

Sustainability Appraisal Publication Draft

Addendum: Alternative Sites to the Site Allocations for Housing

Local Planning Document
October 2016



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Key to SA Scoring

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

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

Addendum Report

- 1.1 This is an addendum to the Sustainability Appraisal Publication Draft of the Local Planning Document.
- 1.2 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.

Stages of Sustainability Appraisal

- 1.3 The Council's approach to undertaking Sustainability Appraisal is based on the Government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 1.4 The Government's guidance identifies 5 stages of carrying out an SA. Table 2 of the Sustainability Appraisal Publication Draft set out the main stages of a Sustainability Appraisal. The Sustainability Appraisal Publication Draft covers Stages A, B and C of the SA process. Stage D represents the consultation stage, during which the Sustainability Appraisal Publication Draft was consulted on alongside the Local Planning Document Publication Draft between May and July 2016. The remaining stage E of the SA will be completed following the adoption.
- 1.5 This addendum re-visits Stage B of the SA process.

Local Planning Document Publication Draft

- 1.6 Consultation on the Local Planning Document Publication Draft was held between May and July 2016. A number of alternative sites to the proposed site allocations were put forward. These included reasonable alternative sites that had already been considered through the site selection process, variations on sites that have been previously considered and new sites not previously considered.
- 1.7 This addendum looks at the findings of the SA assessment of the alternative sites. Paragraphs 10.1 and 10.2 of the Sustainability Appraisal Publication Draft state this is an important part of both the plan-making and SA process and the role of the Sustainability Appraisal is to assist decision making in choosing option(s) and by highlighting the sustainability implications of each. The assessment of the reasonable alternative sites should be a continual process, starting from the options put forward at the beginning (i.e. Issues and Options stage), all the way through to the options being worked into the draft Local Plan for publication. Certain options or sites may (or may not) come out of the SA process as favourable but may not be taken forward for other reasons.

1.8 The Local Planning Document Publication Draft Report of Responses (2016) and the Site Selection Document Addendum (2016) explain how the alternative sites proposed through the consultation exercise relate (or not) to sites that have already been considered and conclude that there are three additional sites that have not been assessed previously and require further consideration. The three additional sites covered by this addendum are:-

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

Methodology

1.9 The SA assessment of the three additional sites was undertaken using the same approach used for the previous SA assessment on the reasonable alternative sites. Section 10 of the Sustainability Appraisal Publication Draft contains a full explanation of the approach taken. The three additional sites were assessed against the SA objectives using the SA matrix (attached as Appendix A to the Sustainability Appraisal Publication Draft). The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative or neutral.

Site sustainability schedules

1.10 As before, a site sustainability schedule has been created to give background information on each site and to assist in the SA assessment. The information is provided in four sections. The first section sets out the factual information about the site and provides a site map. The second section details the environmental characteristics of the site including flood risk, agricultural land grade classification, Local Wildlife Site, etc. The third section covers the historic characteristics and details whether heritage assets are contained within the site. The fourth section provides the accessibility data by public transport, walking and cycling time to the nearest GP, hospital, school, leisure centre, community centre, employment zone and town centre.

Information used to inform the SA assessment

1.11 The same sources of information used for the SA assessment of the reasonable alternative sites has been used for the SA assessment of the three additional sites, with the exception of the following:-

SA objective 3 – heritage assessment

1.12 The Council has not commissioned further heritage impact assessment on the three additional sites. The impact of the development of the three additional sites on heritage assets is based on the 2015 heritage assessment¹ using the findings for reasonable alternative sites in close proximity to the three additional sites.

¹ The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015)

SA objective 6 – Local Wildlife Sites and Local Nature Reserves

- 1.13 New data on Local Wildlife Sites and Local Nature Reserves released since the previous SA assessment was used to inform the SA assessment of the three additional sites.

SA objective 7 – landscape

- 1.14 The Council has not commissioned further landscape and visual analysis assessment for the three additional sites. The impact of the development of the three additional sites on landscape and visual analysis is based on the findings of landscape and visual analysis assessment² of the reasonable alternative sites in close proximity to the three additional sites.

SA objective 9 – flooding

- 1.15 New data on Flood Zones 2 and 3 on the Environment Agency's Flood Maps released since the previous SA assessment was used to inform the SA assessment of the three additional sites.

