewick Lane)	A2 Hucknall only (excluding Top Wighay Farm)	B Balanced (50/50 split)	C Village only	D Hucknall focus
Hucknall area	Top Wighay Farm	1000 8.5 ha employ	595 8.5 ha employ	0 (zero) 8.5 ha employ	595 8.5 ha employ	1000 8.5 ha employ	1000 8.5 ha employ
	North of Papplewick Lane	450	0 (zero)	450	450	450	300
	Bestwood Village	518 New 29 Com.	326 New 29 Com.	471 New 29 Com.	400 New 29 Com.	518 New 29 Com.	200 New 29 Com.
	Total	1997 8.5 ha employ	950 8.5 ha employ	950 8.5 ha employ	1474 8.5 ha employ	1997 8.5 ha employ	1529 8.5 ha employ
Key Settlements	Calverton	1216 New 283 Com.	1216 New 283 Com.	1216 New 283 Com.	797 New 283 Com.	378 New 283 Com.	753 New 283 Com.
	Ravenshead	343 New 46 Com.	343 New 46 Com.	343 New 46 Com.	238 New 46 Com.	134 New 46 Com.	227 New 46 Com.
	Total	1888	1888	1888	1364	841	1309

New = homes through new allocations

Com. = homes on existing commitments

Notes:

a) Aligned Core Strategies (2013) figures are based on the 2013 information. The number of homes through new allocations and number of homes on existing commitments (i.e. with planning permission) have been updated based on homes completed during 2011-13.

b) Decisions on the split of reductions between sites/areas around Hucknall have been based on what may be possible at the strategic sites with the remaining coming off Bestwood Village.

c) The proportional reduction between Calverton and Ravenshead has been based on the proportion of development (new allocations) at each village as set out in the ACS Publication Version. Therefore Calverton has been reduced by 80% of the potential reduction while Ravenshead has been reduced by 20%.

Teal Close and Gedling Colliery/Chase Farm sites

17. For the Teal Close site, the appraisal found that 830 new homes would bring a range of new homes within the area. Although the development would be on greenfield land, new public open space and green infrastructure would be provided adjoining the Netherfield Lagoons Local Nature Reserve. New sport pitches would be provided to replace the existing pitches on the west side of the site. The appraisal has negative effects in terms of landscape, natural resources and flooding and waste. In terms of employment and economic structure, 7 ha of employment uses would be provided on the existing 17 ha of employment allocation and the remaining employment land would be lost to residential development.

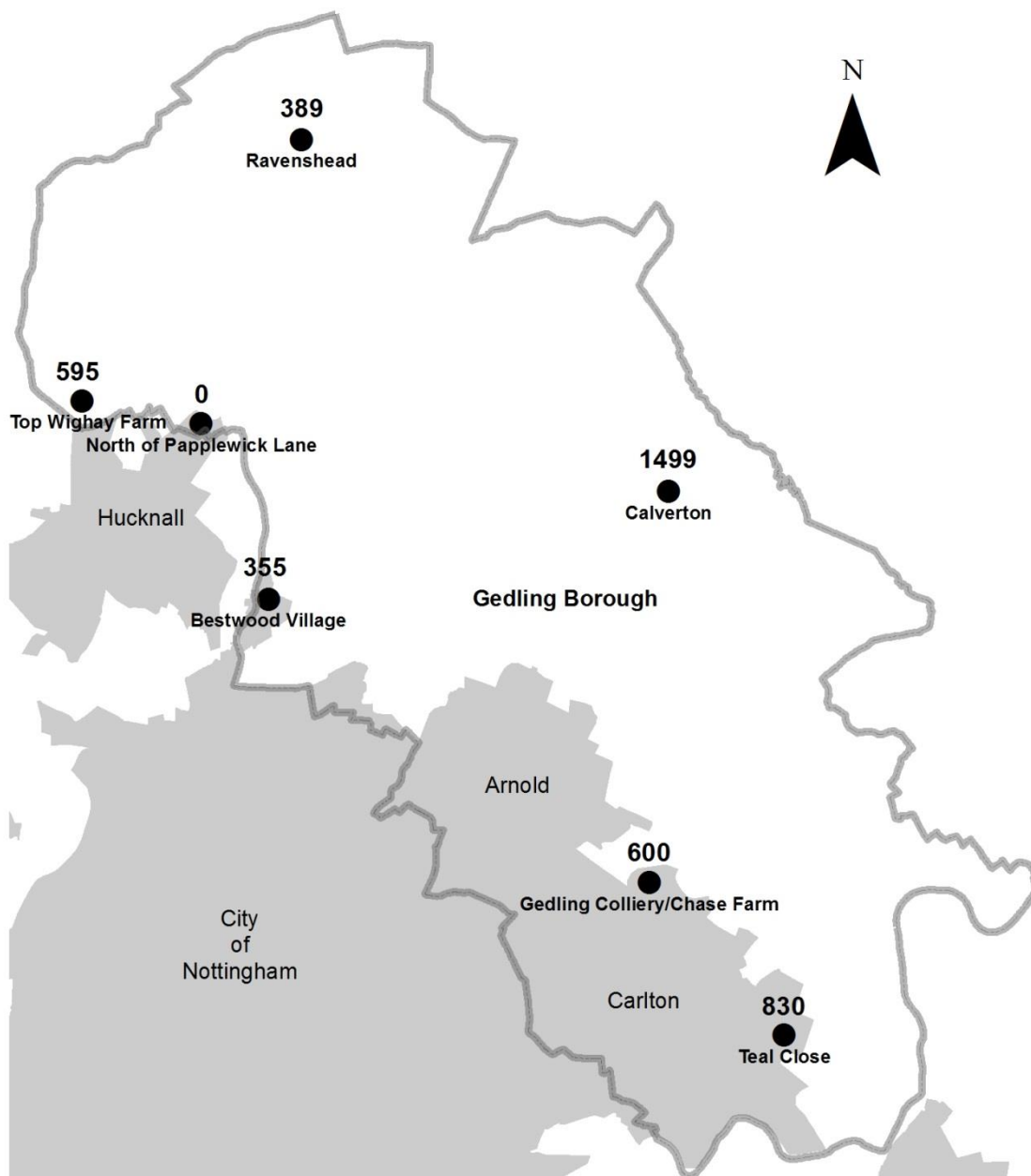
18. For the Gedling Colliery/Chase Farm site, the appraisal found that 600 new homes would bring a range and affordability of housing within the area. There is a major positive impact in terms of health due to the proximity of the new Country Park currently being implemented which would serve the local community. The appraisal identifies negative effects in terms of heritage, environment, waste and transport. There would also be negative impacts on water quality and air quality. The development would be mainly centred on a former colliery which is partly brownfield site. The Gedling Access Road would be required to serve the development and the development cannot come forward without the road. This would cut through the greenfield land with biodiversity assets and affect the landscape character but reduce traffic flow through Gedling Village. The appraisal identifies positive effects in terms of employment and economic structure as it is assumed that part of the existing employment allocation would come forward within the plan period.

19. Table 4 provides the summary of the appraisals of the sites.

Table 3: Summary Appraisals of Teal Close and Gedling Colliery/Chase Farm

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructures	7. Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Teal Close (830 homes/employ)	++	+		+	+	++/-	-	--	-	+	+/-	+/-		+
Gedling Colliery/ Chase Farm (600 homes/employ)	++	++	-	+	+	+/-	-	--	-	+	+/-	+		+

Scenario A1 – Hucknall only (excluding North of Papplewick Lane site)



20. This scenario looks at the reduction of all of the 1,047 homes being taken from around the Hucknall area with the North of Papplewick Lane site being deleted, a reduced figure for the Top Wighay Farm site (595 homes) and the remainder coming off the housing figure for Bestwood Village (reduced to 355 homes¹). The housing figures for Calverton (1499 homes²) and Ravenshead (389 homes³) remain unchanged.

21. The changes in the distribution of housing for this scenario would mean 950 new homes in the Hucknall area and 1,888 new homes in Calverton and Ravenshead.

