## Sustainability Appraisal Publication Draft

# Appendix C: Reasonable Alternative Sites for Housing in the Urban Area and on the edge of Hucknall

Local Planning Document May 2016





#### Introduction

Appendix C contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the urban area and on the edge of Hucknall.

The SA Matrix used in the SA assessment is included in Appendix A.

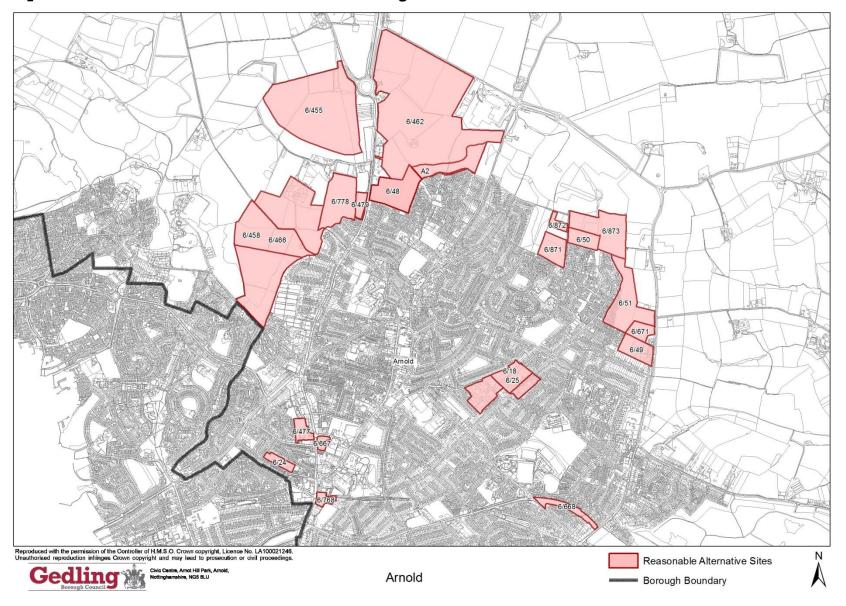
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#### Map of Reasonable Alternative Sites for Housing in Arnold



#### Site 6/18: Rolleston Drive (NCC Offices)

Site Details		Site Map		
Site ref:	6/18	DULLIER STREET LA	HUBBIERS PROVIDENCE	Ya/NY
Site name:	Rolleston Drive			
	(NCC Offices)	111711	X4#33/////88	
Locality:	Arnold			
Location:	Within PUA			
Site area:	3.64 ha	1340 1540 1540 1540 1540 1540 1540 1540 15		
Existing use:	(J) Offices			
Site commentary:	Existing		S. L. VIII.	
	employment site			
Dwellings capacity:	109 homes			
Brownfield/greenfield:	Brownfield site			
		1/2 / A/X		
		> \ \XX8\X\X\X\X\X\X\X\X\X\X\X\X\X\X\X\X\	AHS9/AA/ ////X\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	× IX ANY Y
<b>Environmental Charac</b>	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Urban		
Open space network:		No open space w		
Sites of Special Scientif	ic Interest:		al Scientific Interes	
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 does not fall	within the Green E	Belt
Greenwood Community	Forest:	Site does not fall	within the Greenw	ood Community
		Forest		
Historic Characteristic	s			
Listed Buildings:		No Listed Buildin		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and		
		Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient		
		Monument		
Local interest buildings:		No local interest	buildings within the	e site
Accessibility			T	
		Public transport	Walking	Cycling
Travel time (minutes) to GP:		13 mins	17 mins	5 mins
Travel time (minutes) to hospital:		17 mins	30 mins	9 mins
Travel time (minutes) to primary school:		10 mins	10 mins	3 mins
Travel time (minutes) to secondary school:		8 mins	7 mins	2 mins
Travel time (minutes) to leisure centre:		16 mins	20 mins	6 mins
Travel time (minutes) to		11 mins	11 mins	3 mins
Travel time (minutes) to		3 mins	2 min	1 min
Travel time (minutes) to	town centre:	11 mins	16 mins	5 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	109 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport, walking and	
		cycling time. Within 400 m of	
		recreational open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
		settings).	
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 post office, a	
		community centre and schools.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Not assessed due to site within	
,		the built up area.	
8. Natural	-	Although the site is brownfield	Site needs
Resources		land, it is near the Air Quality	assessment in line
		Management Area in terms of	with the Air Quality
		additional vehicles travelling to	Emissions
		the A60 from the site.	Guidance
			document.
9. Flooding		Does not fall within flood zone 2	Requires good
		or 3. The surface water flood	sustainable
		risk map indicates there is risk	drainage systems
		of surface water flooding	in place to ensure
		following the north and east	surface water
		edges of the site. A small	runoff is controlled
		percentage of high risk surface	and does not occur
		water flooding also occurs within	to neighbouring
		the site.	downstream
			properties.
10. Waste	-	Results in increased household	
11 Francisco	0	Waste.	
11. Energy and	0	Impact of development upon	
Climate Change		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.59 (every 30	
		minutes). Good direct bus route	
		to Arnold and Nottingham City for work.	
13. Employment	-	It is understood that some units	
		are vacant so loss in jobs in	
		occupied units.	
14. Innovation	0	Mainly depot buildings on site.	
15. Economic	-	Site is part of the "Brookfield	
Structure		Road/ Rolleston Drive"	
		employment site.	

#### Site 6/24: Sherbrook Road/Prior Road

Site Details		Site Map			
Site ref:	6/24	•			
Site name:	Sherbrook				
	Road/Prior Road			0.000000	
Locality:	Arnold				
Location:	Within PUA				
Site area:	1.42 ha			要素	
Existing use:	(I) Industry	11999 C			
Site commentary:	Existing				
	employment site		57 1 T		
Dwellings capacity:	43 homes	A FREE SHILL WAR	III Wallet		
Brownfield/greenfield:	Brownfield site				
		XXIII		e and	
		A STATE OF THE REAL PROPERTY.	KX XX/X		
Environmental Charac	teristics	N			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Urban	D1 1 1 1 1		
Open space network:		No open space w			
Sites of Special Scientif	ic 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  No Ancient Woodland within the site			
Ancient Woodland:					
Air quality:			anagement Area w		
Green Belt:			within the Green E		
Greenwood Community	Forest:		within the Greenw	ood Community	
Historia Obanastanistia	-	Forest			
Historic Characteristic	S	No Listed Delibie	ara socialista de a aida		
Listed Buildings:		No Listed Buildings within the site Site is not within a Conservation Area			
Conservation Areas:	olana.				
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
Scheduled Ancient Mon	umonto	Garden	stain a Cabadulad	Angiont	
Scheduled Ancient Worl	uments.	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest buildings within the site			
Accessibility		INO IOCAI IIILEIESI	bununiyə witilir tile	5 SILE	
Accessionity		Public transport	Walking	Cycling	
Travel time (minutes) to GP:		7 mins	12 mins	4 mins	
Travel time (minutes) to hospital:		12 mins	14 mins	4 mins	
Travel time (minutes) to primary school:		8 mins	7 mins	2 mins	
	Travel time (minutes) to secondary school:		24 mins	7 mins	
Travel time (minutes) to described:  Travel time (minutes) to leisure centre:		18 mins 12 mins	22 mins	6 mins	
Travel time (minutes) to community centre:		10 mins	10 mins	3 mins	
Travel time (minutes) to		1 min	1 min	0 min	
Travel time (minutes) to		9 mins	19 mins	6 mins	
(!!!!!!!!!!!!!		1 3 1111110	1 . 5	1 0 1111110	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	43 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport, walking and	
		cycling time. Within 400 m of	
		several recreational open	
		spaces.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
		settings).	
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 school.	
		Within 30 minutes public	
		transport time of other	
		community facilities.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Not assessed due to site within	
		the built up area.	
8. Natural	-	Although the site is brownfield	Site needs
Resources		land, it is near the Air Quality	assessment in line
		Management Area.	with the Air Quality
			Emissions
			Guidance
			document.
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	0	Impact of development upon	
Climate Change		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.58 (every 10 minutes), Pronto (every 10 minutes), CC (every 15 minutes). Good direct bus route to Arnold, Nottingham City and Mansfield for work.	
13. Employment		Loss in large number of jobs.	
14. Innovation	0	Mainly warehouses on site.	
15. Economic Structure		Loss of the "Sherbrook Road" employment site.	

#### Site 6/25: Brookfield Road/Rolleston Drive

Site Details		Site Map			
Site ref:	6/25				
Site name:	Brookfield Road/Rolleston Drive				
Locality:	Arnold				
Location:	Within PUA		1/3// 22		
Site area:	9.46 ha				
Existing use:	(I) Industry				
Site commentary:	Existing employment site. Part of the site is currently under construction for residential development.				
Dwellings capacity:	284 homes				
Brownfield/greenfield:	Brownfield site	7			
Environmental Charac					
Flood risk:		Not within flood 2	zone 2 or 3		
Agricultural land:		Urban			
Open space network:		No open space within the site			
Sites of Special Scienti	fic 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 Ma			
Green Belt:		Site does not fall			
Greenwood Community	y Forest:	Site does not fall within the Greenwood Community Forest			
Historic Characteristic	cs				
Listed Buildings:		1 Listed Building	within the site		
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Ga	rdens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mor	numents:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings	:	No local interest	buildings within	the site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to GP:		12 mins	14 mins	4 mins	
Travel time (minutes) to hospital:		16 mins	29 mins	9 mins	
Travel time (minutes) to		7 mins	7 mins	2 mins	
Travel time (minutes) to secondary school:		9 mins	7 mins	2 mins	
Travel time (minutes) to		15 mins	17 mins	5 mins	
Travel time (minutes) to		11 mins	13 mins	4 mins	
Travel time (minutes) to		6 mins	5 mins	2 mins	
Travel time (minutes) to	town control	10 mins	12 mins	4 mins	

#### Sustainability Appraisal

SA Objectives	Score	Commentary notes	Ideas for
4. Universe		004 h	mitigation
1. Housing	++	284 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes	
		public transport, walking and	
		cycling time. Within 400 m of	
		recreational open space.	
3. Heritage and		Significant impact on heritage	The development
Design		building if developed.	of the site for
			apartments and
			other communal
			housing may be
			the most
			appropriate form of
			housing, i.e., buildings set in
			communal spaces,
			to reflect the
			historical grouping
			(from records of
			the site).
4. Crime	0	Impact of development upon	
		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
5. Social		allocation. Within 400 m of schools.	
5. Social	++	Approx half of the site within 400	
		m of post office and a	
		community centre.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Not assessed due to site within	
9 Notural		the built up area.	Site needs
8. Natural Resources	-	Although the site is brownfield land, it is near the Air Quality	assessment in line
i vegorioeg		Management Area in terms of	with the Air Quality
		additional vehicles travelling to	Emissions
		the A60 from the site.	Guidance
			document.
9. Flooding Does no		Does not fall within flood zone 2	Requires good
		or 3. The surface water flood	sustainable
		risk map indicates there is risk	drainage systems
		of surface water flooding	in place to ensure
		following the north and east	surface water

		edges of the site. A small percentage of high risk surface water flooding also occurs within the central of the site.  runoff is control and does not one ighbouring downstream properties.	
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.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work.	
13. Employment		Loss in large number of jobs.	
14. Innovation		Loss of office uses on part of the site.	
15. Economic Structure	1	Loss of the "Brookfield Road/ Rolleston Drive" employment site.	