SA objective 12 – bus services

- 1.16 For clarification, details of the bus services were taken from the information available from the online bus service websites. Bus timetables serving the three additional sites remain unchanged since the SA assessment of the reasonable alternative sites.

Problems/Difficulties in the SA Assessment

- 1.17 Paragraphs 10.27 and 10.28 of the Sustainability Appraisal Publication Draft explain the problems/difficulties in the SA assessment of the reasonable alternative sites and these remain unchanged. The data from Natural England was unable to distinguish between Grade 3a and 3b agricultural land to assess the sites against SA objective 8. In addition, the data from Environment Agency was unable to distinguish between Flood Zones 3a and 3b to assess the sites against SA objective 9. It was also difficult to assess the sites against three of the SA objectives, namely 4 (crime), 10 (waste) and 11 (energy and climate change) so a standard approach was used for each objective.

SA Assessment of the Alternative Sites

- 1.18 **Table 1** summarises the appraisal results of the SA assessment of the three additional sites. The site sustainability schedule and detailed SA assessment for each site are provided as **Appendix 1**.

² The Landscape and Visual Analysis of Potential Development Sites (2014) and the Landscape and Visual Analysis of Potential Development Sites Addendum (2015)

Table 1: Alternative sites for housing (see key on page 3)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
North of Bestwood Lodge Drive, Arnold	++	+	-	0	+	-	-	-	-	-	0	-	0	0	0
22 Kighill Lane, Ravenshead	+	+	0	0	-	-	0	+	0	-	0	+	0	0	0
Steeles Way/Orchard Rise, Lambley	++	-	--	0	+	0	-	-	-	-	0	+	0	0	0

Housing

1.19 The sites in Arnold and Lambley have a major positive effect against the housing objective. The site in Ravenshead has a minor positive effect due to the difference in scale of this site.

Health

1.20 The sites in Arnold and Ravenshead score a minor positive effect against the health objective due to the fact that they are within 30 minutes time of GPs and within 400 m of recreational open space. The site in Lambley scores a minor negative due to the site not being within 30 minutes public transport time to GP outside the village. Mitigation suggestions include contributions to improve access to health provision.

Heritage and Design

1.21 The site in Arnold scores a minor negative impact and the site in Lambley scores a major negative impact against the heritage and design objective. Mitigation suggestions for the site in Arnold include a reduction in the site area for development and a lower density. No mitigation was suggested for the site in Lambley.

1.22 The site in Ravenshead scores a neutral as it is located a significant distance from heritage assets.

Crime

1.23 All three sites have a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 1.24 The sites in Arnold and Lambley have a minor positive effect against the social objective because they are within 400 m of existing community facilities. The site in Ravenshead scores a minor negative effect because there is no bus service on Longdale Lane to take new residents to community facilities within the village. Mitigation suggestions for this site include contributions to improve access to community facilities.

Environment, Biodiversity and Green Infrastructure

- 1.25 The development of the 'envisaged maximum development area' of the site in Arnold has a minor negative effect against the environment, biodiversity and green infrastructure objective due to the loss of trees and hedgerows within the site. The site in Ravenshead also scores a minor negative effect due to its proximity to a Local Wildlife Site. Mitigation suggestions for these sites include:
- Development of the site in Arnold should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
 - For the site in Ravenshead, any direct or indirect effects on the Local Wildlife Site would need to be fully mitigated. Developer contributions could be used towards the management/enhancement of the Local Wildlife Site.

Landscape

- 1.26 The sites in Arnold and Lambley have a minor negative effect against the landscape objective. Mitigation suggestions for the site in Arnold include the provision of a landscape buffer to maintain views and the character of the rural landscape. Mitigation suggestions for the site in Lambley include the provision of a landscape buffer to maintain views and to preserve a right of way.

Natural Resources

- 1.27 The sites in Arnold and Lambley have a minor negative effect due to the loss of agricultural land grade 3 or greenfield land. The site in Arnold is also near the Air Quality Management Area in terms of generating additional vehicles from the site. Mitigation suggestions include:
- For sites on agricultural grade 3, an agricultural land classification survey is required to determine whether the site is Best and Most Versatile (BMV) Land i.e. grade 3a.
 - For the site in Arnold, an air quality assessment is required in line with the Air Quality Emissions Guidance.
- 1.28 The site in Ravenshead is in residential use so this scores a minor positive.