¹ 326 through new allocations and 29 on existing commitments

² 1216 through new allocations and 283 on existing commitments

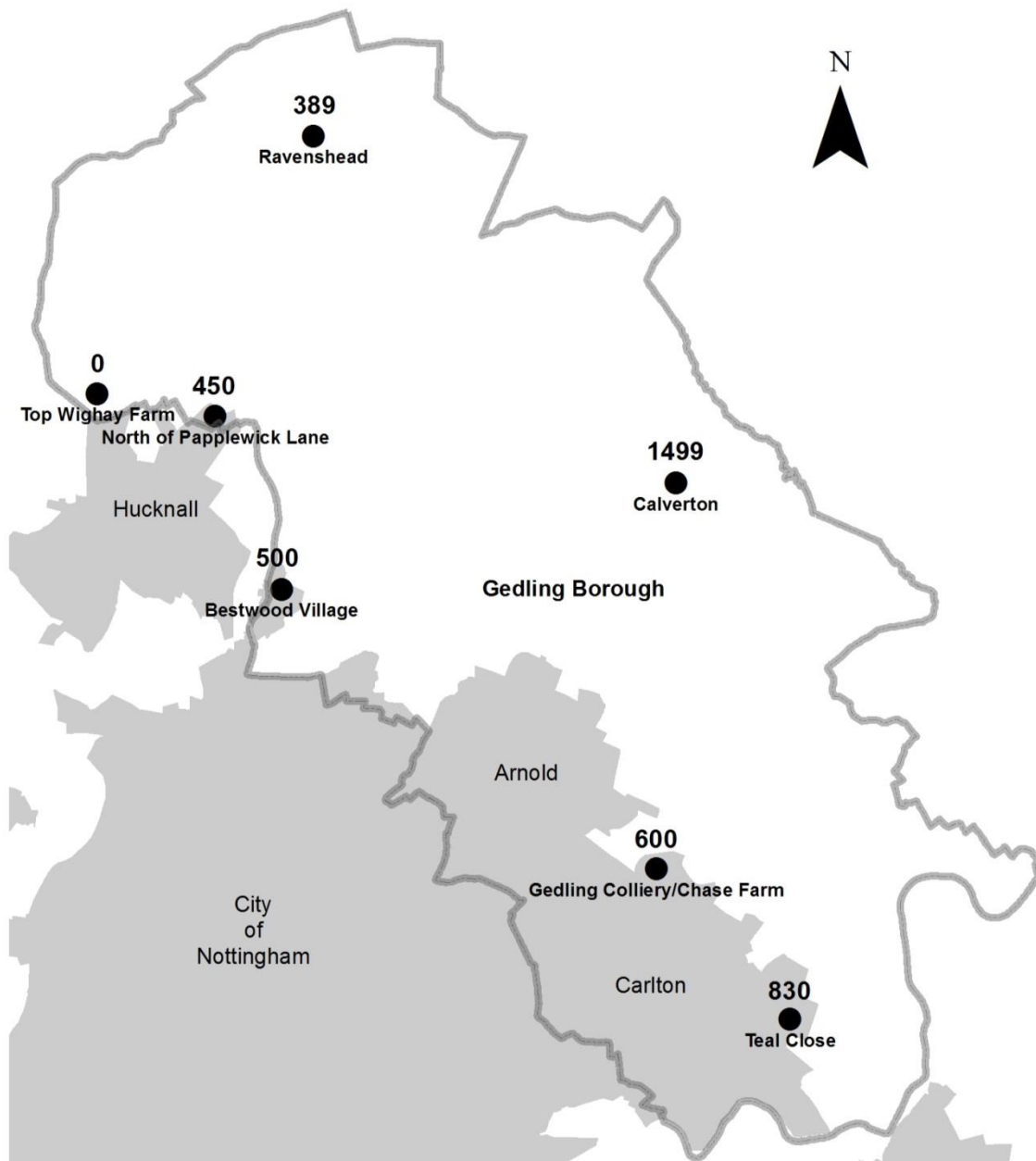
³ 343 through new allocations and 46 on existing commitments

22. With the number of new homes in the Hucknall area being reduced by 1,047 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. The reduced number of new homes may not be sufficient to fund a range of new facilities in the Hucknall area and there would potentially be a greater impact on existing facilities in the town. The reduction in the number of homes from the current 1,000 homes to 595 homes at the Top Wighay Farm site and no housing development at the North of Papplewick Lane site would mean that the homes would not be able to benefit from being located in a sustainable location relative to the Key Settlements. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. The reduction in the number of homes at Bestwood Village from the current 547 homes to 355 homes would mean the regeneration benefits of new development would be reduced. There would be less loss of greenfield land at the Top Wighay Farm site and Bestwood Village and less impact on SINC's at the Top Wighay Farm site due to the reduction in the number of homes. No housing development at the North of Papplewick Lane site means no greenfield loss.
23. The situation for Calverton and Ravenshead would not change as the housing figures remain as set out in the Aligned Core Strategies.
24. Table 4 provides the summary appraisal of this scenario.

Table 4: Summary Appraisal of Scenario A1

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructures	7. Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Top Wighay Farm (595 homes/employ)	++	+		+	+	+/-	-	+/-	-	+	+/-	+		+
North of Papplewick Lane (0 homes)														
Bestwood Village (355 homes)	+	+	+	+	+	+/-	-	-	-	+	+/-			
Calverton (1499 homes)	++	+	+	+	+	-	-	-	-	+	+/-			
Ravenshead (389 homes)	+	+	+	+	+	-	-	-	-	+	+/-			

Scenario A2 – Hucknall only (excluding Top Wighay Farm site)



25. This scenario looks at the reduction of all of the 1,047 homes being taken from around the Hucknall area with the Top Wighay Farm site being deleted, 450 homes at the North of Papplewick Lane site and the remainder coming off the housing figure for Bestwood Village (reduced to 500 new homes⁴). The housing figures for Calverton (1499 homes⁵) and Ravenshead (389 homes⁶) remain unchanged.

26. The changes in the distribution of housing for this scenario would mean 950 new homes in the Hucknall area and 1,888 new homes in Calverton and Ravenshead.

⁴ 471 through new allocations and 29 on existing commitments

⁵ 1216 through new allocations and 283 on existing commitments

⁶ 343 through new allocations and 46 on existing commitments

27. With the number of new homes in the Hucknall area being reduced by 1,047 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. The reduced number of new homes may not be sufficient to fund a range of new facilities in the Hucknall area and there would potentially be a greater impact on existing facilities in the town. No housing development at the Top Wighay Farm site would mean that the homes would not be able to benefit from being located in a sustainable location relative to the Key Settlements. The housing figure for the North of Papplewick Lane site has been amended to 450 homes in light of discussions with the landowners and put forward in a planning application with the Council. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. A small reduction in the number of homes at Bestwood Village from the current 547 homes to 500 homes would not change the regeneration benefits of new development for the village. There would be less loss of greenfield land at the North of Papplewick Lane site and Bestwood Village. No housing development at the Top Wighay Farm site would mean less loss of greenfield and no development on the SINC (as the SINC falls within the housing site). However having no housing development at Top Wighay Farm would mean no employees would be able to live and work within the same area and thereby minimise the impact on the environment.

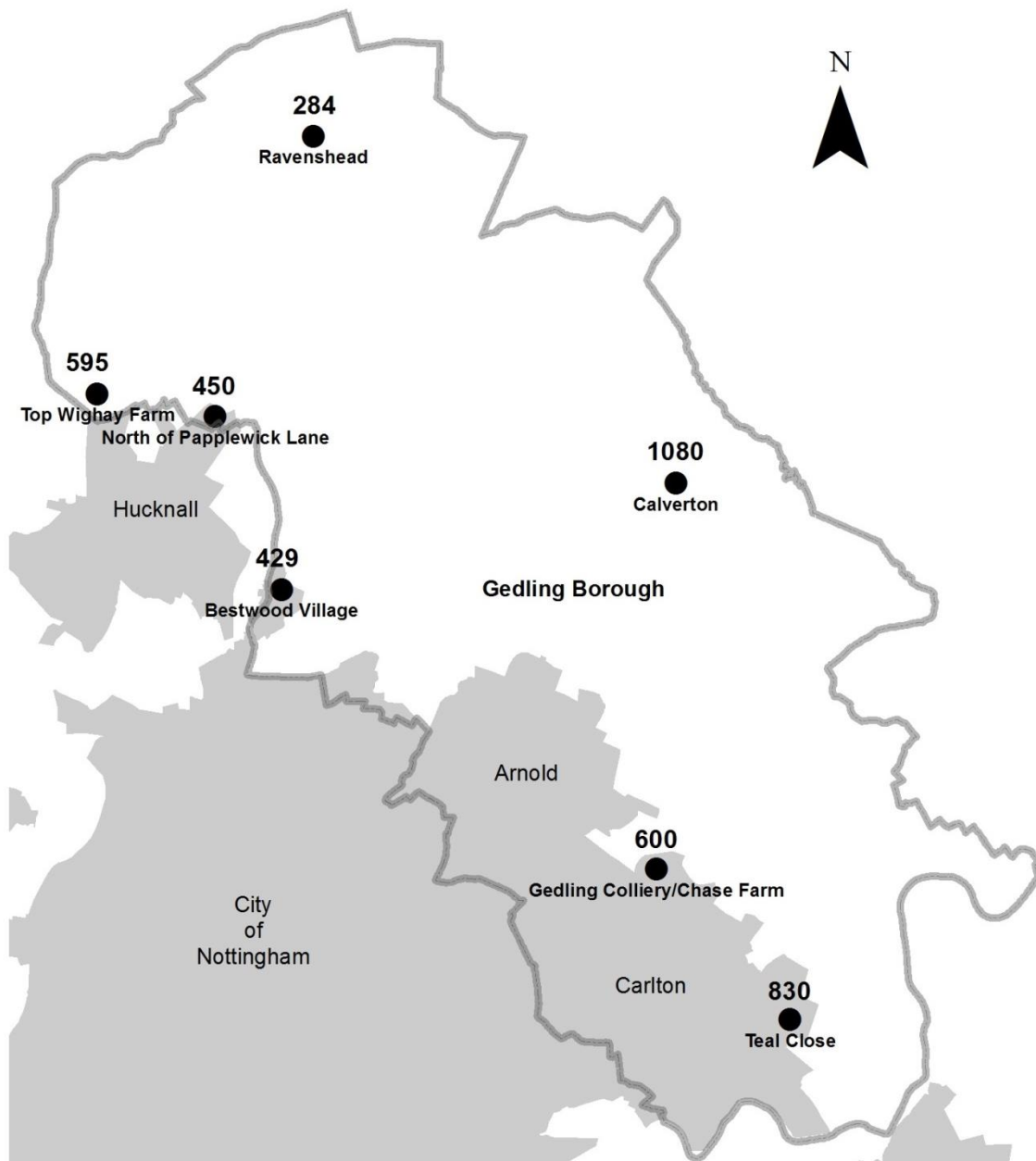
28. The situation for Calverton and Ravenshead would not change as the housing figures remain as set out in the Aligned Core Strategies.