#### Site 6/48: Lodge Farm Lane

Site Details		Site Map			
Site ref:	6/48	•			
Site name:	Lodge Farm Lane	1 111112			
Locality:	Arnold				
Location:	Adjacent PUA				
Site area:	7.31 ha	TON S.		4	
Existing use:	(A) Agricultural land	0	<b>→</b>	PETOCO (CET)	
Site commentary:	Greenfield land			322	
Dwellings capacity:	150 homes	H	/ <sub>1</sub>		
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space w	vithin the site		
Sites of Special Scientif	ic 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 Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th	e Green Belt		
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin	gs within the site		
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest buildings within the site		site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to GP:		14 mins	20 mins	6 mins	
Travel time (minutes) to hospital:		27 mins	41 mins	12 mins	
Travel time (minutes) to primary school:		18 mins	20 mins	6 mins	
Travel time (minutes) to	secondary school:	14 mins	13 mins	4 mins	
Travel time (minutes) to	leisure centre:	14 mins	14 mins	4 mins	
Travel time (minutes) to	community centre:	14 mins	16 mins	5 mins	
Travel time (minutes) to	employment zone:	5 mins	5 mins	1 min	
Travel time (minutes) to	town centre:	15 mins	20 mins	6 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	June
2. Health	+	Not within 400 m of GP. It is within 30 minutes public transport, walking and cycling time.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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 school. Within 30 minutes public transport of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure	-	Trees on site. Site adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	0	Score: 51. The site is part of an undulating arable field which sits on the edge of the main Arnold conurbation. Its landform is complex and generally precludes long views from the north. Overall there is a low landscape sensitivity of the study area to development of the site as development would be an extension of the existing urban edge. Visually, the study area has a low sensitivity to development of the site, although there is a ridgeline to the northwest that needs consideration to prevent development on site having an adverse effect on the wider landscape.	- east area of the site to include landscape buffer to high ground to prevent long range views and urban sprawl north side of the site to include mitigation tree and shrub planning to create a buffer between mature woodland setting proposed development site create new hedgerow to ridge line to define development area

			and to maintain
			field pattern.
8. Natural		Loss of agricultural grade 2 land	Paragraph 112 of
Resources		and greenfield land. Site is near	the National
1.00001000		the Air Quality Management	Planning Policy
		Area in terms of additional	Framework states
		vehicles travelling along the A60	"Where significant
		from the site.	development of
		nom the one.	agricultural land is
			demonstrated to
			be necessary,
			local planning
			authorities should
			seek to use areas
			of poorer quality
			land in preference
			to that of a higher
			quality". Where
			Best and Most
			Versatile (BMV)
			land is affected i.e.
			grades 1, 2 and
			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	Requires good
		or 3. The surface water flood	sustainable
		risk map indicates there is a	drainage systems
		high risk surface water flooding	in place to ensure
		issue to the south of the site	surface water
		(which is a very small	runoff is controlled
		percentage of the site).	and does not occur
			to neighbouring
			downstream
10 Woots		Doculto in increased haveahald	properties.
10. Waste	-	Results in increased household waste.	
11 Energy and	0	Impact of development upon	
11. Energy and	U	impact of development upon	

Climate Change		energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Site adjacent to existing bus route and part of site falls within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work. North of the site adjacent to Rights of Way.	
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.	

#### Site 6/49: Brookfields Garden Centre

Site Details		Site Map			
Site ref:	6/49		500000	natur soleti	
Site name:	Brookfields Garden Centre				
Locality:	Arnold			_ا	
Location:	Adjacent PUA				
Site area:	3.52 ha				
Existing use:	(K) Retailing				
Site commentary:	Brookfield Garden		PULLEY		
	Centre		()// 下耳(		
Dwellings capacity:	106 homes				
Brownfield/greenfield:	Brownfield site				
<b>Environmental Charac</b>	teristics	_			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientifi	ic 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:			dland within the site		
Air quality:			anagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	S				
Listed Buildings:		No Listed Building			
Conservation Areas:			a Conservation Are		
Registered Parks & Gar		Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest l	buildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		22 mins	32 mins	10 mins	
Travel time (minutes) to		34 mins	46 mins	14 mins	
Travel time (minutes) to		14 mins	13 mins	4 mins	
Travel time (minutes) to	•	26 mins	19 mins	6 mins	
Travel time (minutes) to		24 mins	31 mins	9 mins	
Travel time (minutes) to		16 mins	20 mins	6 mins	
Travel time (minutes) to		18 mins	16 mins	5 mins	
Travel time (minutes) to	town centre:	20 mins	31 mins	9 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	106 homes.	magadon
2. Health	+	Not within 400 m of GP. It is	
2		within 30 minutes public	
		transport and cycling time.	
		Within 400 m of private	
		recreational open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
3 3		heritage assets (including their	
		settings).	
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, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Score: 51. The site is currently a	<ul><li>north of the site</li></ul>
		garden centre situated on a low	to include
		plateau to the settlement edge	hedgerow
		and therefore already includes	improvements and
		built development which	additional
		influences views and character.	hedgerow trees to
		There is a high level of human	contain potential
		influence both on the site and in	development,
		the study area, with the busy	restrict views from
		road and settlement edge	the north and to
		detracting from the quality of the	align with the
		surrounding landscape. The	adjacent defined
		study area has relatively low	field patterns.
		landscape value - with the	
		exception of Mature Landscape  Areas to the east of the site -	
		and the developed nature of the	
		site at present means that the	
		study area has a low level of	
		susceptibility to further	
		development on site. Overall the	
		study area has a low landscape	
		sensitivity to development on	
		Soliditivity to development on	

		aita and the leak of consitires	
		site and the lack of sensitive	
		receptors along with relatively	
		low value of views of the site	
		means that the study area also	
		has a low visual sensitivity to its	
		development.	
8. Natural	++	Site is brownfield land.	
Resources			
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	0	Impact of development upon	
Climate Change		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 (on Coppice Road) for	
		No.56 (every 10, 20 and 30	
		minutes depending on time of	
		day) and No.46 (hourly). Good	
		direct bus routes to Arnold and	
		Nottingham City for work. North	
		of the site adjacent to public	
		rights of way.	
13. Employment	-	Loss of jobs.	
14. Innovation	0	No loss of opportunity for	
		training or high knowledge	
		sectors.	
15. Economic	-	Loss of existing garden centre	
Structure		on land not identified for	
		employment or retail use on the	
		Proposals Map.	

#### Site 6/50: Killisick Lane

Site Details		Site Map			
Site ref:	6/50	// )	\\		
Site name:	Killisick Lane		K		
Locality:	Arnold				
Location:	Adjacent PUA				
Site area:	2.60 ha	FA		^	
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land		4		
Dwellings capacity:	110 homes				
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic 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 Wood	lland within the site	9	
Air quality:		No Air Quality Ma	nagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community	Forest:	Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	S				
Listed Buildings:		No Listed Building	gs within the site		
Conservation Areas:		Site is not within	a Conservation Are	ea	
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest l	ouildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		18 mins	27 mins	8 mins	
Travel time (minutes) to		23 mins	49 mins	15 mins	
Travel time (minutes) to		11 mins	8 mins	2 mins	
Travel time (minutes) to	secondary school:	15 mins	24 mins	7 mins	
Travel time (minutes) to		17 mins	26 mins	8 mins	
Travel time (minutes) to	community centre:	7 mins	12 mins	4 mins	
Travel time (minutes) to	employment zone:	8 mins	13 mins	4 mins	
Travel time (minutes) to	town centre:	17 mins	26 mins	8 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	110 homes.	·······gu.cii
2. Health	+	Not within 400 m of GP,	
2. 11041111	·	however it is within 30 minutes	
		public transport, walking and	
		cycling time. Within 400 m of	
		recreational open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
Doolgii		heritage assets (including their	
		settings).	
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, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	0	No existing designations, open	
Biodiversity and		space or Tree Preservation	
Green Infrastructure		Orders within the site.	
		Unknown net biodiversity gain.	
7. Landscape	_	Score: 62. The site is a rolling	- majority area
		pastoral field which is	(from north west to
		designated as a Mature	south east) of the
		Landscape Area. It bounds the	site to include
		settlement edge and runs into	landscape buffer to
		open countryside. The proximity	restrict long range
		of the site to existing	views from high
		development means that the	ground in the
		study area is of low landscape	south east.
		value, but loss of the Mature	- mitigation
		Landscape Area on the site	planting to ridge
		contributes to a medium	line to provide
		susceptibility of the study area	further screen of
		to changes on the site.	potential
		However, overall it is considered	development.
		that the study area has a low	
		landscape sensitivity to	
		development of the site. There	
		is a localised high point within	
		the site which contributes to its	
		visual value as part of the	
		landscape setting for Arnold. In	
		addition, the site is within a	
		and an arrangement of the second of the seco	1

		Mature Landscape Area. Therefore, the site contributes a medium visual value to the study area, which when coupled with a medium susceptibility, results in an overall medium visual sensitivity of the study area to development on site.	
8. Natural Resources	-	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.	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.
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	++	Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (every 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. West of the site adjacent to Rights of Way.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic	0	No loss of employment/retail/	
Structure		mixed use land.	

#### Site 6/51: Howbeck Road (Land East)

Site Details		Site Map		
Site ref:	6/51			
Site name:	Howbeck Road (Land East)		8	1-/
Locality:	Arnold	- 1		}
Location:	Adjacent PUA			/
Site area:	9.20 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land.		<b>%</b> ( \	
	Part of the site		(1)	
	contains Howbeck			
	Road housing	Sin/		
	allocation which is			
	almost completed.	1000		
Dwellings capacity:	250 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 3		
Open space network:		No open space within the site		
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		No Local Wildlife Site within the site		
Local Nature Reserves:			Reserve within the	
Ancient Woodland:			lland within the site	
Air quality:			anagement Area w	
Green Belt:			e falls within the G	
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	S	T		
Listed Buildings:		No Listed Building		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gar		Site does not fall within a Registered Park and Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument		
Local interest buildings:		No local interest l	ouildings within the	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	16 mins	28 mins	8 mins
Travel time (minutes) to	hospital:	20 mins	42 mins	13 mins
Travel time (minutes) to	primary school:	10 mins	10 mins	3 mins
Travel time (minutes) to	secondary school:	13 mins	17 mins	5 mins
Travel time (minutes) to	leisure centre:	19 mins	26 mins	8 mins
Travel time (minutes) to	community centre:	10 mins	14 mins	4 mins
Travel time (minutes) to	employment zone:	5 mins	7 mins	2 mins
Travel time (minutes) to	town centre:	14 mins	26 mins	8 mins

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		250 hamas	mitigation
1. Housing 2. Health	++	250 homes.  Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 77. The site is an arable field that slopes westwards towards the settlement edge. The landform of the site means that the study area is of medium landscape value and has a high susceptibility to change due to the landform screening role currently performed by the site, preventing encroachment of the settlement into high quality landscape. Therefore the study	- the whole site excluding the Howbeck Road development (which is now built) to include landscape buffer to prevent urban sprawl.

		area has a high landscape	
		area has a high landscape sensitivity to development of the site. There is a medium visual value on site arising from the Mature Landscape Area to the east of the site; the visual susceptibility is medium, which arises from the position of the	
		site both on a valley side and on a ridgeline. Overall, these give a medium visual sensitivity of the study area to development on site.	
8. Natural Resources	•	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.	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.
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	++	Within 400 m of existing bus stops for No.59 (every 30 minutes). Good direct bus route to Arnold and Nottingham City for work. South of the site adjacent to Rights of Way.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for	

		training or high knowledge sectors.	
15. Economic	0	No loss of employment/retail/	
Structure		mixed use land.	

#### Site 6/455: New Farm (Site B)

Site Details		Site Map			
Site ref:	6/455				
Site name:	New Farm (Site B)		7	IURA	
Locality:	Arnold			///	
Location:	Separated from				
2004.01	urban/village			U	
	boundary	1			
Site area:	31.81 ha				
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land				
Dwellings capacity:	954 homes	7	. \ \		
Brownfield/greenfield:	Greenfield site				
Brownineid/greenineid.	Greenineia site				
		Nº	The last		
		1 8		3	
		. 0	2017 7 1000	—m 33	
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grades 2 and 3			
Open space network:		No open space w	ithin the site		
Sites of Special Scientif	ic 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 Wood	lland within the site	Э	
Air quality:		No Air Quality Ma	anagement Area w	rithin the site	
Green Belt:		Site falls within th			
Greenwood Community Forest:		Site falls within th	e Greenwood Cor	nmunity Forest	
Historic Characteristic	s				
Listed Buildings:		No Listed Building			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest l	ouildings within the	e site	
Accessibility		1 =			
		Public transport		Cycling	
Travel time (minutes) to		25 mins	36 mins	11 mins	
Travel time (minutes) to		21 mins	53 mins	16 mins	
Travel time (minutes) to		30 mins	36 mins	11 mins	
Travel time (minutes) to	•	20 mins	27 mins	8 mins	
Travel time (minutes) to		20 mins	30 mins	9 mins	
Travel time (minutes) to	•	25 mins	32 mins	10 mins	
Travel time (minutes) to		> 60 mins	17 mins	5 mins	
Travel time (minutes) to	town centre:	25 mins	37 mins	11 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing 2. Health	++	954 homes.  Not within 400 m of GP. It is within 30 minutes public transport and cycling time.  However, part of the site is within 400 m of existing bus stops.	
3. Heritage and Design	-	Reduced site would ensure a minimum impact on the heritage asset.	Reduce site area using the topography of the land to define the site boundaries nearest the Pumping Station would ensure no impact on the heritage asset.
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, however they are within 30 minutes public transport time for part of the site within 400 m of existing bus stops.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. 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.
7. Landscape	-	Score: 79. The site is a series of arable fields that fall within open	retain site as a     landscape buffer to

	rural countryside, with wide views obtainable of the site from the east. The settlement pattern in the area is dispersed and it feels removed from the main Arnold conurbation which is behind the ridgeline to the south of the site. The landform and dispersed settlement pattern of the study area means that although it is of medium landscape value, it has a high susceptibility to change due to any development on the site affecting both the dispersed settlement pattern and open countryside, having a clear urbanising effect on its surroundings within a Policy Zone that has the highest level of sensitivity. Therefore the study area has a high landscape sensitivity to development of the site. There is a medium visual value on site - due to its location as the setting of several designations - which when coupled with a medium susceptibility, gives an overall medium visual sensitivity of the study area to development on	prevent isolated area of development.
8. Natural Resources	Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV)

			land is affected i.e. grades 1, 2 and 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. According to the Local Lead Flood Authority and the surface water flood risk map, 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	+	Part of the site is within 400 m of existing bus stops for Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work.	
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.	