Flooding

- 1.29 The site in Arnold scores a major negative and the site in Lambley scores a minor negative against the flooding objective because the sites have surface water flooding issues. Mitigation suggestions include the provision of adequate sustainable drainage systems to control the rate of surface water runoff.

Waste

- 1.30 All three sites have a minor negative effect against the waste objective because all sites would result in increased household waste.

Energy and Climate Change

- 1.31 All three sites have a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 1.32 The sites in Lambley and Ravenshead have a minor positive effect against the transport objective because they are within 400 m of existing bus stops. The site in Arnold has a minor negative effect due to the site being beyond 400 m of existing bus stops.

Employment

- 1.33 All three sites have a neutral effect against the employment objective because they would not involve in the loss of jobs.

Innovation

- 1.34 All three sites have a neutral effect against the innovation objective because they would not involve in the loss of high knowledge sectors i.e. offices.

Economic Structure

- 1.35 All three sites have a neutral effect against the economic structure objective because they would not involve in the loss of protected employment land or retail use as identified in the Replacement Local Plan.

Conclusions

- 1.36 Stages A, B, C and D of the Sustainability Appraisal process have already been undertaken. This addendum re-visits Stage B of the SA process. The purpose of the addendum is to assess the economic, social and environmental impacts of the alternative sites put forward through the consultation of the Local Planning Document Publication Draft.


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

Appendix 1

North of Bestwood Lodge Drive, Arnold	12
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Steeles Way/Orchard Rise, Lambley.....	19

North of Bestwood Lodge Drive, Arnold

Sustainability Schedule

Site Details		Site Map	
Site ref:			
Site name:	North of Bestwood Lodge Drive		
Locality:	Arnold		
Location:	Adjacent PUA		
Site area:	14.67 ha		
Existing use:	(A) Agricultural land		
Site commentary:	Greenfield land		
Dwellings capacity:	250 homes		
Brownfield/greenfield:	Greenfield site		
Environmental Characteristics			
Flood risk:		Not within flood zone 2 or 3	
Agricultural land:		Grade 3	
Open space network:		No open space within the site	
Sites of Special Scientific Interest:		No Site of Special Scientific Interest within the site	
Local Wildlife Sites:		No Local Wildlife Site within the site	
Local Nature Reserves:		No Local Nature Reserve within the site	
Ancient Woodland:		No Ancient Woodland within the site	
Air quality:		No Air Quality Management Area within the site	
Green Belt:		Site falls within the Green Belt	
Greenwood Community Forest:		Site falls within the Greenwood Community Forest	
Historic Characteristics			
Listed Buildings:		No Listed Buildings within the site	
Conservation Areas:		Site is not within a Conservation Area	
Registered Parks & Gardens:		Site does not fall within a Registered Park and Garden	
Scheduled Monuments:		Site does not contain a Scheduled Monument	
Local interest buildings:		No local interest buildings within the site	
Accessibility			
	Public transport	Walking	Cycling
Travel time (minutes) to GP:	13 mins	13 mins	4 mins
Travel time (minutes) to hospital:	30 mins	37 mins	11 mins
Travel time (minutes) to primary school:	18 mins	12 mins	4 mins
Travel time (minutes) to secondary school:	26 mins	31 mins	9 mins
Travel time (minutes) to leisure centre:	25 mins	32 mins	9 mins
Travel time (minutes) to community centre:	20 mins	26 mins	8 mins
Travel time (minutes) to employment zone:	28 mins	0 min	0 min
Travel time (minutes) to town centre:	19 mins	33 mins	10 mins