29. Table 5 provides the summary appraisal of this scenario.

Table 5: Summary Appraisal of Scenario A2

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructures	7. Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Top Wighay Farm (0 homes/employ)						-	-	-	-		+/-	+		+
North of Papplewick Lane (450 homes)	++	+		+	+	+/-	-	-	-	+	+/-			
Bestwood Village (500 homes)	++	+	+	+	+	+/-	-	-	-	+	+/-			
Calverton (1499 homes)	++	+	+	+	+	-	-	-	-	+	+/-			
Ravenshead (389 homes)	+	+	+	+	+	-	-	-	-	+	+/-			

Scenario B – Balanced (50/50 split)



30. This scenario looks at the reduction of 1,047 homes evenly split between the Hucknall area and the Key Settlements resulting in 595 homes at Top Wighay Farm, 450 homes at North of Papplewick Lane, 429 homes⁷ at Bestwood Village, 1,080 homes⁸ at Calverton and 284 homes⁹ at Ravenshead.

31. The changes in the distribution of housing for this scenario would mean 1,474 new homes in the Hucknall area and 1,364 new homes in Calverton and Ravenshead.

⁷ 400 through new allocations and 29 on existing commitments

⁸ 797 through new allocations and 283 on existing commitments

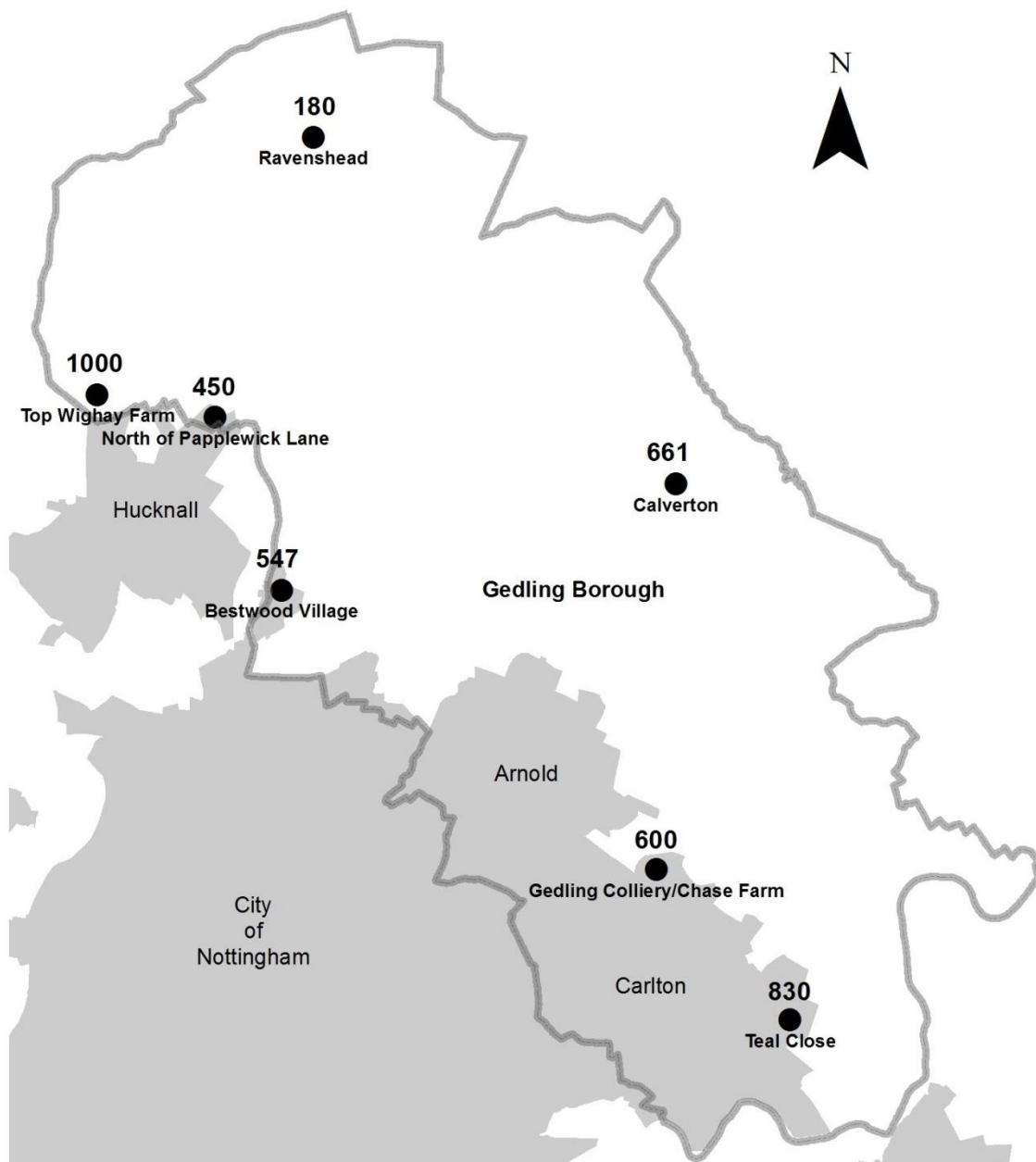
⁹ 238 through new allocations and 46 on existing commitments

32. With the number of new homes in the Hucknall area being reduced by 523 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. Providing 1,529 homes (instead of the current 1,997 homes) in the Hucknall area would fund a range of new facilities in the Hucknall area and there would be less impact on existing facilities in the town. The reduction in the number of homes from the current 1,000 homes to 595 homes at the Top Wighay Farm site and 450 homes at the North of Papplewick Lane site would mean that the homes would be able to benefit from being located in a sustainable location relative to the Key Settlements. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. A small reduction in the number of homes at Bestwood Village from the current 547 homes to 429 homes may mean the regeneration benefits of new development would be reduced. There would be less loss of greenfield land at the Top Wighay Farm site and Bestwood Village and less impact on SINC's at the Top Wighay Farm site as a result of the reduction in the number of homes.
33. With the number of new homes in other Key Settlements (Calverton and Ravenshead) being reduced by 524 homes, this would result in less development on Green Belt land and less impact on the environment. The number of new homes would still require services and facilities to cope with the level of growth in the Key Settlements.
34. Table 6 provides the summary appraisal of this scenario.

Table 6: Summary Appraisal of Scenario B

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructures	7. Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Top Wighay Farm (595 homes/employ)	++	+		+	+	+/-	-	+/-	-	+	+/-	+		+
North of Papplewick Lane (450 homes)	++	+		+	+	+/-	-	-	-	+	+/-			
Bestwood Village (429 homes)	+	+	+	+	+	+/-	-	-	-	+	+/-			
Calverton (1080 homes)	++	+	+	+	+	-	-	-	-	+	+/-			
Ravenshead (284 homes)	+	+	+	+	+	-	-	-	-	+	+/-			

Scenario C – Village only



35. This scenario looks at the reduction of all of the 1,047 homes being taken from Calverton and Ravenshead resulting in 661 homes at Calverton¹⁰ and 180 homes at Ravenshead¹¹. The housing figures for the Top Wighay Farm site (1,000 homes), the North of Papplewick Lane site (450 homes) and Bestwood Village (547 homes¹²) remain unchanged.

36. The changes in the distribution of housing for this scenario would mean 1,997 new homes in the Hucknall area and 841 new homes in Calverton and Ravenshead.