#### Site 6/458: New Farm (Site D)

Site Details		Site Map				
Site ref:	6/458					
Site name:	New Farm (Site D)	1	y M.	TL 7		
Locality:	Arnold					
Location:	Adjacent PUA					
Site area:	11.89 ha					
Existing use:	(O) Outdoor					
_	recreation					
Site commentary:	Sports					
-	ground/playing field	$\lambda \lambda $ 7	/ / \ 頻			
Dwellings capacity:	357 homes	19 7 1				
Brownfield/greenfield:	Greenfield site		The street of			
, and the second						
Environmental Charge	toriotico	SA ZAMBARA		3113746.45		
Environmental Characterists:	teristics	Not within flood z	one 2 or 2			
Agricultural land:		Grade 3	UIEZUI 3			
Open space network:			ithin the cite			
	ia Intaraati	No open space within the site				
Sites of Special Scientif	ic interest:	No Site of Special Scientific Interest within the site  No Local Wildlife Site within the site				
Local Wildlife Sites:		No Local Nature Reserve within the site				
Local Nature Reserves:		No Ancient Woodland within the site				
Ancient Woodland:						
Air quality:			anagement Area w	itnin the site		
Green Belt: Greenwood Community Forest:		Site falls within th				
		Site rails within th	e Greenwood Con	nmunity Forest		
Historic Characteristic	<b>S</b>	No Listed Duildie	ana vvitla in tha aita			
Listed Buildings:			No Listed Buildings within the site Site is not within a Conservation Area			
Conservation Areas:						
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and				
Cabadulad Assissat Mass		Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient				
		Monument  No local interest buildings within the site				
Local interest buildings:		interest I	buildings within the	e site		
Accessibility		Dublic transmit	Malleine	Cycoling		
Troughtimes (maintenance)	OD:	Public transport	Walking	Cycling		
Travel time (minutes) to		26 mins	21 mins	6 mins		
Travel time (minutes) to	•	22 mins	38 mins	11 mins		
Travel time (minutes) to		27 mins	24 mins	7 mins		
Travel time (minutes) to		16 mins	19 mins	6 mins		
Travel time (minutes) to		16 mins	20 mins	6 mins		
Travel time (minutes) to		16 mins	22 mins	7 mins		
Travel time (minutes) to		44 mins	16 mins	5 mins		
Travel time (minutes) to	town centre:	18 mins	27 mins	8 mins		

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		257 hamas	mitigation
1. Housing 2. Health		Loss of sports ground/playing field. Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP.	Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	-	The site, if developed, would have some effect on the wider setting of Bestwood Lodge and Lodge Building on the approach to Bestwood Lodge.	A lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the 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	-	Not within 400 m of community facilities. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure		Loss of sports ground/playing field (open space).	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	-	Score: 74. The site is a series of arable fields that sit on the edge of the main Arnold conurbation. The landscape quality of the study area contributes to a medium landscape value. It has a high susceptibility to change	- west part of the site to include landscape buffer to high ground to ensure that roof lines do not protrude above

		as the site is an incoherent extension of the urban edge into 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 - which when coupled with a medium susceptibility, gives an overall medium visual sensitivity of the study area to development on site.	landform mitigation planting to ridge line to ensure the screening of potential development.
8. Natural Resources		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 Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	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. Site needs assessment in line with the Air Quality Emissions Guidance document.
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	-	Majority of the site not within 400 m of existing bus stops. North of the site adjacent to	Improve accessibility to existing transport
		Rights of Way.	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.	

#### Site 6/462: New Farm (Site E)

Site Details		Site Map				
Site ref: 6/462				340 0		
	Site name: New Farm (Site E)			FI		
Locality: Arnold				LF		
Location:	Adjacent PUA		1 1	4-		
Site area:	70 ha					
Existing use:	(A) Agricultural land	-				
Site commentary:	Greenfield land		V AFF			
Dwellings capacity:	735 homes					
Brownfield/greenfield:	Greenfield site					
		GL THE		7 6		
		1		TR		
		7		ATT.		
Environmental Charac	toristics					
Flood risk:	itel iolico	Not within flood z	one 2 or 3			
Agricultural land:		Grade 2	.0110 2 01 0			
Open space network:		No open space w	ithin the site			
Sites of Special Scientif	ic Interest:		No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	io intoroot.	No Local Wildlife Site within the site				
Local Nature Reserves:		No Local Nature Reserve within the site				
Ancient Woodland:			dland within the site			
Air quality:			anagement Area w			
Green Belt:		Site falls within th				
Greenwood Community Forest:		Site falls within th	ne Greenwood Con	nmunity Forest		
Historic Characteristic	S			•		
Listed Buildings:		No Listed Buildin	gs within the site			
Conservation Areas:			a Conservation Are	ea		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and				
_		Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient				
		Monument				
Local interest buildings:		No local interest I	buildings within the	e site		
Accessibility			1			
		Public transport	Walking	Cycling		
Travel time (minutes) to		23 mins	31 mins	9 mins		
Travel time (minutes) to		18 mins	49 mins	15 mins		
Travel time (minutes) to		27 mins	31 mins	9 mins		
Travel time (minutes) to	·	17 mins	23 mins	7 mins		
Travel time (minutes) to		17 mins	25 mins	8 mins		
Travel time (minutes) to	·	23 mins	27 mins	8 mins		
Travel time (minutes) to		14 mins	21 mins	6 mins		
Travel time (minutes) to	town centre:	22 mins	32 mins	9 mins		

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		725 homos	mitigation
1. Housing 2. Health	-	735 homes.  Not within 400 m of GP.  Majority of the site not within 400 m of existing bus stops.  Due to distance to walk to existing bus stops, it will take longer to travel to existing GP.  Majority of site not within 400 m of recreational open space.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, except a school for the small part of the site to the south. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure		Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. Site adjacent to public open space.	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. Developer contribution could be used to enhance area of open space to

		increase biodiversity and allow opportunities
7. Landscape	Score: 83. The site is a series of arable fields that cross a ridgeline between the main Arnold conurbation and open rural countryside. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the site extending over the ridgeline and into open countryside, having a clear urbanising effect on its surroundings within a Policy Zone that has the highest level of sensitivity. In addition, development of the site will negate the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. This is against the policy arising from the Nottinghamshire Landscape Character Assessment. Therefore the study area is considered to have a high landscape sensitivity to development of the site. There is a medium visual value on site - due to the screening function it performs; however there is a high susceptibility gained through the role of the site within its setting and the long views affording of the site from its surroundings. Overall, there is a high visual sensitivity of the study area to development on site.	for recreation.  - landscape buffer to cover all land north of the ridge line (covering the north and central area of the site) to restrict urban creep beyond existing settlement line.  - mitigation planting to ridge line to contain settlement area.
8. Natural Resources	 Loss of agricultural land grade 2 and greenfield land. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of

			agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 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. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding.	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
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 the site not within 400 m of existing bus stops. Public rights of way through the	Improve accessibility to existing transport

		site.	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.	

## Site 6/466: New Farm (SUE)

Site Details		Site Map			
Site ref:	6/466	~	// LIME / HE	h lb/\	
Site name:	New Farm (SUE)	1 9		-13	
Locality:	Arnold				
Location:	Adjacent PUA		The state of the s		
Site area:	44.78 ha		// / ~~		
Existing use:	Mulitple uses.	73			
Site commentary:	Greenfield land and	Va 5 1	人人		
	sports ground/		The summer of the same		
	playing field		A SHEET STATE OF THE STATE OF T		
Dwellings capacity:	900 homes		E	T. T. S.	
Brownfield/greenfield:	Greenfield site				
<b>Environmental Charac</b>	teristics	_			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grades 2 and 3			
Open space network:		No open space w	No open space within the site		
Sites of Special Scientif	ic 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 Wood	dland within the site	Э	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th	e Green Belt		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin	gs within the site		
Conservation Areas:		Site is not within	a Conservation Are	ea	
Registered Parks & Gai	rdens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon	iuments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest l	buildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	24 mins	19 mins	6 mins	
Travel time (minutes) to	hospital:	19 mins	36 mins	11 mins	
Travel time (minutes) to		25 mins	22 mins	7 mins	
Travel time (minutes) to		14 mins	17 mins	5 mins	
Travel time (minutes) to	leisure centre:	14 mins	18 mins	5 mins	
Travel time (minutes) to	community centre:	14 mins	21 mins	6 mins	
Travel time (minutes) to	employment zone:	12 mins	14 mins	4 mins	
Travel time (minutes) to	town centre:	15 mins	25 mins	7 mins	

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		000 hamas	mitigation
1. Housing 2. Health		Does not sports ground/playing field. Not within 400 m of GP. Majority of the site not within 400 m of existing bus stops. Due to distance to walk to existing bus stops, it will take longer to travel to existing GP.	Provision of green space on-site to provide recreational opportunities. Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	-	Lesser impact than other sites proposed in this vicinity which are 6/454, 6/456 and 6/458.	Reduce site area back.
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. Due to distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure		Would involve the loss of existing hedgerows and trees. Loss of sports ground/playing field (open space). Unknown net biodiversity gain.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. 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
7. Landscape	Score: 66. The site 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 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	network and biodiversity.  - north east part of the site to include landscape buffer to high ground to restrict long range views.  - north west part of the site to include landscape buffer to high ground to ensure that roof lines do not protrude above landform.  - mitigation planting to ridge line to ensure the screening of potential development.
8. Natural Resources	development on site.  Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e.

			grades 1, 2 and 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 there is a high risk surface water flooding issue to the south of the site (which is a very small percentage of the site).	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
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 the site not within 400 m of existing bus stops. Public rights of way through the site.	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	0	No loss of employment/retail/	
Structure		mixed use land.	

## Site 6/477: Daybrook Laundry

Site Details		Site Map			
Site ref:	6/477	V/A W			
Site name:	Daybrook Laundry	The Market	WHE INTER	400	
Locality:	Arnold				
Location:	Within PUA				
Site area:	1.72 ha		I III	-121	
Existing use:	(I) Industry	THAILET I			
Site commentary:	Existing industry			15	
	use. Part of site has		101	235	
	been developed for				
	retail unit (Aldi) and	以一个	1		
	remainder of the	2/ Shild		1 50	
	site has potential			Alt	
	for residential			8 V	
	development.	277301711117774037	//////////////////////////////////////		
Dwellings capacity:	46 homes				
Brownfield/greenfield:	Brownfield site				
Environmental Charac	teristics	Nice 202 March	0 0		
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:			Urban		
Open space network:	. 1. ( (	No open space within the site			
Sites of Special Scientifi	c Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:			No Local Wildlife Site within the site  No Local Nature Reserve within the site		
Local Nature Reserves:			No Ancient Woodland within the site		
Ancient Woodland:					
Air quality:				Management Area	
Green Belt:	Famat		within the Green		
Greenwood Community	Forest:		within the Greenv	vood Community	
Historic Characteristic	<u> </u>	Forest			
Listed Buildings:	<u> </u>	No Listed Buildin	as within the site		
Conservation Areas:			a Conservation A	ro2	
Registered Parks & Gar	done:				
Negistereu Farks & Gar	uens.	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon	ııments:		tain a Scheduled	Ancient	
Concadica / molent mon	annonto.	Monument			
Local interest buildings:		No local interest	buildings within th	e site	
Accessibility			<u> </u>	3 3113	
,		Public transport	Walking	Cycling	
Travel time (minutes) to GP:		5 mins	4 mins	1 mins	
Travel time (minutes) to hospital:		9 mins	15 mins	4 mins	
Travel time (minutes) to primary school:		14 mins	13 mins	4 mins	
Travel time (minutes) to	1 7	15 mins	20 mins	6 mins	
Travel time (minutes) to		11 mins	17 mins	5 mins	
Travel time (minutes) to		16 mins	16 mins	5 mins	
Travel time (minutes) to	•	3 mins	3 mins	1 min	
Travel time (minutes) to		8 mins	15 mins	4 mins	
1				1	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	46 homes.	
2. Health	++	Within 400 m of GP and	
		recreational open space.	
3. Heritage and	0	No effect as the site is visually	
Design		not imposing on heritage asset	
		because of existing	
		development between the site	
		and the asset.	
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, however they are	
		within 30 minutes public	
0.5		transport time.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
7	0	Orders within the site.	
7. Landscape	0	Not assessed due to site within	
8. Natural		the built up area.	Site needs
Resources		Although the site is brownfield land, it falls within the Air Quality	assessment in line
1/630dice3		Management Area.	with the Air Quality
		Management / trea.	Emissions
			Guidance
			document.
9. Flooding	0	Does not fall within flood zone 2	Requires adequate
o. r looding		or 3, however the site is	sustainable
		adjacent to flood zones 2 and 3.	drainage systems
		The surface water flood risk	to control the rate
		map indicates there is no	of surface water
		significant surface water	runoff.
		flooding issue. However there is	
		surface water flooding issue on	
		the A60 adjacent to the site.	
10. Waste	-	Results in increased household	
		waste.	
11. Energy and	0	Impact of development upon	
Climate Change		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 Pronto (every 10 minutes) and SA (hourly). Good direct bus routes to Nottingham City and Mansfield for work.	
13. Employment	0	Part of the site has been developed for retail use. The remainder of the site is currently cleared and has not been redeveloped so no loss of jobs.	
14. Innovation	0	No office uses on the remainder of the site.	
15. Economic Structure	-	Part of the "Salop Street" employment site.	