Sustainability Appraisal Assessment

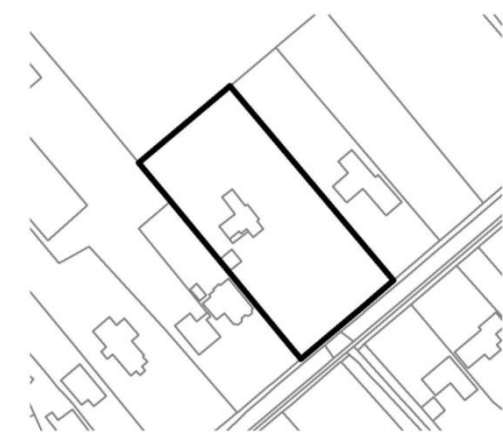
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	250 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to Bestwood Country Park.	
3. Heritage and Design	-	Site adjoins site 6/458 and overlaps site 6/454 and 6/466. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) concludes that development of sites 6/458 and 6/466 would have some effect on the wider setting of Bestwood Lodge and score a minor negative. Site 6/454 scores a major impact as a result of the inclusion of land to the west of this site, which is not promoted to be developed so this site scores a minor negative.	Mitigation for sites 6/458 and 6/466 include a lower density development and reduced site area to minimise the urbanisation of areas of farmland that affect setting to Bestwood Lodge.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Part of site is within 400 m of a school. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Tree Preservation Orders on south west boundary of the site. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and

			biodiversity. Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	-	<p>Site overlaps site 6/466 and the whole site is part of a larger site 6/454. These sites scored 66 and 78 respectively (minor negative scores) in the Landscape and Visual Analysis of Potential Development Sites (2014). Thus this site scores a minor negative. Site 6/466 is a series of rolling arable fields that sit on the edge of the main Arnold conurbation and are crossed by a footpath. The landscape quality of the study area contributes to a medium landscape value, along with a Mature Landscape Area, and a medium recreational value. It has a medium susceptibility to change as the site is an extension of the urban edge into the countryside, increasing the urbanising effect of the conurbation. Therefore the study area has a medium landscape sensitivity to development of the site. There is a medium visual value on site – due to its recreational value and a medium susceptibility which is due to the site being a key part of the landscape setting for rights of way users. Overall, this gives a medium visual sensitivity of the study area to development on site.</p>	<p>Mitigation for site 6/454 includes</p> <ul style="list-style-type: none"> - west part of the site to include landscape buffer to maintain views and character of high quality rural landscape.
8. Natural Resources	-	<p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the</p>	<p>Agricultural Land Classification survey required to determine whether Best and Most</p>

		Air Quality Management Area in terms of generating additional vehicles on the A60.	Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources. Site needs assessment in line with the Air Quality Emissions Guidance document.
9. Flooding	--	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	-	Majority of site not within 400 m of existing bus stops.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

22 Kighill Lane, Ravenshead

Sustainability Schedule

Site Details		Site Map		
Site ref:				
Site name:	22 Kighill Lane			
Locality:	Ravenshead			
Location:	Adjacent named settlement			
Site area:	0.40 ha			
Existing use:	(R) Residential			
Site commentary:	1 dwelling on site			
Dwellings capacity:	8 homes			
Brownfield/greenfield:	Predominately greenfield site			
Environmental Characteristics				
Flood risk:		Not within flood zone 2 or 3		
Agricultural land:		Grade 3		
Open space network:		No open space within the site		
Sites of Special Scientific Interest:		No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		No Local Wildlife Site within the site		
Local Nature Reserves:		No Local Nature Reserve within the site		
Ancient Woodland:		No Ancient Woodland within the site		
Air quality:		No Air Quality Management Area within the site		
Green Belt:		Site falls within the Green Belt		
Greenwood Community Forest:		Site falls within the Greenwood Community Forest		
Historic Characteristics				
Listed Buildings:		No Listed Buildings within the site		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gardens:		Site does not fall within a Registered Park and Garden		
Scheduled Monuments:		Site does not contain a Scheduled Monument		
Local interest buildings:		No local interest buildings within the site		
Accessibility				
	Public transport	Walking	Cycling	
Travel time (minutes) to GP:	15 mins	15 mins	5 mins	
Travel time (minutes) to hospital:	> 60 mins	> 60 mins	34 mins	
Travel time (minutes) to primary school:	17 mins	23 mins	7 mins	
Travel time (minutes) to secondary school:	31 mins	> 60 mins	25 mins	
Travel time (minutes) to leisure centre:	9 mins	14 mins	4 mins	
Travel time (minutes) to community centre:	24 mins	59 mins	18 mins	
Travel time (minutes) to employment zone:	16 mins	1 min	0 min	
Travel time (minutes) to town centre:	24 mins	> 60 mins	25 mins	


Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	8 homes	
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	Site adjoins sites 6/39 and 6/669 and close to sites 6/670, 6/843 and 6/845. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) concludes no effect for these sites.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land. Adjacent to a Local Wildlife Site and Tree Preservation Orders. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
7. Landscape	0	Site adjoins sites 6/39 and 6/669 and close to sites 6/670, 6/843 and 6/845. These sites scored 45, 50, 46, 53 and 51 respectively (neutral scores) in	Mitigation for sites 6/669, 6/843 and 8/845 includes - retain and enhance planting

		the Landscape and Visual Analysis of Potential Development Sites (2014). Thus this site scores a neutral (zero).	to align with Kighill Lane. - retain established trees and vegetation to contain site.
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	

Steeles Way/Orchard Rise, Lambley

Sustainability Schedule

Site Details		Site Map	
Site ref:			
Site name:	Steeles Way/ Orchard Rise		
Locality:	Lambley		
Location:	Adjacent named settlement		
Site area:	3.46 ha		
Existing use:	(A) Agricultural land		
Site commentary:	Greenfield land		
Dwellings capacity:	70 homes		
Brownfield/greenfield:	Greenfield site		
Environmental Characteristics			
Flood risk:		Not within flood zone 2 and 3	
Agricultural land:		Grade 3	
Open space network:		No open space within the site	
Sites of Special Scientific Interest:		No Site of Special Scientific Interest within the site	
Local Wildlife Sites:		No Local Wildlife Site within the site	
Local Nature Reserves:		No Local Nature Reserve within the site	
Ancient Woodland:		No Ancient Woodland within the site	
Air quality:		No Air Quality Management Area within the site	
Green Belt:		Site falls within the Green Belt	
Greenwood Community Forest:		Site falls within the Greenwood Community Forest	
Historic Characteristics			
Listed Buildings:		No Listed Buildings within the site	
Conservation Areas:		Site is not within a Conservation Area	
Registered Parks & Gardens:		Site does not fall within a Registered Park and Garden	
Scheduled Monuments:		Site does not contain a Scheduled Monument	
Local interest buildings:		No local interest buildings within the site	
Accessibility			
	Public transport	Walking	Cycling
Travel time (minutes) to GP:	55 mins	60 mins	18 mins
Travel time (minutes) to hospital:	35 mins	> 60 mins	27 mins
Travel time (minutes) to primary school:	9 mins	11 mins	3 mins
Travel time (minutes) to secondary school:	> 60 mins	53 mins	16 mins
Travel time (minutes) to leisure centre:	42 mins	> 60 mins	22 mins
Travel time (minutes) to community centre:	33 mins	> 60 mins	19 mins
Travel time (minutes) to employment zone:	16 mins	0 min	0 min
Travel time (minutes) to town centre:	37 mins	> 60 mins	21 mins

Sustainability Appraisal Assessment

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	70 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	--	Site includes site 6/672 and part of site 6/831 and also part of the larger site 6/917. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) concludes that development of sites 6/672, 6/831 and 6/917 would result in a major impact on the Conservation Area. All sites scored a major negative and thus this site scores a major negative.	No mitigation recommendations were provided for sites 6/672, 6/831 and 6/917.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	-	Site includes site 6/672 and part of site 6/831 and also part of the larger site 6/917. The sites scored 65 (minor negative), 81 and 81 (major negative) respectively in the Landscape and Visual Analysis of Potential Development Sites (2014) and its Addendum (2015). Due to the size and location of the site in comparison to the other sites, this site scores a minor negative. Site 6/831 is a sloping	Mitigation for sites 6/672, 6/831 and 6/917 include - northern part of the site to include landscape buffer to preserve right of way opposite Conservation Area and mature trees. - southern area of the site to include landscape buffer to

		<p>strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural surroundings. The site affords a medium visual value through its adjacent designations and through its long views. It also forms a key part of the landscape setting for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area. For site 6/672 (which forms the eastern area of this site), the landscape assessment concludes when coupled with a low susceptibility to change, it is felt that the study area has a low visual sensitivity.</p>	<p>slope and high ground to prevent long range views onto the potential development from the north, east and west.</p> <p>- mitigation planting (on the west side of the site) to screen potential development from the right of way and views from the west.</p>
8. Natural Resources	-	<p>Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.</p>	<p>Agricultural Land Classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.</p>

9. Flooding	-	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority with regards to sites 6/672 and 6/831 (which includes this site) and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north and south of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/mixed use land.	