¹⁰ 378 through new allocations and 283 on existing commitments

¹¹ 134 through new allocations and 46 on existing commitments

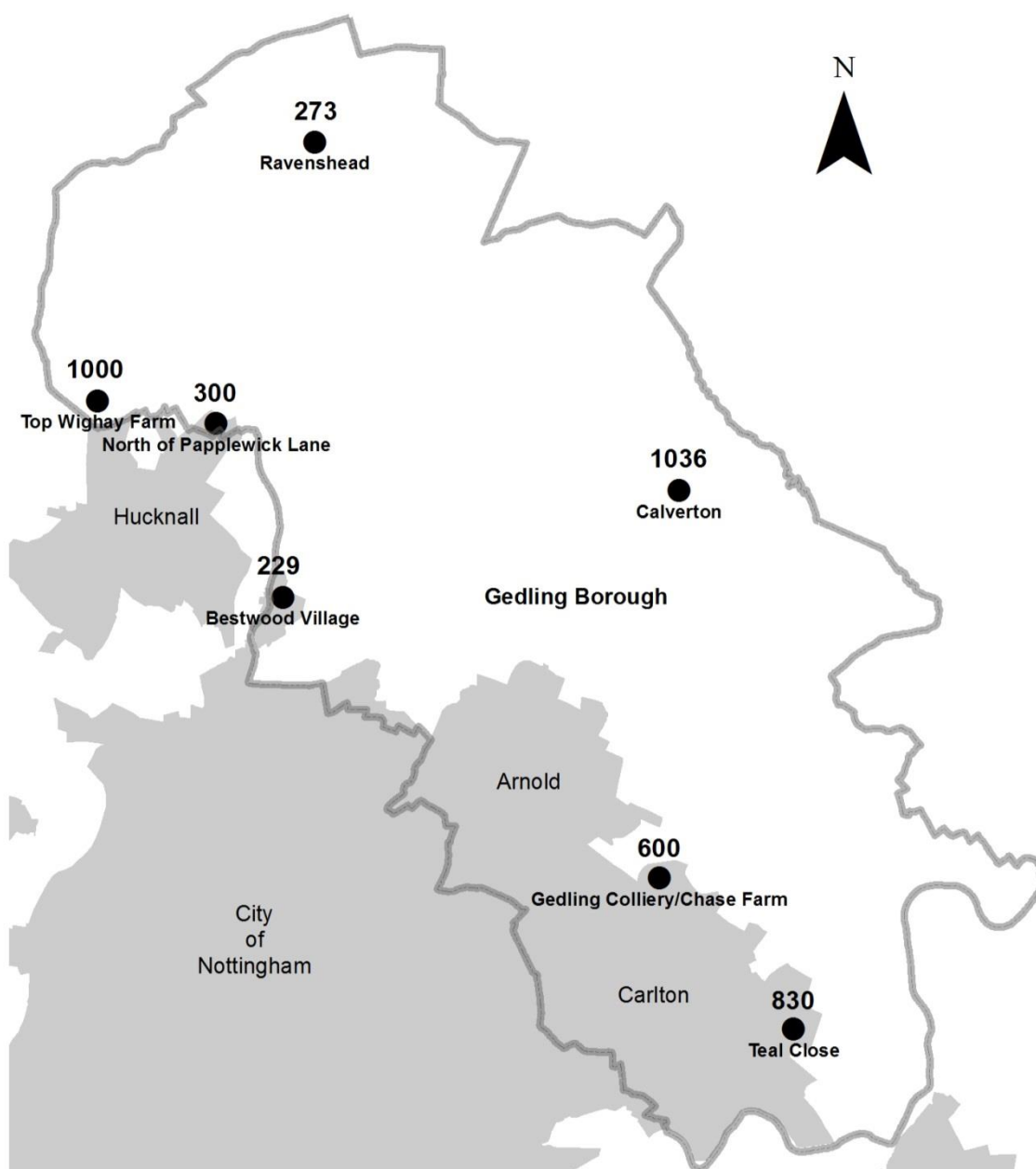
¹² 518 through new allocations and 29 on existing commitments

37. With the number of new homes in other Key Settlements (Calverton and Ravenshead) being reduced by 1,047 homes, this would result in much less development on the Green Belt land. It would result in a reduced range and availability of homes in the Key Settlements and a smaller impact on affordability. The number of new homes would still require services and facilities to cope with the level of growth in the Key Settlements.
38. The situation for the Hucknall area (i.e. Top Wighay Farm, North of Papplewick Lane and Bestwood Village) would not change as the housing figures remain as set out in the Aligned Core Strategies. Providing 1,997 new homes in the Hucknall area would fund a range of new facilities in the Hucknall area to address the impacts on existing facilities in the town. Providing 1,000 homes at the Top Wighay Farm site and 450 homes at Papplewick Lane would mean that the homes would benefit from being in a sustainable location relative to the Key Settlements. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. No reduction in the number of homes at Bestwood Village would maintain the regeneration benefits of new development for the village. Although there would be no loss of Green Belt land for housing development at the Top Wighay Farm site and the North of Papplewick Lane site, there would still be loss of greenfield land. There would still be an impact on SINCs at the Top Wighay Farm site, however there would be opportunities for mitigation and replacement habitat within the open space on the site.
39. Table 7 provides the summary appraisal of this scenario.

Table 7: Summary Appraisal of Scenario C

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructures	7. Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Top Wighay Farm (1000 homes/employ)	++	+		+	+	+/-	-	+/-	-	+	+/-	+		+
North of Papplewick Lane (450 homes)	++	+		+	+	+/-	-	-	-	+	+/-			
Bestwood Village (547 homes)	++	+	+	+	+	+/-	-	-	-	+	+/-			
Calverton (661 homes)	++	+	+	+	+	-	-	-	-	+	+/-			
Ravenshead (180 homes)	+	+	+	+	+	-	-	-	-	+	+/-			

Scenario D – Hucknall focus



40. This scenario looks at the reduction of 1,047 homes around the Hucknall area resulting in 1,000 homes at Top Wighay Farm and reduced figures for the North of Papplewick Lane (300 homes) and Bestwood Village (229 homes¹³) with the remainder coming off the housing figures for Calverton (reduced to 1,036 homes¹⁴) and Ravenshead (reduced to 273 homes¹⁵).

41. The changes in the distribution of housing for this scenario would mean 1,529 new homes in the Hucknall area and 1,309 new homes in Calverton and Ravenshead.

¹³ 200 through new allocations and 29 on existing commitments

¹⁴ 753 through new allocations and 283 on existing commitments

¹⁵ 227 through new allocations and 46 on existing commitments

42. With the number of new homes in the Hucknall area being reduced by 468 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. Providing 1,474 homes (instead of the current 1,997 homes) in the Hucknall area would fund a more limited range of new facilities in the Hucknall area to address the impacts on existing facilities in the town. Providing 1,000 homes at the Top Wighay Farm site and the reduction in the number of homes from the current 450 homes to 300 homes at the North of Papplewick Lane site would enable these homes to benefit from being located in a sustainable location relative to the Key Settlements. Both Top Wighay Farm and North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. The reduction in the number of homes at Bestwood Village from the current 547 homes to 229 homes would mean the regeneration benefits of new development would be reduced. There would be less loss of greenfield land at the North of Papplewick Lane site and Bestwood Village due to the reduction in the number of homes. There would still be an impact on SINC's at the Top Wighay Farm site however there would be opportunities for mitigation and replacement habitat within the open space on the site.

43. With the number of new homes in other Key Settlements (Calverton and Ravenshead) being reduced by 579 homes this would result in much less development on Green Belt land. It would result in a reduced range and availability of homes in the Key Settlements and a smaller impact on affordability. The number of new homes would still require services and facilities to cope with the level of growth in the Key Settlements.

44. Table 8 provides the summary appraisal of this scenario.

Table 8: Summary Appraisal of Scenario D

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructures	7. Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Top Wighay Farm (1000 homes/employ)	++	+		+	+	+/-	-	+/-	-	+	+/-	+		+
North of Papplewick Lane (300 homes)	+	+		+	+	+/-	-	-	-	+	+/-			
Bestwood Village (229 homes)	+	+	+	+	+	+/-	-	-	-	+	+/-			
Calverton (1036 homes)	++	+	+	+	+	-	-	-	-	+	+/-			
Ravenshead (273 homes)	+	+	+	+	+	-	-	-	-	+	+/-			

SA Screening

45. The process of appraising scenarios to consider changes to the distribution of housing development in the Aligned Core Strategies involves an initial screening phase to 'scope' for those changes to policy that would be likely to have sustainability implications. The results of the screening exercise are shown in Appendix 1.

Likely Significant Effects of the Change

46. It is considered that the scenarios considered would not have any significant material effect on the SA objectives beyond those set out in Table 23 ('Likely significant effects') of the SA Publication Version (June 2012). Table 23 details the anticipated short, medium, long, permanent, temporary secondary and cumulative/synergistic effects of the plan against each SA objective.