#### Site 6/479: Metallifacture Ltd

Site Details		Site Map			
Site ref:	6/479	•		-	
Site name:	Metallifacture Ltd	/ IIII ~/			
Locality:	Arnold				
Location:	Within PUA				
Site area:	1.33 ha		9		
Existing use:	(I) Industry		11 41		
Site commentary:	Existing industry		ESTIMA		
	use - former Magal			STATE OF THE STATE	
	Metallifacture				
	factory. Site has		A 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	planning	(NO) 18			
	permission for				
	residential				
	development	Q90006h1.4800			
Dwellings capacity:	75 homes				
Brownfield/greenfield:	Brownfield site				
<b>Environmental Charac</b>	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special Scientif	ic 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	e site	
Ancient Woodland:		No Ancient Wood	dland within the sit	е	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:			within the Green E		
Greenwood Community	Forest:	Site falls within th	ne Greenwood Cor	mmunity Forest	
Historic Characteristic				·	
Listed Buildings:		No Listed Buildin	gs within the site		
Conservation Areas:		Site is not within	a Conservation Ar	ea	
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest	buildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to GP:		12 mins	20 mins	6 mins	
Travel time (minutes) to hospital:		16 mins	37 mins	11 mins	
Travel time (minutes) to		16 mins	20 mins	6 mins	
Travel time (minutes) to	secondary school:	12 mins	13 mins	4 mins	
Travel time (minutes) to	leisure centre:	12 mins	14 mins	4 mins	
Travel time (minutes) to	community centre:	12 mins	16 mins	5 mins	
Travel time (minutes) to	employment zone:	10 mins	10 mins	3 mins	
Travel time (minutes) to	town centre:	13 mins	20 mins	6 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	75 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport, walking and	
		cycling time.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
		settings).	
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, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Score: 43. The site is a derelict	- north area of the
		factory site which is currently	site to include
		used for car parking; the	landscape buffer to
		boundaries of the site comprise	align with adjacent
		substantial vegetation, which	development line.
		helps to screen the site from its	- enhance existing
		surroundings - the edge of the	planting (on west,
		main Arnold conurbation. The	north and north
		degraded nature of the site and	east sides of the
		its surroundings contribute to a	site) to reduce
		low landscape value. There is a	views from the
		low susceptibility to change as	west and north
		the site is an extension of the	
		urban edge, only locally	
		increasing the urbanising effect	
		of the conurbation. Therefore	
		the study area has a low	
		landscape sensitivity to	
		development of the site. There	
		is a low visual value on site	
		which when coupled with a low	
		susceptibility, gives an overall	
		low visual sensitivity of the study	
		area to development on site.	

8. Natural Resources	-	Although the site is brownfield land, it is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Site needs assessment in line with the Air Quality Emissions Guidance document.
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	++	Within 400 m of existing bus stops for Pronto (every 10 minutes), No.87 (every 15 minutes) and SA (hourly). Good direct bus routes to Arnold, Nottingham City and Mansfield for work.	
13. Employment	0	Site is currently vacant so no loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing employment unit on land not identified for employment or retail use on the Proposals Map.	

## Site 6/667: Sir John Robinson House

Site Details		Site Map				
Site ref:	6/667					
Site name:	Sir John Robinson House	The state of the s				
Locality:	Arnold					
Location:	Within PUA		A CO			
Site area:	0.74 ha			a DA		
Existing use:	(J) Offices		Di TOR	4/1		
Site commentary:	Existing County			JAT.		
	Council offices	TIPPIN		01		
Dwellings capacity:	50 homes		1 -			
Brownfield/greenfield:	Brownfield site					
Environmental Charac	teristics					
Flood risk:		Within flood zone	: 3			
Agricultural land:		Urban				
Open space network:		No open space w	No open space within the site			
Sites of Special Scientif	ic 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 Wood	dland within the site	Э		
Air quality:			ir Quality Manager			
Green Belt:			within the Green E			
Greenwood Community	Forest:	Site does not fall within the Greenwood Community Forest				
Historic Characteristic	s					
Listed Buildings:		Listed Buildings v	within the site			
Conservation Areas:		Site is not within	a Conservation Are	ea		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument				
Local interest buildings:		No local interest buildings within the site				
Accessibility			•			
		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	4 mins	5 mins	2 mins		
Travel time (minutes) to hospital:		7 mins	13 mins	4 mins		
Travel time (minutes) to		15 mins	12 mins	4 mins		
Travel time (minutes) to	secondary school:	14 mins	20 mins	6 mins		
Travel time (minutes) to		11 mins	17 mins	5 mins		
Travel time (minutes) to		15 mins	14 mins	4 mins		
Travel time (minutes) to		1 min	1 min	0 min		
Travel time (minutes) to	town centre:	7 mins	15 mins	4 mins		

SA Objectives	Score	Commentary notes	Ideas for
4. Haveing		50 h a m a a	mitigation
1. Housing	++	50 homes.	
2. Health	++	Within 400 m of GP and	
0.11.7		recreational open space.	0 '''
3. Heritage and		There would be a major impact	Sensitive
Design		on the design, appearance and	conversion of the
		character of a major landmark Listed Building if the existing car	Listed Building could retain it for
		park was developed.	the future as it has
		park was developed.	been a difficult
			building to sell on.
4. Crime	0	Impact of development upon	building to sell on.
1. 010	Ŭ	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, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Not assessed due to site within	
8. Natural		the built up area.	Site needs
Resources		Although the site is brownfield land, it falls within the Air Quality	assessment in line
resources		Management Area.	with the Air Quality
		Management / trea.	Emissions
			Guidance
			document.
9. Flooding		Site is within flood zone 3.	Application of the
			flood risk
			Sequential Test is
			required before
			mitigation is
			proposed to site
			located within the
			floodplain (wholly
			or partially) to
			ensure that
			wherever possible
			new development
			is steered away from areas at risk
			of flooding

			(avoidance over mitigation).
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.58 and Pronto (both every 10 minutes), No.25 (every 20 minutes), No.53 (every 30 minutes) and other buses. Good direct bus routes to Arnold, Nottingham City and Mansfield for work.	
13. Employment		Loss in large number of jobs.	
14. Innovation		Loss of office uses on site.	
15. Economic	-	Site is part of the "Former Home	
Structure		Brewery" employment site.	

## Site 6/668: Land Off Mapperley Plains

Site Details		Site Map			
Site ref:	6/668	11/27 7	AUTOMOBILITY AND TO	Market Inch	
Site name:	Land Off Mapperley			20世界	
	Plains	多和開催			
Locality:	Arnold				
Location:	Within PUA	1			
Site area:	2.11 ha				
Existing use:	(O) Outdoor	###			
	recreation				
Site commentary:	Protected open				
	space				
Dwellings capacity:	100 homes	市政治			
Brownfield/greenfield:	Greenfield site				
		330日 100日 100日 100日 100日 100日 100日 100日			
		KUMINE LINKS X	V.V. W. WASHING	100	
<b>Environmental Charac</b>	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Urban			
Open space network:		Open space			
Sites of Special Scientif	ic 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 Ma	No Air Quality Management Area within the site		
Green Belt:		Site does not fall	within the Green E	Belt	
Greenwood Community	Forest:	Site does not fall within the Greenwood Community			
		Forest			
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	rdens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mor	iuments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest	buildings within the	site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		10 mins	17 mins	5 mins	
Travel time (minutes) to		17 mins	29 mins	9 mins	
Travel time (minutes) to		11 mins	10 mins	3 mins	
Travel time (minutes) to	•	11 mins	10 mins	3 mins	
Travel time (minutes) to		22 mins	29 mins	9 mins	
Travel time (minutes) to	•	9 mins	8 mins	2 mins	
Travel time (minutes) to		8 mins	10 mins	3 mins	
Travel time (minutes) to	town centre:	11 mins	19 mins	6 mina	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	100 homes.	
2. Health		Loss of recreational open space. Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	Provision of green space on-site to provide recreational opportunities.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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	++	Approx half of the site falls within 400 m of schools and a community centre. Within 30 minutes public time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure		Loss of open space.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	0	Not assessed due to site within the built up area.	
8. Natural Resources	-	Site is near the Air Quality Management Area in terms of additional vehicles travelling to the A60 from the site.	Site needs assessment in line with the Air Quality Emissions Guidance document.
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	

12. Transport	++	for either renewable energy provision or energy efficiency measures.  Within 400 m of existing bus stops for No.56 (every 10, 20 and 30 minutes depending on time of day), No.57 (every 30 minutes) and other buses.  Good direct bus routes to Arnold and Nottingham City for work.  Public rights of way through the	
13. Employment	0	site. 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.	

### Site 6/671: Extension of Howbeck Road

Site Details		Site Map				
Site ref:	6/671			•		
Site name:	Extension of	25167 /	11110011			
	Howbeck Road					
Locality:	Arnold	温島	/			
Location:	Adjacent PUA	7月				
Site area:	2.02 ha					
Existing use:	(N) Natural and					
_	semi-natural land					
Site commentary:	Greenfield land					
Dwellings capacity:	60 homes					
Brownfield/greenfield:	Greenfield site					
<b>Environmental Charac</b>	teristics					
Flood risk:		Not within flood z	one 2 or 3			
Agricultural land:		Grade 3				
Open space network:		No open space within the site				
Sites of Special Scientif	ic 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 Wood	No Ancient Woodland within the site			
Air quality:		No Air Quality Ma	anagement Area w	ithin the site		
Green Belt:		Site falls within th	e Green Belt			
Greenwood Community	Forest:	Site falls within th	e Greenwood Con	nmunity Forest		
Historic Characteristic	s					
Listed Buildings:		No Listed Buildin	gs within the site			
Conservation Areas:		Site is not within	a Conservation Are	ea		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and				
		Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient				
		Monument				
Local interest buildings:		No local interest l	ouildings within the	e site		
Accessibility						
		Public transport		Cycling		
Travel time (minutes) to		28 mins	34 mins	10 mins		
Travel time (minutes) to hospital:		43 mins	48 mins	14 mins		
Travel time (minutes) to primary school:		20 mins	15 mins	4 mins		
Travel time (minutes) to		28 mins	21 mins	6 mins		
Travel time (minutes) to		31 mins	32 mins	10 mins		
Travel time (minutes) to		22 mins	22 mins	7 mins		
Travel time (minutes) to		25 mins	17 mins	5 mins		
Travel time (minutes) to town centre: 27 mins 33 mins 10 mins				10 mins		