Habitats Regulations Assessment

47. No additional effects would arise as a result of the distribution of housing between Hucknall area (Top Wighay Farm, North of Papplewick Lane and Bestwood Village) and the two Key Settlements (Calverton and Ravenshead). There is no likelihood of any new site-specific or local effects occurring which had not been addressed in the assessment of overall level of growth provision.

Conclusion

48. The conclusions of the five scenarios in this document will be considered alongside with other evidence to reach a preferred option for the distribution of housing in response to the Inspector's letter dated 22 November 2013.

Appendix 1: Screening Exercise

Policy	Do changes to the policy significantly affect likely sustainability implications?	Further SA required
1 Climate Change	Not relevant.	No.
2 Spatial Strategy	Yes. Additional site for housing at Teal Close. 600 new homes at Gedling Colliery/Chase Farm site expected to come forward within the plan period. Also changes to the distribution of new homes between Hucknall area (i.e. Top Wighay Farm, North of Papplewick Lane, Bestwood Village) and the other Key Settlements (i.e. Calverton and Ravenshead).	Yes. Several appraisals required for Teal Close and Gedling Colliery/Chase Farm sites as well as different scenarios.
3 Green Belt	No. Possible result in less loss of Green Belt at Key Settlements.	No.
4 Employment Provision and Economic Development	Yes. New strategic allocation at Teal Close includes employment land. New strategic location at Gedling Colliery/Chase Farm includes employment land.	See Spatial Strategy.
5 Nottingham City Centre	Not relevant.	No.
6 The Role of Town and Local Centres	Not relevant.	No.
7 Regeneration	Yes. Gedling Colliery/Chase Farm site.	See Spatial Strategy.
8 Housing Size, Mix and Choice	Not relevant.	No.
9 Gypsies, Travellers and Travelling Showpeople	Not relevant.	No.
10 Design, the Historic Environment and Enhancing Local Identity	Not relevant.	No.
11 Historic Environment	Not relevant.	No.
12 Local Services and Healthy Lifestyles	Not relevant.	No.
13 Culture, Sport and Tourism	Not relevant.	No.
14 Managing Travel Demand	Not relevant.	No.
15 Transport Infrastructure Provision	Part of the Gedling Access Road expected to come forward before the end of the plan period.	See Spatial Strategy.
16 Green Infrastructure, Parks and Open Space	Not relevant.	No.
17 Biodiversity	Not relevant.	No.
18 Infrastructure	Not relevant.	No.
19 Developer Contributions	Not relevant.	No.

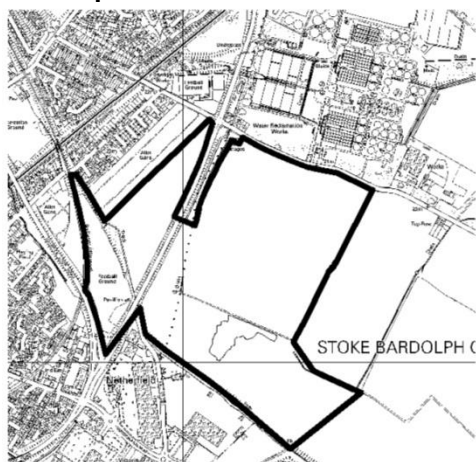
Appendix 2: Refined Sustainability Appraisal Framework

SA Objectives	Decision Making Criteria	Indicators
1. Housing To ensure that the housing stock meets the housing needs of the plan areas	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will it reduce homelessness? • Will it reduce the number of unfit homes? 	Affordable housing House prices; housing affordability Homelessness Housing completions (type and size) Housing tenure LA stock declared non decent Sheltered accommodation Vacant dwellings by tenure
2. Health To improve health and reduce health inequalities	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? 	Adults taking part in sport Health inequalities Life expectancy at birth New/enhanced health facilities People killed/seriously injured in road accidents Teenage conception rates
3. Heritage To provide better opportunities for people to value and enjoy the plan areas heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets).	<ul style="list-style-type: none"> • Will it protect historic sites • Will it help people to increase their participation in cultural heritage activities? • Will it protect/improve access to historic sites? • Will it protect and enhance the historical, geological and archaeological environment? 	Open spaced managed to green flag award standard New and enhanced open space Satisfaction with open space Museums
4. Crime To improve community safety, reduce crime and the fear of crime in the plan areas	<ul style="list-style-type: none"> • Will it reduce crime and the fear of crime? • Will it increase the prevalence of diversionary activities? • Will it contribute to a safe secure built environment through designing out crime? 	Crimes – by category and total Fear of crime Noise complaints
5. Social To promote and support the development and growth of social capital across the plan areas	<ul style="list-style-type: none"> • Will it protect and enhance existing cultural assets? • Will it improve access to, encourage engagement with and residents satisfaction in community activities? • Will it improve ethnic and intergenerational relations? 	Community centres Gains/losses of community facilities Leisure centres Libraries/mobile library stops Participation involuntary and community activities A place where people from different backgrounds get on well together Satisfaction with leisure facilities

SA Objectives	Decision Making Criteria	Indicators
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment across the plan areas	<ul style="list-style-type: none"> • Will it help protect and improve biodiversity and avoid harm to protected species? • Will it help protect and improve habitats? • Will it increase, maintain and enhance sites designated for their nature conservation interest? • Will it maintain and enhance woodland cover and management? • Will it provide new open space? • Will it improve the quality of existing open space? • Will it encourage and protect Green Infrastructure opportunities? 	Local/National nature reserves Local wildlife sites (Biological SINC's) SSSIs
7. Landscape To protect and enhance the landscape character of the plan areas, including heritage and its setting	<ul style="list-style-type: none"> • Does it respect identified landscape character? 	Ancient woodland Conservation Areas Historic Parks and Gardens Listed Buildings/Buildings at risk/locally listed buildings Scheduled ancient monuments Woodland areas/new woodland
8. Natural Resources and Flooding To prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding	<ul style="list-style-type: none"> • Will it improve water quality? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise Flood Risk? • Will it prevent the loss of high quality soils to development? 	Greenfield land lost Carbon dioxide emissions Contaminated land Flood risk Households in Air Quality Management Areas Number of days moderate/high air pollution Employment and housing developed on PDL Density of dwellings Developments incorporating SUDS Planning applications granted contrary to advice of EA Biological/chemistry levels in rivers, canals and freshwater bodies Production of primary and secondary/recycled aggregates
9. Waste To minimise waste and increase the re-use and recycling of waste materials	<ul style="list-style-type: none"> • Will it reduce household and commercial waste per head? • Will it increase waste recovery and recycling per head? • Will it reduce hazardous waste? • Will it reduce waste in the construction industry? 	Controlled waste produced Capacity of new waste management facilities by alternative to landfill Household waste arisings composted, land filled, recycled, used to recover energy

SA Objectives	Decision Making Criteria	Indicators
10. Energy and Climate Change To minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? • Will it support the development of community energy systems? • Will it support the development of community energy systems? • Will it ensure that buildings are able to deal with future changes in climate 	Energy use – renewables and petroleum products Energy use (gas/electricity) by end user Renewable energy capacity installed by type
11. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> • Will it use and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by car by encouraging alternative modes of transport? • Will it increase accessibility to services and facilities? 	Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres Change in road traffic mileage Development of transport infrastructure that assists car use reduction Levels of bus and light rail patronage New major non-residential development with travel plans People using car and non-car modes of travel to work Railway station usage Road traffic levels
12. Employment To create high quality employment opportunities	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it increase average income levels? 	Average annual income Benefit claimants VAT business registration rate, registrations, deregistrations Businesses per 1000 population Employment rate Jobs New floor space Shops, vacant shops Unemployment rate
13. Innovation To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> • Will it increase levels of qualification? • Will it create jobs in high knowledge sectors? • Will it encourage graduates to live and work within the plan areas? 	15 year olds achieving 5 or more GCSEs at Grade A* - C 19 year olds qualified to NVQ level 2 or equivalent 21 year olds qualified to NVQ level 3 or equivalent Working age population qualifications
14. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> • Will it provide land and buildings of a type required by businesses? • Will it improve the diversity of jobs available? • Will it provide the required infrastructure? • Will it provide business/university clusters 	Completed business development floorspace Land developed for employment Employment land lost Employment land allocated Profile of employment by sector