SA Objectives	Score	Commentary notes	Ideas for
4 11		001	mitigation
1. Housing	++	60 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport and cycling	
		time. Within 400 m of private	
0.11.20	0	recreational open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
4 Origon	0	settings).	
4. Crime	0	Impact of development upon	
		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
5. Social		allocation.	
5. Social	+	Not within 400 m of community facilities, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	_	Loss of natural and semi-natural	Further ecological
Biodiversity and	_	land. Unknown net biodiversity	appraisal required
Green Infrastructure		gain.	to assess the
Oreen initastructure		gani.	value of the site.
			Some on-site
			mitigation and
			enhancement may
			be possible to
			result in
			biodiversity gain.
7. Landscape	_	Score: 78. The site is a grassy	- whole site to
7. Lanuscape	_	field on a low plateau situated	include landscape
		on a ridgeline near to the	buffer to prevent
		settlement edge and forms a	urban sprawl
		key rural backdrop to the	beyond the
		conurbation of Arnold, as well as	existing
		screening it from the wider high	development line.
		quality landscape. In landscape	acvolopinent line.
		terms, the study area is of low	
		value but has a high	
		susceptibility to change due to	
		the screening effect performed	
		by the ridgeline on which the	
		site sits. Therefore the study	
		area has a medium landscape	
		sensitivity to development of the	
		site. There is a medium visual	
		one. There is a illeululli visual	

		value on site derived from its location on the ridgeline and its role as access to rural mature landscape areas. When coupled with a high susceptibility - derived from the long views of the site and its role as part of the landscape setting for several receptors - the overall visual sensitivity of the study area to development on site is high.	
8. Natural	-	Loss of greenfield land i.e.	
Resources		natural and semi-natural 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 Howbeck Road Street which residents have to walk to approx 400 m to a bus stop for No.59 (every 30 minutes). Thus this scores a minor positive. Good direct bus route to Arnold and Nottingham City for work. Public rights of way through site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/768: B and Q Unit Mansfield Road

Site Details		Site Map			
Site ref:	6/768				
Site name:	B and Q Unit		IN WAY	11	
	Mansfield Road				
Locality:	Arnold	7-4			
Location:	Within PUA	AT I E			
Site area:	1.03 ha	3			
Existing use:	(K) Retailing				
Site commentary:	Existing B&Q store				
Dwellings capacity:	60 homes		19	TIGE	
Brownfield/greenfield:	Brownfield site	10/25			
				3)(12)	
		19/1			
		AN INTERPRETATION			
Environmental Charac	l teristics				
Flood risk:	to iotioo	Not within flood z	one 2 or 3		
Agricultural land:		Urban			
Open space network:		No open space w	vithin the site		
Sites of Special Scientifi	ic Interest:		al Scientific Interes	t 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:			Site falls within Air Quality Management Area		
Green Belt:			within the Green E		
Greenwood Community	Forest:	Site does not fall within the Greenwood Community			
		Forest		•	
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin	gs within the site		
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest	buildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		4 mins	11 mins	3 mins	
Travel time (minutes) to hospital:		7 mins	9 mins	3 mins	
Travel time (minutes) to		10 mins	14 mins	4 mins	
Travel time (minutes) to		19 mins	22 mins	7 mins	
Travel time (minutes) to leisure centre:		10 mins	20 mins	6 mins	
Travel time (minutes) to	· ·	14 mins	14 mins	4 mins	
Travel time (minutes) to		4 mins	5 mins	1 min	
Travel time (minutes) to	town centre:	7 mins	17 mins	5 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	-
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport, walking and	
		cycling time. Adjacent to two	
		recreational open spaces.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
		settings).	
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, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	0	Site is brownfield land.	
Biodiversity and		Although the site is adjacent to	
Green Infrastructure		two open spaces, it is	
		considered that there would be	
		no negative change.	
7. Landscape	0	Not assessed due to site within	
		the built up area.	
8. Natural		Although the site is brownfield	Site needs
Resources		land, it falls within the Air Quality	assessment in line
		Management Area.	with the Air Quality
			Emissions
			Guidance
			document.
9. Flooding	-	Does not fall within flood zone 2	Requires adequate
		or 3, however the site is	sustainable
		adjacent to flood zones 2 and 3.	drainage systems
		The surface water flood risk	to control the rate
		map indicates there is no	of surface water
		significant surface water	runoff.
		flooding issue on site, however	
		there is a high risk of surface	
		water flooding issue to the north	
		of the site.	
10. Waste	-	Results in increased household	
		waste.	
11. Energy and	0	Impact of development upon	
Climate Change		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.58 and Pronto (every 10 minutes), CC (every 15 minutes), No.25 (every 20 minutes) and No.53 (every 30 minutes). Good direct bus routes to Arnold, Nottingham City and Mansfield for work.	
13. Employment		Loss in large number of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Although the two retail parks (as identified on the Proposals Map) are separated by A60, the site is part of the wider out of centre retail complex.	

### Site 6/778: Land to the west of the A60 Redhill

Site Details		Site Map			
Site ref:	6/778				
Site name:	Land to the west of	14/8			
	the A60 Redhill				
Locality:	Arnold	W /			
Location:	Adjacent PUA	1000			
Site area:	8.07 ha				
Existing use:	(A) Agricultural land	对尼 //	I A		
Site commentary:	Greenfield land		1 /	1	
Dwellings capacity:	120 homes		S 5/		
Brownfield/greenfield:	Greenfield site				
Environmental Charac	 teristics				
Flood risk:	toriotios .	Not within flood z	one 2 or 3		
Agricultural land:		Grades 2 and 3			
Open space network:		No open space within the site			
Sites of Special Scientifi	c 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 Wood	lland within the site	9	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	S				
Listed Buildings:		No Listed Building			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest l	buildings within the	site	
Accessibility		1 =	1		
		Public transport	Walking	Cycling	
Travel time (minutes) to		14 mins	22 mins	6 mins	
Travel time (minutes) to		18 mins	39 mins	12 mins	
Travel time (minutes) to		18 mins	22 mins	6 mins	
Travel time (minutes) to		14 mins	14 mins	4 mins	
Travel time (minutes) to		14 mins	15 mins	5 mins	
Travel time (minutes) to		14 mins	18 mins	5 mins	
Travel time (minutes) to		12 mins	11 mins	3 mins	
Travel time (minutes) to	town centre:	15 mins	22 mins	7 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	120 homes.	-
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport, walking and	
		cycling time.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
4. Crime	0	settings). Impact of development upon	
4. Chille	U	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, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	-	No existing designations, open	Adequate
Biodiversity and Green Infrastructure		space or Tree Preservation Orders within the site. Site	protection during construction and
Green initastructure		adjacent to Tree Preservation	design of
		Orders. Unknown net	development to
		biodiversity gain.	protect trees and
		, J	minimise any
			adverse effects.
7. Landscape	0	Score: 52. The site is a pastoral	- north part of the
		fields that sit on a ridgeline on	site to include
		the edge of the main Arnold	landscape buffer to
		conurbation. The landscape	maintain setting of
		quality of the study area contributes to a medium	a group fo trees with Tree
		landscape value. It has a low	Preservation
		susceptibility to change as the	Orders.
		site is an extension of the urban	- hedgerows and
		edge, only locally increasing the	tree groups to
		urbanising effect of the	ridge line to
		conurbation. Therefore the study	contain elevated
		area has a low landscape	position.
		sensitivity to development of the	- mitigation tree
		site. There is a low visual value	and shrub planting
		on site which when coupled with	to create a distinct
		a low susceptibility, gives an overall low visual sensitivity of	boundary between site and
		the study area to development	neighbouring
		on site.	properties and to
	l .	1	p. 5po. 1.00 and 10

			screen views from surrounding right of way.
8. Natural Resources		Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 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	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	++	Within 400 m of existing bus	
		stops (on Mansfield Road) for	
		Pronto (every 10 minutes),	
		No.87 (every 15 minutes) and	
		SA (hourly). Good direct bus	
		routes to Nottingham City and	
		Mansfield for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for	
		training or high knowledge	
		sectors.	
15. Economic	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/871: Killisick Lane (GBC site 1) 1

#### Sustainability Schedule

Site Details		Site Map			
Site ref:	6/871				
Site name:	Killisick Lane (GBC site 1)				
Locality:	Arnold				
Location:	Adjacent PUA				
Site area:	3.61 ha	7 1/			
Existing use:	(O) Outdoor recreation				
Site commentary:	Part open space and part agricultural land				
Dwellings capacity:	108 homes			到的至	
Brownfield/greenfield:	Greenfield site				
<b>Environmental Charac</b>	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic 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 Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th	e Green Belt		
Greenwood Community	Forest:	Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	s				
Listed Buildings:		No Listed Building			
Conservation Areas:			a Conservation Are		
Registered Parks & Ga		Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mor	numents:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest I	buildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		16 mins	26 mins	8 mins	
Travel time (minutes) to	•	21 mins	47 mins	14 mins	
Travel time (minutes) to		9 mins	7 mins	2 mins	
Travel time (minutes) to		14 mins	23 mins	7 mins	
Travel time (minutes) to		15 mins	24 mins	7 mins	
Travel time (minutes) to	· · ·	6 mins	11 mins	3 mins	
Travel time (minutes) to		7 mins	12 mins	4 mins	
Travel time (minutes) to	town centre:	16 mins	25 mins	7 mins	

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<sup>&</sup>lt;sup>1</sup> Site K1 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		400 homes	mitigation
1. Housing 2. Health		108 homes.  Loss of recreational open space.  Not within 400 m of GP,  however it is within 30 minutes  public transport, walking and  cycling time.	Provision of green space on-site to provide recreational opportunities.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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 schools. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure		Loss of open space.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
7. Landscape	-	Score: 69. The site is a public open space and adjoining pastoral field (with historic field pattern); both of which are designated as a Mature Landscape Area. The site bounds the settlement edge and runs into open countryside to the north and east. The recreational nature of the site and its immediate surroundings coupled with the proximity of the site to existing development means that the study area is of medium landscape value, and loss of the Mature Landscape Area on the site contributes to a medium susceptibility of the study area to changes on the site. Overall it is considered that	- south part of the site to include landscape buffer to sloping landform to maintain right of way and community space enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and community space.

		the study area has a medium landscape sensitivity to development of the site. The Mature Landscape Area and the intrinsic recreational value of the study area contribute to its high visual value as part of the landscape setting for Arnold. The site contributes a medium susceptibility, which is due to its role as the landscape setting to Arnold. Coupled with the visual value, this results in an overall medium visual sensitivity of the study area to development on site.	
8. Natural	-	Loss of open space.	
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	++	Within 400 m of existing bus stops for No.58 (every 10 minutes) and No.59 (for 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. Public rights of way adjacent to the east 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.	

# Site 6/872: Killisick Lane (GBC site 2) $^2$

#### Sustainability Schedule

Site Details		Site Map				
Site ref:	6/872	•				
Site name:	Killisick Lane (GBC site 2)					
Locality:	Arnold	A STATE OF THE STA				
Location:	Separated from urban/village boundary					
Site area:	1.01 ha					
Existing use:	(A) Agricultural land		1			
Site commentary:	Greenfield land					
Dwellings capacity: Brownfield/greenfield:	30 homes Greenfield site					
<b>Environmental Charac</b>	teristics					
Flood risk:		Not within flood z	one 2 or 3			
Agricultural land:		Grade 3				
Open space network:		No open space within the site				
Sites of Special Scientif	ic 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 Wood	lland within the site	е		
Air quality:		No Air Quality Ma	anagement Area w	ithin the site		
Green Belt:		Site falls within th				
Greenwood Community		Site falls within th	e Greenwood Cor	nmunity Forest		
Historic Characteristic	s					
Listed Buildings:		No Listed Buildin				
Conservation Areas:		Site is not within a Conservation Area				
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument				
Local interest buildings:		No local interest	buildings within the	e site		
Accessibility						
		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	16 mins	28 mins	8 mins		
Travel time (minutes) to	Travel time (minutes) to hospital:		50 mins	15 mins		
Travel time (minutes) to primary school:		11 mins	9 mins	3 mins		
Travel time (minutes) to secondary school:		16 mins	25 mins	8 mins		
Travel time (minutes) to leisure centre:		15 mins	26 mins	8 mins		
Travel time (minutes) to	community centre:	8 mins	13 mins	4 mins		
Travel time (minutes) to		9 mins	14 mins	4 mins		
Travel time (minutes) to	town centre:	17 mins	27 mins	8 mins		

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<sup>&</sup>lt;sup>2</sup> Site K2 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing		30 homes.	mitigation
2. Health	+ +	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	•	Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to open space. 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.
7. Landscape	-	Score: 76. The site is a pastoral field within a historic field pattern, which is designated as a Mature Landscape Area. The site is separate to the main settlement edge and forms part of the open countryside and landscape setting to the conurbation of Arnold. The recreational nature of the site's immediate surroundings coupled	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

8. Natural Resources		with its relatively unmanaged nature means that the study area is of medium landscape value, and loss of the Mature Landscape Area on the site, along with creation of a separate settlement cluster and loss of tranquility contributes to a high susceptibility of the study area to changes on the site. Overall it is considered that the study area has a high landscape sensitivity to development of the site. The Mature Landscape Area and the recreational value of the study area contribute to its medium visual value as part of the landscape setting for Arnold. The site contributes a medium susceptibility, which is due to its role as the landscape setting for various recreational activities. Coupled with the visual value, this results in an overall medium visual sensitivity of the study area to development on site.  Loss of agricultural land grade 3 and greenfield land. No	Agricultural Land Classification
		information on whether the site is best and most versatile land i.e. grade 3a.	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.
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	0	Impact of development upon	

Climate Change		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.58 (every 10 minutes) and No.59 (for 30 minutes). Good direct bus routes to Arnold and Nottingham City for work. Public rights of way adjacent to the east 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/mixed land.	

# Site 6/873: Killisick Lane (GBC site 3) $^{3}$

#### Sustainability Schedule

Site Details		Site Map		
Site ref:	6/873	•		_
Site name:	Killisick Lane (GBC	~	\ II II \	
	site 3)			
Locality:	Arnold	14	- 3	
Location:	Adjacent PUA			
Site area:	8.87 ha	1/1		
Existing use:	(A) Agricultural land	RHI		
Site commentary:	Greenfield land			
Dwellings capacity:	266 homes		7 1	(0)
Brownfield/greenfield:	Greenfield site			
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 3		
Open space network:		No open space within the site		
Sites of Special Scientif	ic 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 Wood	lland within the site	Э
Air quality:			nagement Area w	ithin the site
Green Belt:		Site falls within th		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	s			
Listed Buildings:		No Listed Building		
Conservation Areas:			a Conservation Are	
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and		
		Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient		
		Monument		
Local interest buildings:		No local interest l	ouildings within the	e site
Accessibility		T =		I
<del>-</del>	0.0	Public transport	Walking	Cycling
Travel time (minutes) to GP:		21 mins	30 mins	9 mins
Travel time (minutes) to hospital:		26 mins 10 mins	51 mins	15 mins
	Travel time (minutes) to primary school:		11 mins	3 mins
Travel time (minutes) to	•	19 mins	27 mins	8 mins
Travel time (minutes) to		20 mins	28 mins	8 mins
Travel time (minutes) to		10 mins	15 mins	4 mins
Travel time (minutes) to		11 mins	16 mins	5 mins
Travel time (minutes) to town centre:		20 mins	29 mins	9 mins

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<sup>&</sup>lt;sup>3</sup> Site K3 in the Landscape and Visual Analysis of Potential Development Sites (2014) and Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015).

SA Objectives	Score	Commentary notes	Ideas for
4 11 '		0001	mitigation
Housing     Health	++	266 homes.  Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private	
3. Heritage and Design	0	recreational open space.  No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to private open space. 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.
7. Landscape	-	Score: 76. The site is a rolling pastoral field which is designated as a Mature Landscape Area. It bounds the settlement edge and runs into open countryside. The separation of the site from existing development along with the rural feeling means that the study area is of medium landscape value. The loss of the	- majority of the site (covering the east area) to include landscape buffer to high ground to prevent urban sprawl and to maintain rural character.

		Mature Landscape Area on the site along with the creation of a new settlement cluster and danger of encroaching over the characteristic ridgeline at Mapperley Plains contributes to a high susceptibility of the study area to changes on the site. Overall it is considered that the study area has a medium landscape sensitivity to development of the site. There is a ridgeline to the immediate east of the site which contributes to its visual value as part of the landscape setting for Arnold. In addition, the site is within a Mature Landscape Area. Therefore, the site contributes high visual value to the study area, which when coupled with a high susceptibility, results in an overall medium visual sensitivity of the study area to development on site.	
8. Natural Resources	-	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.	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.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. According to the Local Lead Flood Authority, the site has potential to hold water and	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring

10. Waste	-	reduce silt content from entering the Day Brook system. Results in increased household	downstream properties.
11. Energy and Climate Change	0	waste.  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 the site not within 400 m of existing bus stops. Public rights of way adjacent to the west of the site.	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/mixed land.	

# Site A2: Lodge Farm Lane Phase 2

Site Details		Site Map		
Site ref:	A2			
Site name:	Lodge Farm Lane Phase 2	THE WAY		10
Locality:	Arnold			
Location:	Adjacent PUA			
Site area:	4.88 ha			
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land		THE REAL PROPERTY.	<i>l</i> //
Dwellings capacity:	150 homes	1939 A C C C C C C C C C C C C C C C C C C		HAID AND
Brownfield/greenfield:	Greenfield site			
<b>Environmental Charac</b>	teristics	I POST PRODUCTO DO PORTO	3212000 C W/F0F9 (24 (E) /	X # #00X X _C3X 2 708
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grades 2 and 3		
Open space network:		No open space within the site		
Sites of Special Scientifi	c 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 Wood	lland within the site	Э
Air quality:			anagement Area w	ithin the site
Green Belt:		Site falls within th		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	S	1		
Listed Buildings:		No Listed Building		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument		
Local interest buildings:		No local interest l	ouildings within the	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	16 mins	24 mins	7 mins
Travel time (minutes) to hospital:		26 mins	47 mins	14 mins
Travel time (minutes) to		13 mins	12 mins	4 mins
Travel time (minutes) to	-	20 mins	23 mins	7 mins
Travel time (minutes) to		20 mins	22 mins	7 mins
Travel time (minutes) to		12 mins	15 mins	5 mins
Travel time (minutes) to		12 mins	12 mins	3 mins
Travel time (minutes) to	town centre:	18 mins	25 mins	7 mins

SA Objectives	Score	Commentary notes	Ideas for
		1001	mitigation
1. Housing	++	166 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		public transport, walking and	
		cycling time. Majority of the site	
		within 400 m of existing bus	
		stops. Within 400 m of	
O Haritana and	0	recreational open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their settings).	
4. Crime	0	Impact of development upon	
4. Chine		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
		allocation.	
5. Social	+	Not within 400 m of community	
0. 000idi		facilities, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	-	No existing designations, open	Developer
Biodiversity and		space or Tree Preservation	contribution could
Green Infrastructure		Orders within the site. Site	be used to
		adjacent to open space.	enhance area of
		Unknown net biodiversity gain.	open space to
		· -	increase
			biodiversity and
			allow opportunities
			for recreation.
7. Landscape	-	Score: 77. The site is a series	- west area of the
		of arable fields that cross a	site to include an
		ridgeline between the main	open space to
		Arnold conurbation and open	align with
		rural countryside, with the	development edge
		development boundary following	and to preserve
		a contour just below the	rural character of
		ridgeline. The landform of the	public right of way.
		site means that although the	- central area of the site to include
		study area is of medium landscape value, it has a high	an open space
		susceptibility to change due to	adjacent to public
		the potential for rooflines to be	right of way.
		visible over the ridgeline from	- strategic planting
		within the open rural	to ridgeline (along
		countryside, having an	the track within the
<u> </u>		Journal Joines, Having all	and addit within the

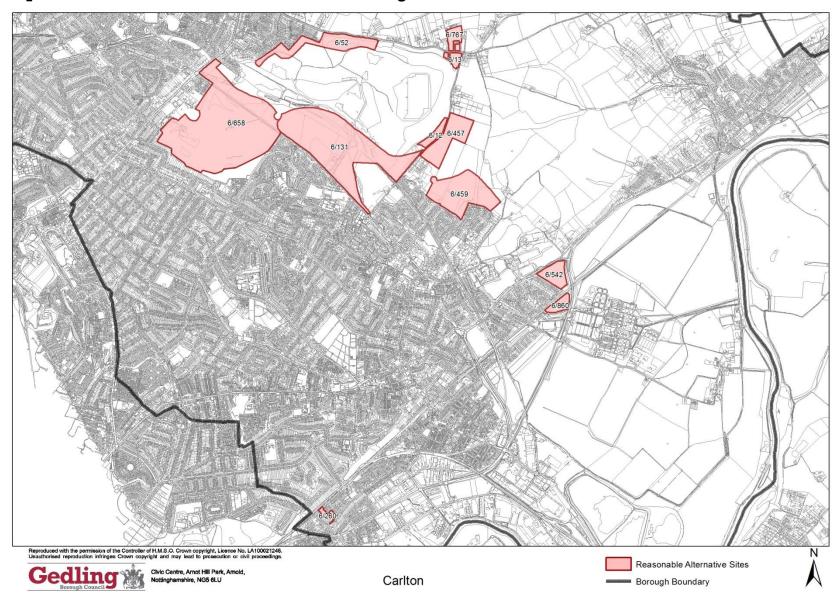
	urbanising effect on its surroundings, the landscape character of which is considered to be good. In addition, development of the site could affect the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply rural character. Given the medium landscape value and high landscape susceptibility, the study area is considered to have a high landscape sensitivity to development of the site. There is a medium visual value on site - due to the screening function that the ridgeline performs; however there is a high susceptibility gained through the large number of receptors and the long views afforded of the site from its surroundings. Overall, there is a medium visual sensitivity of the study area to development on site.	adjacent site to the north) rooflines not to protrude over ridgelines to prevent impacts on views from the north
8. Natural Resources	Loss of agricultural land grades 2 and 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a. Site is near the Air Quality Management Area in terms of additional vehicles travelling along the A60 from the site.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 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 there is a high risk surface water flooding issue to the east of the site (which is a very small percentage of the site).	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
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	+	Part of the site within 400 m of existing bus stops for CC (every 15 minutes). Good direct bus route to Arnold and Nottingham City for work. Public right of way through 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.	

# **Appendix C2: Carlton**

Map of Reasonable Alternative Sites for Housing in Carlton	83
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#### Map of Reasonable Alternative Sites for Housing in Carlton



# Site 6/12: Lambley Lane (Adj Glebe Farm)

Site Details		Site Map		
Site ref:	6/12	•	/ 1177	NIV
Site name:	Lambley Lane (Adj Glebe Farm)	\		
Locality:	Carlton		1	
Location:	Adjacent PUA			
Site area:	1.85 ha			/
Existing use:	(A) Agricultural land		/ /	
Site commentary:	Former colliery	>		/
	(now restored).	7 1		1
Dwellings capacity:	55 homes		<b>Y</b> /	
Brownfield/greenfield:	Greenfield site			
<b>Environmental Charac</b>	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 3		
Open space network:		No open space within the site		
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		No Local Wildlife Site within the site		
Local Nature Reserves:			Reserve within the	
Ancient Woodland:			dland within the site	
Air quality:			anagement Area w	
Green Belt:			within the Green E	
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	S	T		
Listed Buildings:		No Listed Building		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument		
Local interest buildings:		No local interest l	buildings within the	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	24 mins	26 mins	8 mins
,	Travel time (minutes) to hospital:		> 60 mins	20 mins
Travel time (minutes) to primary school:		17 mins	16 mins	5 mins
Travel time (minutes) to		25 mins	20 mins	6 mins
Travel time (minutes) to		49 mins	40 mins	12 mins
Travel time (minutes) to	·	29 mins	32 mins	10 mins
Travel time (minutes) to		37 mins	21 mins	6 mins
Travel time (minutes) to town centre:		28 mins	35 mins	11 mins

SA Objectives	Score	Commentary notes	Ideas for
4. Haveign		FF hamas	mitigation
1. Housing 2. Health	++	55 homes.  Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to Gedling Country Park.	
3. Heritage and Design	-	Impact by loss of setting of heritage asset and buildings.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is former colliery (now restored). No existing designations, open space or Tree Preservation Orders within the site. Adjacent to Gedling Country Park. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	-	Score: 62. The site is a sloping pastoral field designated as a Mature Landscape Area to the east of the former Gedling Colliery spoil heap, which is proposed as a Country Park in the 2005 Local Plan. Along with the spoil heap, the site is part of the landscape setting for Gedling village and is the subject of long views from the settlement. Overall, the study area has a low landscape value;	- south part of the site to include landscape buffer to sloping landform strategic planting to ridge line retain as much screening to highway as possible.

		however there is a high susceptibility to the development of the site owing to the removal of the Mature Landscape Area, the creation of a visually separate settlement cluster and a localised reduction in rural feeling. Overall, there is a medium landscape sensitivity. Visually, the site has low value, but a medium susceptibility which arises from its role as part of the landscape setting to Gedling and the long views from the settlement.	
8. Natural Resources	-	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.	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.
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	-	Majority of the 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	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/13: Lambley Lane/Spring Lane