Appendix 3: Sustainability Schedule for Teal Close

Details		Location Map: 
Site Name:	Teal Close	
ACS Reference:		
Location:	East of Netherfield	
Local Authority:	Gedling Borough Council	
Direction for Growth:	Direction C (from Sustainable Urban Extension Study 2008)	
SA Map Site ref:		
Assumed Capacity:	830 dwellings and employment uses 63 ha	
Environmental Characteristics		
Flood Risk:	Site within EA Flood Zones 2 and 3	
Open Space network:	Existing Open Space network within the south part of the site	
SSSI:	No SSSI	
Bio SINC:	No Bio SINC within the site. There are two Bio SINC to the south of the site (5/210 'Netherfield Dismantled Railway Sidings' and 2/379 'Netherfield Pits')	
Local Nature Reserves:	No Local Nature Reserves. There is a Local Nature Reserve to the south of the site ('Netherfield Lagoons')	
Ancient Woodland:	No Ancient Woodland	
Air quality:	No Air Quality Management Areas	
Green Belt:	Open Space falls within the Green Belt. The remaining of the site is outside the Green Belt due to site allocated for housing and employment and part of the site identified as safeguarded land in the Gedling Borough Replacement Local Plan (2005)	
Greenwood Community Forest:	Site falls within the Greenwood Community Forest	
Historic Characteristics		
Listed Buildings:	No Listed Buildings on site	
Conservation Areas:	No Conservation Area	
Registered Parks & Gardens:	No Registered Parks and Gardens	
Scheduled Ancient Monuments:	No Scheduled Ancient Monuments	
Accessibility Characteristics		
Distance to nearest bus/NET stops:	Bus routes 26, N100 and 100. Two railways stations within 1 mile.	
Distance to nearest schools:	<u>New primary school required.</u> Netherfield Primary School in Netherfield (approx. 1 mile) Carlton-le-Willow Academy in Gedling (approx. 1 mile)	
Distance to nearest GP surgeries:	Trentside Medical Group (Forester Street) in Netherfield Local Centre within 1 mile.	
Distance to nearest retail facilities:	Netherfield Local Centre within 1 mile. Adjacent to Victoria Retail Park (Out of Centre Retail Park). Morrisons and Lidl superstores	

	adjacent to Victoria Retail Park.
Distance to nearest community facilities:	St Georges Centre in Netherfield Local Centre within 1 mile.

Appendix 4: Sustainability Appraisals for Gedling's sites

Gedling Borough Council – Teal Close (830 homes and employment development)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Teal Close (830 homes and employment development)	Ideas for mitigation
1. Housing	830 homes would be provided.	Link to policies requiring affordable housing.
2. Health	Contribution to local health care facilities would be required.	
3. Heritage	There are no heritage assets on site.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Community services would be provided.	
6. Environment, Biodiversity and Green Infrastructure	Development on site which is mainly farmland. The west side of the site is currently in use as sport pitches. Replacement sport pitch provision would be provided. There are two biological SINCs and a Local Nature Reserve to the south of the site. Public open space and green infrastructure would be provided adjoining the Local Nature Reserve (Netherfield Lagoons).	
7. Landscape	Visible open area from A612 road.	Landscape screening around the edges of the site could mitigate for impacts.
8. Natural Resources and Flooding	Entire site possibly affected by flooding. Development would be on greenfield site.	
9. Waste	Size of development would influence impact on household and commercial waste.	
10. Energy and Climate Change	The site has significant potential for renewable energy.	Link to climate change policy.
11. Transport	Site is on edge of built up area which has good transport links. Would not itself improve alternative modes of transport. Integrated transport/walking and cycling package would be required.	Would need to provide good bus links to the urban area.
12. Employment	Loss of 10 ha of employment land. 7 ha of employment uses would be provided.	Link to employment policy.
13. Innovation	Unknown.	
14. Economic Structure	Loss of 10 ha of employment land. 7 ha of employment uses would be provided.	Link to employment policy.

Gedling Borough Council – Gedling Colliery/Chase Farm (600 homes and employment development)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Gedling Colliery/Chase Farm (600 homes and employment development)	Ideas for mitigation
1. Housing	600 new homes would be provided.	Link to policies requiring affordable housing.
2. Health	New country park currently being implemented.	Local plan allocation and existing brief require health facility. Links needed between site and Country Park.
3. Heritage	Site would be built on top of a former colliery. There are no remnants of the colliery structure. Would affect part of Gedling House listed building.	
4. Crime	Development would be designed to Designing out Crime standards	
5. Social	Assumes provision of primary school and community facilities.	New primary school and community facility required.
6. Environment, Biodiversity and Green Infrastructure	Development would impact on local wildlife site, which would be lost as a result of the development. Opportunities to link to the Country Park but does not facilitate the Country Park. There are bats in the tunnel, and these might be disturbed as a result of more people and lights; but this could be mitigated.	Would ideally have some replacement of habitat, but there are limited opportunities for this on the development sites. Need to retain wooded strip (as much existing habitat as possible) through the middle of the site; existing brief covers protected species including bats. Existing balancing ponds should be maintained, and SUDS can be provided.
7. Landscape	There is a geological SINC on the site which would be unaffected under the current brief. 70% of the whole site is brownfield and remaining part is greenfield which would be affected.	Existing brief protects the geological SINC. Must link to policies on Green Infrastructure and Biodiversity.
8. Natural Resources and Flooding	Negative impacts on water quality and air quality. No flood risk issues on site, although the impact of building on the site could possibly increase flood risk in the area prone to flooding downstream. Part of the site is brownfield and part is greenfield. Development of new road would probably generate more traffic with consequential impacts on air quality.	Link to mineral railway line as is safeguarded in the brief and could possibly in the future lead to development of guided bus or similar.
9. Waste	Existing household waste recycling facility may be relocated to the employment element to the site.	
10. Energy and Climate Change	The site has significant potential for renewable energy.	Existing brief mentions renewable energy.

SA Objectives	Gedling Colliery/Chase Farm (600 homes and employment development)	Ideas for mitigation
11. Transport	A Gedling Access Road would be required and provide bypass to the village but would otherwise go against this SA objective of encouraging alternative modes of transport. The purpose of the Gedling Access Road is to benefit local area. The first 300 dwellings could be accommodated within the existing transport network without the need for the Gedling Access Road. An additional 300 dwellings could be constructed alongside the delivery of the Gedling Access Road during the plan period.	Link to mineral railway line is safeguarded in the existing brief and could possibly in the future lead to development of guided bus or similar.
12. Employment	Part of existing employment allocation would come forward within the plan period.	Link to employment policy.
13. Innovation	Unknown.	
14. Economic Structure	Part of existing employment allocation would come forward within the plan period.	Link to employment policy.

Appendix 5: Sustainability Appraisals for Gedling's scenarios

Gedling Borough Council – Top Wighay Farm (1000 homes and employment development) (Scenarios C and D).

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Top Wighay Farm (1000 homes and employment development)	Ideas for mitigation
1. Housing	1,000 new homes would be provided.	Link to policies requiring affordable housing.
2. Health	Open space requirement would help to provide recreational facility. Area to the south-west is a SINC would also provide recreational open space.	Existing brief requires 10% open space on the site.
3. Heritage	Railway line between the site and Linby village. Access to Linby would be indirect so would not be a clear improvement.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Section 106 agreement would ensure appropriate community facilities are provided to support the new development and seek to integrate with existing housing. Would look to ensure access to existing services in Hucknall.	Provision of community facilities through s106 agreement.
6. Environment, Biodiversity and Green Infrastructure	<p>Several local wildlife sites; all are SINCs. About half of the SINC land owned by UK Coal would be developed but the rest would be retained according to the existing brief. Opportunities for mitigation and replacement habitat within open space on the site.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Existing brief requires the SINCs (other than part of the UK Coalfield SINC) to be retained, and securing long term management of retained or created habitats.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted. Top Wighay Farm as a standalone development has been assessed to be compliant with the Habitat Regulations without mitigation. Even, if in time, it was decided there was a need for mitigation this could be achieved through standard habitat management and acoustic fencing.</p>
7. Landscape	The site is located almost adjacent to Linby, visible open space from e.g. A611.	Existing brief requires landscape screening (buffer) on the Linby edge of the site.
8. Natural Resources and Flooding	Air quality and water quality affected. Development would be on greenfield site.	
9. Waste	Size of development would influence impact on household and commercial waste.	
10. Energy and Climate Change	The site has significant potential for renewable energy.	Link to policy on Climate Change.

SA Objectives	Top Wighay Farm (1000 homes and employment development)	Ideas for mitigation
11. Transport	The site is on the edge of Hucknall which has quite good transport links (tram and Hucknall station). Would not itself improve alternative modes of transport. Integrated transport/walking and cycling package would be required.	Would need to provide good bus links to Hucknall centre to allow use of tram from Hucknall.
12. Employment	Employment site proposed for the site.	Existing brief specifies how much employment but not what kind. Link to employment policy.
13. Innovation	Unknown.	
14. Economic Structure	Would provide employment land easily accessible by the motorway (M1) - site is located roughly 5km from M1.	Existing brief specifies how much employment but not what kind. Link to employment policy.

Gedling Borough Council – Top Wighay Farm (595 homes and employment development) (Scenarios A1 and B)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Top Wighay Farm (595 homes and employment development)	Ideas for mitigation
1. Housing	Reduced to 595 new homes.	Link to policies requiring affordable housing.
2. Health	Open space requirement would help to provide recreational facility. Area to the south-west is a SINC (5/977 'Wighay Road Grassland') – this would also provide recreational open space.	Existing brief requires 10% open space on the site.
3. Heritage	Railway line between the site and Linby village. Access to Linby would be indirect so would not be a clear improvement.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Section 106 agreement would ensure appropriate community facilities are provided to support the new development and seek to integrate with existing housing. Would look to ensure access to existing services in Hucknall.	Provision of community facilities through s106 agreement.
6. Environment, Biodiversity and Green Infrastructure	<p>Several local wildlife sites; all are SINC. About half of the SINC land (5/977 'Wighay Road Grassland') owned by UK Coal would be developed but the rest would be retained according to the existing brief. Opportunities for mitigation and replacement habitat within open space on the site.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Existing brief requires the SINC (other than part of the UK Coalfield SINC) to be retained, and securing long term management of retained or created habitats.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted. Top Wighay Farm as a standalone development has been assessed to be compliant with the Habitat Regulations without mitigation. Even, if in time, it was decided there was a need for mitigation this could be achieved through standard habitat management and acoustic fencing.</p>
7. Landscape	The site is located almost adjacent to Linby, visible open space from e.g. A611.	Existing brief requires landscape screening (buffer) on the Linby edge of the site.
8. Natural Resources and Flooding	Air quality and water quality affected. Development would be on greenfield site.	
9. Waste	Size of development would influence household and commercial waste.	
10. Energy and Climate Change	The site has significant potential for renewable energy.	Link to policy on Climate Change.

SA Objectives	Top Wighay Farm (595 homes and employment development)	Ideas for mitigation
11. Transport	The site is on the edge of Hucknall which has quite good transport links (tram and Hucknall station). Would not itself improve alternative modes of transport. Integrated transport/walking and cycling package would be required.	Would need to provide good bus links to Hucknall centre to allow use of tram from Hucknall.
12. Employment	Employment site proposed for the site.	Existing brief specifies how much employment but not what kind. Link to employment policy.
13. Innovation	Unknown.	
14. Economic Structure	Would provide employment land easily accessible by the motorway (M1) - site is located roughly 5km from M1.	Existing brief specifies how much employment but not what kind. Link to employment policy.

Gedling Borough Council – Top Wighay Farm (employment development only (no new homes)) (Scenario A2)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Top Wighay Farm (employment development only (no new homes))	Ideas for mitigation
1. Housing	No homes would be provided so no contribution to the SA housing objective.	
2. Health	No changes.	
3. Heritage	Railway line between the site and Linby village. Access to Linby would be indirect so would not be a clear improvement.	
4. Crime	Development would be designed to Designing out Crime standards	
5. Social	No changes.	
6. Environment, Biodiversity and Green Infrastructure	<p>No housing on SINC sites so less harm on the environment. SINC site (2/81 'Top Wighay Drive') to the east of the employment land.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	For prospective Special Protection Area – a precautionary approach should be adopted. Top Wighay Farm as a standalone development has been assessed to be compliant with the Habitat Regulations without mitigation. Even, if in time, it was decided there was a need for mitigation this could be achieved through standard habitat management and acoustic fencing.
7. Landscape	Visible open space from e.g. A611.	
8. Natural Resources and Flooding	No housing development would reduce impact on air quality and water quality. However employment development would be on greenfield site.	
9. Waste	Size of employment development would influence impact on commercial waste.	
10. Energy and Climate Change	Unknown.	
11. Transport	The site is on the edge of Hucknall which has quite good transport links (tram and Hucknall station). Would not itself improve alternative modes of transport for employees. Integrated transport/walking and cycling package would be required.	Would need to provide good bus links to Hucknall centre to allow use of tram from Hucknall.
12. Employment	Employment site proposed for the site.	Existing brief specifies how much employment but not what kind. Link to employment policy.
13. Innovation	Unknown.	
14. Economic Structure	Would provide employment land easily accessible by the motorway (M1) - site is located roughly 5km from M1.	Existing brief specifies how much employment but not what kind. Link to employment policy.

Gedling Borough Council – North of Papplewick Lane (450 homes) (Scenarios A2, B and C)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	North of Papplewick Lane (450 homes)	Ideas for mitigation
1. Housing	450 new homes would be provided.	Link to policies requiring affordable housing.
2. Health	Opportunities for physical activity due to proximity to River Leen. Not much access southwards along the River Leen, although there is access to the north to Moor Pond Wood. Also links to Linby Trail.	Need financial contribution to help support health facilities.
3. Heritage	Unknown.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Section 106 agreement would ensure that new community facilities would need to be required or financial contributions where appropriate to serve the development. The new/upgraded facilities may also benefit existing residents.	Provision of new or upgraded community facilities through s106 agreements. Design layout of development to encourage integration with existing facilities nearby.
6. Environment, Biodiversity and Green Infrastructure	Development could have indirect impacts on the River Leen and Moor Pond Wood. Potential enhancement opportunities through the provision of new habitats and enhancing the setting of the river. There are water voles and white-clawed crayfish in the River Leen, and the river could be managed (e.g. reintroduce meanders in the river) to provide more potential for biodiversity.	Green infrastructure should be located next to the river, and impacts on the river should be minimised.
7. Landscape	Located roughly 1km from Linby and Papplewick which are Conservation Area villages. The landscape is quite enclosed and the development is unlikely to be visible from far away. Local concerns about possible impact of the development on the setting of Linby and Papplewick but impact is likely to be very limited.	Landscape screening around the edges of the site could mitigate for these impacts.
8. Natural Resources and Flooding	Air quality and water quality affected. North-eastern part of the site possibly affected by flooding. Development would be on greenfield site.	Avoid development in floodplain, and confirm that development would not have downstream impacts.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	The site has significant potential for renewable energy.	Link to policy on Climate Change.
11. Transport	Site is on edge of Hucknall which has quite good transport links (tram, Hucknall station). Would not itself improve alternatives modes of transport. Integrated transport/walking and cycling package would be required.	
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – North of Papplewick Lane (300 homes) (Scenario D)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	North of Papplewick Lane (300 homes)	Ideas for mitigation
1. Housing	Reduced to 300 new homes.	Link to policies requiring affordable housing.
2. Health	Opportunities for physical activity due to proximity to River Leen. Not much access southwards along the River Leen, although there is access to the north to Moor Pond Wood. Also links to Linby Trail.	Need financial contribution to help support health facilities.
3. Heritage	Unknown.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Section 106 agreement would ensure that new community facilities would need to be required or financial contributions where appropriate to serve the development. The new/upgraded facilities may also benefit existing residents.	Provision of new or upgraded community facilities through s106 agreements. Design layout of development to encourage integration with existing facilities nearby.
6. Environment, Biodiversity and Green Infrastructure	Fewer new homes on site. Development could have indirect impacts on the River Leen and Moor Pond Wood. Potential enhancement opportunities through the provision of new habitats and enhancing the setting of the river. There are water voles and white-clawed crayfish in the River Leen, and the river could be managed (e.g. reintroduce meanders in the river) to provide more potential for biodiversity.	Green infrastructure should be located next to the river, and impacts on the river should be minimised.
7. Landscape	Located roughly 1km from Linby and Papplewick which are Conservation Area villages. The landscape is quite enclosed and the development is unlikely to be visible from far away. Local concerns about possible impact of the development on the setting of Linby and Papplewick but impact is likely to be very limited.	Landscape screening around the edges of the site could mitigate for these impacts.
8. Natural Resources and Flooding	Air quality and water quality affected. North-eastern part of the site possibly affected by flooding. Development would be on greenfield site.	Avoid development in floodplain, and confirm that development would not have downstream impacts.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	The site has significant potential for renewable energy.	Link to policy on Climate Change.
11. Transport	Site is on edge of Hucknall which has quite good transport links (tram, Hucknall station). Would not itself improve alternatives modes of transport. Integrated transport/walking and cycling package would be required.	
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – North of Papplewick Lane (no development i.e. no new homes) (Scenario A1)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	North of Papplewick Lane (no development i.e. no new homes)	Ideas for mitigation
1. Housing	No homes would be provided so no contribution to the SA housing objective.	
2. Health	No changes.	
3. Heritage	No changes.	
4. Crime	No changes.	
5. Social	No changes.	
6. Environment, Biodiversity and Green Infrastructure	No changes to the environment.	
7. Landscape	No changes to landscape.	
8. Natural Resources and Flooding	No changes to natural resources and flooding.	
9. Waste	No changes.	
10. Energy and Climate Change	No changes.	
11. Transport	No changes to transport.	
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	No changes.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – Bestwood Village (547 homes) (Scenario C)
Bestwood Village (500 homes) (Scenario A2)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Bestwood Village (500-547 homes)	Ideas for mitigation
1. Housing	500-547 new homes would be provided.	Link to policies requiring affordable housing.
2. Health	Close to Mill Lakes and Bestwood Country Park with opportunities to access recreational facility. There is currently no health facility within the village.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Bestwood has a Conservation Area. Access to Winding Engine House which would increase numbers of visitors to visitor centre.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village likely to encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	Access to Country Park. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.	Link to policies on Green Infrastructure and Biodiversity.
7. Landscape	Depends on location of development. Existing historical/archaeological assets are within the village or nearby.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Bestwood Village has some flood-prone areas. Development may be on existing employment site (brownfield site).	Avoid flood-prone areas.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Isolated location but size of development would help to sustain local facilities. Public transport accessibility is poor with indirect route to Hucknall. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required.	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – Bestwood Village (429 homes) (Scenario B)
Bestwood Village (355 homes) (Scenario A1)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Bestwood Village (355-429 homes)	Ideas for mitigation
1. Housing	Reduced to 355-429 new homes.	Link to policies requiring affordable housing.
2. Health	Close to Mill Lakes and Bestwood Country Park with opportunities to access recreational facility. There is currently no health facility within the village.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Bestwood has a Conservation Area. Access to Winding Engine House which would increase numbers of visitors to visitor centre.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village likely to encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	Access to Country Park. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.	Link to policies on Green Infrastructure and Biodiversity.
7. Landscape	Depends on location of development. Existing historical/archaeological assets are within the village or nearby.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Bestwood Village has some flood-prone areas. Development may be on existing employment site (brownfield site).	Avoid flood-prone areas.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Isolated location but size of development would help to sustain local facilities. Public transport accessibility is poor with indirect route to Hucknall. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – Bestwood Village (229 homes) (Scenario D)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Bestwood Village (229 homes)	Ideas for mitigation
1. Housing	Reduced to 229 new homes.	Link to policies requiring affordable housing.
2. Health	Close to Mill Lakes and Bestwood Country Park with opportunities to access recreational facility. There is currently no health facility within the village.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Bestwood has a Conservation Area. Access to Winding Engine House which would increase numbers of visitors to visitor centre.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village likely to encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	Access to Country Park. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.	Link to policies on Green Infrastructure and Biodiversity.
7. Landscape	Depends on location of development. Existing historical/archaeological assets are within the village or nearby.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Bestwood Village has some flood-prone areas. Development may be on existing employment site (brownfield site).	Avoid flood-prone areas.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Isolated location but size of development would help to sustain local facilities. Public transport accessibility is poor with indirect route to Hucknall. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – Calverton (1499 homes) (Scenarios A1 and A2)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Calverton (1499 homes)	Ideas for mitigation
1. Housing	1,499 new homes would be provided.	Link to policies requiring affordable housing.
2. Health	Calverton is close to restored pit so potential for a Country Park with opportunities for access. There is a leisure centre within the village.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Calverton has a Conservation Area.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village will encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	<p>Access to the countryside. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Link to policies on Green Infrastructure and Biodiversity.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted and development north of the B6386 (north of Calverton) should be precluded.</p>
7. Landscape	Depends on location of development.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Calverton has some flood-prone areas. Development would be on greenfield sites.	Avoid flood-prone areas.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Size of development would help to sustain local facilities. Public transport accessibility is good but accessibility to facilities is poor. Poor road network between Calverton and the Nottingham Conurbation. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposed in the Core Strategy.	