Site Details		Site Map				
Site ref:	6/13	•				
Site name:	Lambley	HIN TON				
1 19	Lane/Spring Lane					
Locality:	Carlton					
Location:	Separated from					
	urban/village		5			
Cita area	boundary			Thildill		
Site area:	1.28 ha			H		
Existing use:	(A) Agricultural land			7		
Site commentary:	Greenfield land		74	J		
Dwellings capacity:	44 homes		041			
Brownfield/greenfield:	Greenfield site					
Environmental Charac	40=104100	1	// #/			
Environmental Charac	teristics	Not within flood z	one 2 or 2			
Agricultural land:		Grade 3	one 2 or 3			
Open space network:			vithin the cite			
Sites of Special Scientifi	io Interest:	No open space within the site  No Site of Special Scientific Interest within the site				
Local Wildlife Sites:	ic interest.	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:			within the Green E			
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest				
Historic Characteristic		Site falls within th	le Greenwood Con	illinullity i orest		
Listed Buildings:	.3	No Listed Buildin	ns within the site			
Conservation Areas:		Site is not within a Conservation Area				
Registered Parks & Gar	dene.	Site does not fall within a Registered Park and				
Registered Fants & Car	derio.	Garden				
Scheduled Ancient Mon	uments:		tain a Scheduled	Ancient		
		Monument	a Conoddiod /			
Local interest buildings:			ouildings within the	e site		
Accessibility						
		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	30 mins	38 mins	11 mins		
Travel time (minutes) to hospital:		28 mins	> 60 mins	20 mins		
Travel time (minutes) to primary school:		7 mins	18 mins	5 mins		
Travel time (minutes) to secondary school:		34 mins	27 mins	8 mins		
Travel time (minutes) to		40 mins	51 mins	15 mins		
Travel time (minutes) to		36 mins	43 mins	13 mins		
Travel time (minutes) to	-	9 mins	11 mins	3 mins		
Travel time (minutes) to		35 mins	46 mins	14 mins		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	44 homes.	mitigation
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport and cycling time. Adjacent to Gedling Country Park.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Adjacent to Gedling Country Park. Unknown net biodiversity gain.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Score: 41. The site is currently in equestrian use and nestles between Lambley Lane, Spring Lane and the edge of Gedling Country Park; there is a cluster of buildings adjacent to the site and this gives the study area a domesticated feel. The study area is to be considered of low value and of low susceptibility to development of the site. Overall, the study area is of low landscape sensitivity to the development of the site. The site is relatively well visually contained due to strong boundaries, both hedgerows and recently planted woodland.	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		Therefore it is of low visual value and low susceptibility to changes in views - overall the site has a low visual sensitivity.	
8. Natural Resources	-	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.	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.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site (which is a very small percentage 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). Good direct bus route to Nottingham City for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/52: Spring Lane

Site Details		Site Map				
Site ref:	6/52	•				
Site name:	Spring Lane	X 2000 / //	~	/ T		
Locality:	Carlton					
Location:	Adjacent PUA					
Site area:	9.52 ha		16 BUILT	1		
Existing use:	(A) Agricultural land		-			
Site commentary:	Former colliery					
,	(now restored).			£		
Dwellings capacity:	150 homes			3		
Brownfield/greenfield:	Greenfield site	TV M	~	$\sim$		
				}		
		Valor I				
			TO TO			
Environmental Charac	teristics					
Flood risk:	toriotios	Not within flood z	one 2 or 3			
Agricultural land:		Grade 3				
Open space network:		No open space within the site				
Sites of Special Scientifi	c 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:			anagement Area w			
Green Belt:			within the Green E			
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest				
Historic Characteristic	S					
Listed Buildings:		No Listed Building	gs within the site			
Conservation Areas:		Site is not within a Conservation Area				
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and				
		Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient				
		Monument				
Local interest buildings:		No local interest l	buildings within the	e site		
Accessibility		1				
		Public transport		Cycling		
Travel time (minutes) to GP:		23 mins	35 mins	11 mins		
Travel time (minutes) to hospital:		28 mins	52 mins	16 mins		
Travel time (minutes) to primary school:		29 mins	22 mins	7 mins		
Travel time (minutes) to secondary school:		33 mins	28 mins	8 mins		
Travel time (minutes) to leisure centre:		40 mins	42 mins	13 mins		
Travel time (minutes) to	-	23 mins	32 mins	9 mins		
Travel time (minutes) to		11 mins	14 mins	4 mins		
Travel time (minutes) to town centre: 13 mins 38 mins 11 mins				11 mins		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	·······gu·
2. Health	+	Not within 400 m of GP,	
2		however it is within 30 minutes	
		public transport and cycling	
		time. Adjacent to Gedling	
		Country Park.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
Doolgii		heritage assets (including their	
		settings).	
4. Crime	0	Impact of development upon	
1. 0111110		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
		allocation.	
5. Social	+	Not within 400 m of community	
o. Goolai		facilities, however they are	
		within 30 minutes public	
		transport time.	
6. Environment,	0	Site is former colliery (now	
Biodiversity and	U	restored). No existing	
Green Infrastructure		designations, open space or	
		Tree Preservation Orders within	
		the site. Unknown net	
		biodiversity gain.	
7. Landscape		Score: 80. The site sits on the	<ul><li>east part of the</li></ul>
7. Landsdape		edge of the former Gedling	site to include
		Colliery, adjacent to new	landscape buffer to
		housing development. It	prevent urban
		currently is covered with trees	edge from
		as part of the colliery restoration	extending to rising
		scheme and this prevents views	landform.
		of the existing development from	ianuloiii.
		the south and east. To the north	
		of the site is a Mature	
		Landscape Area and Policy	
		Zone MN45 which has the	
		highest level of sensitivity. There	
		are sensitivities to the	
		northwestern and southeastern	
		boundaries of the site and	
		development should be	
		concentrated to the north-east of	
		the site, close to existing	
		residential development.	
		Overall, there is a medium	
		Overall, there is a medium	

		landscape sensitivity and a high	
8. Natural Resources		visual sensitivity.  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.	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.
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	++	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/131: Gedling Colliery/Chase Farm

Site Details		Site Map			
Site ref:	6/131				
Site name:	Gedling Colliery/Chase Farm				
Locality:	Carlton		JH B		
Location:	Adjacent PUA		STAN S	}	
Site area:	38.00 ha		The state of the s	1991	
Existing use:	(Y) Landfill Waste Disposal				
Site commentary:	Part of Stratgic location identified in the Aligned Core Strategy for residential and employment development				
Dwellings capacity:	1120 homes				
Brownfield/greenfield:	Predominately	_			
	brownfield site				
<b>Environmental Charac</b>					
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		Part of site conta	ins a Local Wildlife	Site	
Local Nature Reserves:		No Local Nature	Reserve within the	site	
Ancient Woodland:		No Ancient Wood	dland within the site	е	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site does not fall	within the Green E	Belt	
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gai	rdens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon	numents:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:			uilding within the si	te	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to GP:		14 mins	18 mins	5 mins	
Travel time (minutes) to hospital:		32 mins	50 mins	15 mins	
Travel time (minutes) to		8 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:		9 mins	11 mins	3 mins	
Travel time (minutes) to leisure centre:		31 mins	27 mins	8 mins	
Travel time (minutes) to		15 mins	23 mins	7 mins	
Travel time (minutes) to		7 mins	9 mins	3 mins	
Travel time (minutes) to	town centre:	17 mins	33 mins	10 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11		4400	mitigation
1. Housing 2. Health	++	1120 homes.  Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space and	
3. Heritage and Design	-	Gedling Country Park.  The development of the site would result in the loss of the local interest building, due to the construction of the Gedling Access Road in order to provide access to the site.	Glebe Farm has potential for conversion for another use.
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	+	Southern part of the site is within 400 m of community centres, a library and schools. Within 30 minutes public transport time of other community facilities.	
6. Environment, Biodiversity and Green Infrastructure		Site is predominately brownfield land. Local Wildlife Site falls within part of the site. Site adjacent to Gedling Country Park. Unknown net biodiversity gain.	Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used towards management/ enhancement of Local Wildlife Site or enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Not assessed as site is	.c. rooroadom

		allocated as a strategic location in the Aligned Core Strategy.	
8. Natural	+	The site is former colliery and is	
9. Flooding	-	predominately brownfield site.  Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is surface water flooding issue within the central of the site.	Requires good sustainable drainage systems in place to ensure surface water runoff is controlled and does not occur to neighbouring downstream properties.
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 Arnold Lane and Shelford Road adjacent to the south-east of the site which residents have to walk to for No.44 and No.45 (every 7-10 minutes). Good direct bus routes to Colwick Industrial Estate and Nottingham City for work. Gedling Access Road is required to serve the site which would also provide linkage to Colwick Industrial Estate and Nottingham City for work.	
13. Employment	0	Former household waste landfill facility on part of the site so 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.	

#### Site 6/260: Sol Construction Ltd

Site Details		Site Map				
Site ref:	6/260	•		-		
Site name:	Sol Construction Ltd					
Locality:	Carlton	55				
Location:	Within PUA					
Site area:	0.69 ha					
Existing use:	(J) Offices		~ <b>~</b> // <b>~</b>	(3/\)		
Site commentary:	Existing offices, car park and storage areas					
Dwellings capacity:	44 homes			X///K		
Brownfield/greenfield:	Brownfield site		Alica To			
<b>Environmental Charac</b>	teristics					
Flood risk:		Site within flood z	zone 3			
Agricultural land:		Urban				
Open space network:		No open space within the site				
Sites of Special Scientif	ic 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:			lland within the sit			
Air quality:			anagement Area w			
Green Belt:			within the Green E			
Greenwood Community		Site does not fall Forest	within the Greenw	ood Community		
Historic Characteristic	:S					
Listed Buildings:		No Listed Building				
Conservation Areas:			a Conservation Ar			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument				
Local interest buildings:		No local interest I	buildings within the	e site		
Accessibility				_		
		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	5 mins	4 mins	1 mins		
Travel time (minutes) to hospital:		54 mins	> 60 mins	27 mins		
Travel time (minutes) to primary school:		6 mins	6 mins	2 mins		
Travel time (minutes) to	•	31 mins	29 mins	9 mins		
Travel time (minutes) to		32 mins	45 mins	13 mins		
Travel time (minutes) to	•	5 mins	4 mins	1 min		
Travel time (minutes) to		10 mins	9 mins	3 mins		
Travel time (minutes) to	town centre:	16 mins	31 mins	9 mins		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	44 homes.	
2. Health	++	Within 400 m of GP and several	
		recreational open spaces.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
		settings).	
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 school.	
		Within 30 minutes public	
		transport time of other	
		community facilities.	
6. Environment,	0	Site is brownfield land. No	
Biodiversity and		existing designations, open	
Green Infrastructure		space or Tree Preservation	
		Orders within the site.	
7. Landscape	0	Not assessed due to site within	
		the built up area.	
8. Natural	++	Site is brownfield land.	
Resources			
9. Flooding		Site within flood zone 3.	Application of the
			flood risk
			Sequential Test is
			required before
			mitigation is
			proposed to site
			located within the
			floodplain (wholly
			or partially) to
			ensure that
			wherever possible
			new development
			is steered away
			from areas at risk
			of flooding
			`
10 Wests		Deculto in increased becase 1-1-1	mitigation).
TO. Waste	-	waste.	
11. Energy and	0	Impact of development upon	
Climate Change		energy and climate change is	
_		dependent upon opportunities	
	- 0	Impact of development upon energy and climate change is	(avoidance over mitigation).

		for either renewable energy provision or energy efficiency measures.	
12. Transport	++	Within 400 m of existing bus stops for No.44 (every 7-10 minutes). Good direct bus route to Colwick Industrial Estate and Nottingham City for work.	
13. Employment	-	Existing use is offices so loss of jobs.	
14. Innovation		Results in loss of offices.	
15. Economic Structure	-	Loss of existing offices on land not identified for employment or retail use on the Proposals Map.	