Gedling Borough Council – Calverton = 1080 homes (Scenario B)
Calverton = 1036 homes (Scenario D)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact or not relevant
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Calverton (1036-1080 homes)	Ideas for mitigation
1. Housing	Reduced to 1,036-1,080 new homes.	Link to policies requiring affordable housing.
2. Health	Calverton is close to restored pit so potential for a Country Park with opportunities for access. There is a leisure centre within the village.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Calverton has a Conservation Area.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village will encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	<p>Access to the countryside. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Link to policies on Green Infrastructure and Biodiversity.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted and development north of the B6386 (north of Calverton) should be precluded.</p>
7. Landscape	Depends on location of development.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Calverton has some flood-prone areas. Development would be on greenfield sites.	Avoid flood-prone areas.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Size of development would help to sustain local facilities. Public transport accessibility is good but accessibility to facilities is poor. Poor road network between Calverton and the Nottingham Conurbation. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposal.	

Gedling Borough Council – Calverton (661 homes) (Scenario C)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Calverton (661 homes)	Ideas for mitigation
1. Housing	Reduced to 661 new homes.	Link to policies requiring affordable housing.
2. Health	Calverton is close to restored pit so potential for a Country Park with opportunities for access. There is a leisure centre within the village.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Calverton has a Conservation Area.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village will encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	<p>Access to the countryside. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Link to policies on Green Infrastructure and Biodiversity.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted and development north of the B6386 (north of Calverton) should be precluded.</p>
7. Landscape	Depends on location of development.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Calverton has some flood-prone areas. Development would be on greenfield sites.	Avoid flood-prone areas.
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Size of development would help to sustain local facilities. Public transport accessibility is good but accessibility to facilities is poor. Poor road network between Calverton and the Nottingham Conurbation. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposal.	

Gedling Borough Council – Ravenshead (389 homes) (Scenarios A1 and A2)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Ravenshead (389 homes)	Ideas for mitigation
1. Housing	389 new homes would be provided.	Link to policies requiring affordable housing.
2. Health	Ravenshead is near Newstead Abbey Country Park. There is a leisure centre within the village. The nearest health facility is Blidworth.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Ravenshead has access to Newstead Abbey Country Park and Papplewick Hall.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village likely to encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	<p>Access to the countryside. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Link to policies on Green Infrastructure and Biodiversity.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted and development west of A60 and north of Ricket Lane should be precluded.</p>
7. Landscape	Depends on location of development.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Development would be on greenfield sites.	
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Isolated location but size of development would help to sustain local facilities. Public transport accessibility is poor. Accessibility to facilities is restricted. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposal.	

Gedling Borough Council – Ravenshead = 284 homes (Scenario B)
Ravenshead = 273 homes (Scenario D)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Ravenshead (273-284 homes)	Ideas for mitigation
1. Housing	Reduced to 273-284 new homes.	Link to policies requiring affordable housing.
2. Health	Ravenshead is near Newstead Abbey Country Park. There is a leisure centre within the village. The nearest health facility is Blidworth.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Ravenshead has access to Newstead Abbey Country Park and Papplewick Hall.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village likely to encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	<p>Access to the countryside. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Link to policies on Green Infrastructure and Biodiversity.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted and development west of A60 and north of Ricket Lane should be precluded.</p>
7. Landscape	Depends on location of development.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Development would be on greenfield sites.	
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Isolated location but size of development would help to sustain local facilities. Public transport accessibility is poor. Accessibility to facilities is restricted. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposal.	

Gedling Borough Council – Ravenshead (180 homes) (Scenario C)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact or not relevant
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Ravenshead (180 homes)	Ideas for mitigation
1. Housing	Reduced to 180 new homes.	Link to policies requiring affordable housing.
2. Health	Ravenshead is near Newstead Abbey Country Park. There is a leisure centre within the village. The nearest health facility is Blidworth.	Provision to be made for health facilities. 10% open space required.
3. Heritage	Ravenshead has access to Newstead Abbey Country Park and Papplewick Hall.	
4. Crime	Development would be designed to Designing out Crime standards.	
5. Social	Development within the village likely to encourage integration with existing community facilities.	Section 106 agreement to ensure appropriate new or upgraded facilities would be provided to support the new and existing dwellings.
6. Environment, Biodiversity and Green Infrastructure	<p>Access to the countryside. Without knowing specific locations, it is difficult to know what impact on biodiversity would be.</p> <p>Some areas of woodland to the north of Greater Nottingham, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow.</p>	<p>Link to policies on Green Infrastructure and Biodiversity.</p> <p>For prospective Special Protection Area – a precautionary approach should be adopted and development west of A60 and north of Ricket Lane should be precluded.</p>
7. Landscape	Depends on location of development.	Refer to Greater Nottingham Landscape Character recommendations.
8. Natural Resources and Flooding	Air quality and water quality affected. Development would be on greenfield sites.	
9. Waste	Size of development would influence impact on household waste.	
10. Energy and Climate Change	New houses would be more energy efficient than the existing buildings due to need to accord with current Building Regulations.	Link to policy on Climate Change.
11. Transport	Isolated location but size of development would help to sustain local facilities. Public transport accessibility is poor. Accessibility to facilities is restricted. Would not reduce journeys undertaken by car. Integrated transport/walking and cycling package would be required	Section 106 agreement to ensure improvements to bus services.
12. Employment	No new employment proposed in the Core Strategy.	
13. Innovation	Unknown.	
14. Economic Structure	No new employment proposal.	