# Site 6/457: Lambley Lane (Adj Glebe Farm View)

Site Details		Site Map			
Site ref:	6/457		/ III. 74K 74. 7	1	
Site name:	Lambley Lane (Adj Glebe Farm View)	/			
Locality:	Carlton		A	1	
Location:	Adjacent PUA		// 7		
Site area:	8.72 ha				
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land				
Dwellings capacity:	261 homes			d	
Brownfield/greenfield:	Greenfield site				
<b>Environmental Charac</b>	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space w			
Sites of Special Scientif	ic 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:			dland within the site		
Air quality:			anagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	S				
Listed Buildings:		No Listed Building			
Conservation Areas:			a Conservation Are		
Registered Parks & Gar		Garden	within a Registere		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest l	buildings within the	site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	25 mins	28 mins	8 mins	
Travel time (minutes) to	hospital:	55 mins	> 60 mins	20 mins	
Travel time (minutes) to	primary school:	18 mins	17 mins	5 mins	
Travel time (minutes) to	secondary school:	26 mins	21 mins	6 mins	
Travel time (minutes) to	leisure centre:	50 mins	41 mins	12 mins	
Travel time (minutes) to	community centre:	30 mins	33 mins	10 mins	
Travel time (minutes) to	employment zone:	38 mins	22 mins	7 mins	
Travel time (minutes) to town centre: 30 mins 36 mins 11 mins					

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		261 homos	mitigation
1. Housing 2. Health	++	261 homes.  Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 64. The site crosses two arable fields to the north of Gedling Village and consists of a sloping landform that affords long views to the east; it is nestled between two Mature Landscape Areas and lies to the east of Gedling Colliery spoil heap. The study area has a medium landscape value, which is derived mainly from its high landscape and scenic quality; there is a medium susceptibility	- majority area of the site (covering the north to south east area) to include landscape buffer to the north to prevent long range views onto an open and rural landscape with dispersed settlement pattern infill to existing

<u> </u>		due to the material to	la adamana de de de
		due to the potential for disruption in settlement pattern and the pushing of the urban edge up the hill. Visually, the site has a low visual value, but the long views of the site and its importance as part of the landscape setting for its receptors give a medium visual susceptibility. Overall, there is a medium landscape sensitivity and a low visual sensitivity.	hedgerows (across the site) to strengthen field pattern and provide additional screening.
8. Natural Resources		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.	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.
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	-	Majority of the 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	
15. Economic	0	sectors.  No loss of employment/retail/	

Structure	mixed use land.	

# Site 6/459: Lambley Lane (Willow Farm)

Site Details		Site Map			
Site ref:	6/459	<u> </u>			
Site name:	Lambley Lane		/ 1 15		
	(Willow Farm)				
Locality:	Carlton				
Location:	Adjacent PUA				
Site area:	15.57 ha	0		1	
Existing use:	(A) Agricultural land	EXP Y			
Site commentary:	Greenfield land	A		A STATE OF THE STA	
Dwellings capacity:	110 homes				
Brownfield/greenfield:	Greenfield site		1	X	
, and the second			$\bigcup$		
				Y	
<b>Environmental Charac</b>	teristics	<u></u>			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space w			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:			Reserve within the		
Ancient Woodland:		No Ancient Wood	dland within the site	е	
Air quality:			anagement Area w	rithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	ne Greenwood Cor	nmunity Forest	
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall Garden	within a Registere	d Park and	
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest buildings within the site			
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	25 mins	19 mins	6 mins	
Travel time (minutes) to hospital:		55 mins	> 60 mins	22 mins	
Travel time (minutes) to	primary school:	8 mins	7 mins	2 mins	
Travel time (minutes) to	secondary school:	> 60 mins	18 mins	5 mins	
Travel time (minutes) to	leisure centre:	49 mins	40 mins	12 mins	
Travel time (minutes) to	community centre:	29 mins	24 mins	7 mins	
Travel time (minutes) to	employment zone:	37 mins	17 mins	5 mins	
Travel time (minutes) to	town centre:	29 mins	27 mins	8 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11 '		4401	mitigation
1. Housing	++	110 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within public	
		transport, walking and cycling	
		time. However it is noted that	
		the site is not within 400 m of	
		existing bus stops so it will take	
		longer to travel to GP. Part of	
		site within 400 m of recreational	
		open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
		settings).	
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	+	South part of site falls within 400	
		m of school. Site not within 400	
		m of existing bus stops. Due to	
		distance to walk to existing bus	
		stops, it will take longer to travel	
		to other community facilities.	
6. Environment,		Would involve the loss of	Development
Biodiversity and		existing hedgerows and trees.	should be
Green Infrastructure		Tree Preservation Orders within	designed to retain
		the site. Site is adjacent to a	hedgerows and
		Local Wildlife Site.	trees and
			incorporate green
			corridors
			throughout the site
			which link to the
			surrounding
			countryside to
			create an
			enhanced Green
			Infrastructure
			network and
			biodiversity. 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. Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape		Score: 66. The site crosses several rolling agricultural fields and has an irregular boundary. It sits within a Mature Landscape Area and has a TPO in its northwestern corner. The value of the study area is considered to be medium due to its high level of conservation interests and contributed to by its landscape and scenic qualities. There is a medium susceptibility to development - this is derived from the removal of the Mature Landscape Area, and the development not following existing field boundaries. Overall, a medium landscape sensitivity. In visual terms, the site has a medium value which is attributed to the role of the right of way as an access to the countryside. This also feeds in to the medium visual susceptibility - along with the high number of receptors - and gives an overall medium visual sensitivity.	- the north-west part of the site to include landscape buffer to high ground to restrict long range views from north and west and to prevent the impression of urban creep east part of the site to include landscape buffer to high ground to restrict long range views from north and to prevent the impression of urban creep.
8. Natural Resources	-	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.	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.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across 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	-	Site not within 400 m of existing bus stops. Public right of way through the site.	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.	

#### Site 6/542: Linden Grove

Site Details		Site Map		
Site ref:	6/542	// \\//	/ WAD' //	/ //// /
Site name:	Linden Grove			
Locality:	Carlton			
Location:	Adjacent PUA			
Site area:	3.80 ha			
Existing use:	(A) Agricultural land			\{ <b>!</b> { \
Site commentary:	Greenfield land	1)//28/		
Dwellings capacity:	114 homes		{ \ \	// / /
Brownfield/greenfield:	Greenfield site			
<b>Environmental Charac</b>	teristics			
Flood risk:		Part of site within	flood zone 2	
Agricultural land:		Grade 3		
Open space network:		No open space w	ithin the site	
Sites of Special Scientifi	c 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 Wood	lland within the site	Э
Air quality:			anagement Area w	ithin the site
Green Belt:		Site falls within th		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristics				
Listed Buildings:		No Listed Building		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument		
Local interest buildings:		No local interest buildings within the site		
Accessibility		1.0 10001 11101001	oundingo within the	
7.0000000000000000000000000000000000000		Public transport	Walking	Cycling
Travel time (minutes) to	Travel time (minutes) to GP:		23 mins	7 mins
Travel time (minutes) to hospital:		18 mins 42 mins	> 60 mins	25 mins
Travel time (minutes) to		27 mins	21 mins	6 mins
Travel time (minutes) to		25 mins	20 mins	6 mins
Travel time (minutes) to		24 mins	41 mins	12 mins
Travel time (minutes) to		11 mins	17 mins	5 mins
Travel time (minutes) to		25 mins	22 mins	7 mins
Travel time (minutes) to		13 mins	27 mins	8 mins

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	114 homes.	
2. Health	+	Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would have an impact on the wider setting of the Listed Building but not directly on its immediate setting.	If the development were low density, well planted and low in scale (single storey), then the impact would be less than for a denser urban form comprising 2/3 storey buildings.
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, however they are within 30 minutes public transport time.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown biodiversity gain.	
7. Landscape	0	Score: 50. The site is a flat arable field nestled between the A612 and the settlement edge, which is part of the wider setting to a listed building. The landscape of the study area is relatively degraded due to the urbanising influences of the A612 and the settlement edge and has a low landscape value; there is also a low susceptibility to development and overall the study area has a low sensitivity to development of the site. Visually, the site has little value, but has a medium susceptibility due to the large numbers of	<ul> <li>east part of the site to include landscape buffer to slope in order to contain site.</li> <li>infill any gaps or mitigate any areas of vegetation (on the north side of the site) to create unbroken screening from Burton Road and Gedling House.</li> </ul>

	receptors in the vicinity. However, overall there is a low	
	visual sensitivity.	
8. Natural Resources	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.	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.
9. Flooding	Part of site falls within flood zone 2. The surface water flood risk map indicates there is low risk of surface water flooding.	Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.

			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.100 (every 30 minutes). Good direct bus route to Carlton and Nottingham City for work. Railway track to the 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.	

### Site 6/658: Mapperley Golf Course

Site Details		Site Map		
Site ref: 6/658		•		
Site name:	Mapperley Golf			
	Course			
Locality:	Carlton			3
Location:	Adjacent PUA		XXX	
Site area:	58.00 ha			
Existing use:	(O) Outdoor		The state of	7
	recreation			•
Site commentary:	Existing golf course	1 3 93	les .	
Dwellings capacity:	780 homes	1 1		
Brownfield/greenfield:	Greenfield site	32	7-4	
			minor de .	
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 3		
Open space network:		No open space within the site		
Sites of Special Scientif	ic 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 Wood	dland within the site	Э
Air quality:		No Air Quality Ma	anagement Area w	ithin the site
Green Belt:			within the Green E	
Greenwood Community	Forest:	Majority of the site falls within the Greenwood Community Forest		
Historic Characteristic	S			
Listed Buildings:		No Listed Buildin	gs within the site	
Conservation Areas:			a Conservation Are	ea
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient		
		Monument		
Local interest buildings:		No local interest l	buildings within the	e site
Accessibility			T	I
		Public transport	•	Cycling
Travel time (minutes) to		25 mins	20 mins	6 mins
Travel time (minutes) to		29 mins	37 mins	11 mins
Travel time (minutes) to		14 mins	17 mins	5 mins
Travel time (minutes) to		19 mins	18 mins	6 mins
Travel time (minutes) to		41 mins	36 mins	11 mins
Travel time (minutes) to		21 mins	16 mins	5 mins
Travel time (minutes) to		14 mins	17 mins	5 mins
Travel time (minutes) to	town centre:	14 mins	22 mins	7 mins

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		700 hamas	mitigation
1. Housing 2. Health	++	780 homes.  Majority of the site not within 400 m of GP, however the site is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space and Gedling Country Park.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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		Loss of existing golf course which is a private leisure centre. Small part of the site within 400 m of a community centre, a library and schools.	An equivalent alternative golf course provision should be provided within the locality.
6. Environment, Biodiversity and Green Infrastructure		Loss of existing golf course (and may have high ecological value). Tree Preservation Orders within the northern part of the site. Site adjacent to a Local Wildlife Site and two open spaces.	
7. Landscape	-	Score: 64. The site is split by the A6211, the western side being a golf course and the eastern side being a series of pastoral fields, both having woodland boundaries and a rolling landform. The study area has a medium value, derived partly from its intrinsic recreational value and partly from the rural influences arising from the east of the site. Coupled with a low susceptibility to change, this gives an overall low landscape sensitivity. The site is valued as a recreational resource and as a green break in the settlement	- north part of the site (separated by Arnold Lane) to include landscape buffer to prevent urban sprawl.

		edge. When considered along with the study area's medium susceptibility to visual change, there is an overall medium visual sensitivity.	
8. Natural	_	Loss of landscaped area on golf	
Resources		course and greenfield land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there are a couple of thin flows of high risk surface water flooding that run across 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	+	Part of the site within 400 m of existing bus stops for No.45 (every 7-10 minutes), No.46 (hourly) and No.47 (depends on daytime – mostly hourly). Good direct bus routes to Arnold and Nottingham City for work.	
13. Employment	-	Loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	-	Loss of existing golf course (private leisure centre) on land not identified for employment or retail use on the Proposals Map.	

### Site 6/767: Spring Lane (156)

Site Details		Site Map			
Site ref:	6/767				
Site name:	Spring Lane (156)	1 1-1-	1		
Locality:	Carlton	7 101			
Location:	Separated from	The state of the s			
	urban/village	Sen Contraction			
	boundary		IPS 1		
Site area:	2.21 ha	200	-67		
Existing use:	(A) Agricultural land	nad	(3)		
Site commentary:	Greenfield land	1) 4	[]		
Dwellings capacity:	51 homes	# Hole Coll			
Brownfield/greenfield:	Greenfield site				
Environmental Charac	toristics		//////////////////////////////////////	NUM LIZIL	
Flood risk:	toriotios .	Not within flood z	one 2 or 3		
Agricultural land:		Grade 3	2 0. 0		
Open space network:		No open space within the site			
Sites of Special Scientif	ic 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 Wood	dland within the site	9	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic	S				
Listed Buildings:		No Listed Buildin			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		No local interest	buildings within the	e site	
Accessibility		1 =	1	1	
		Public transport	Walking	Cycling	
Travel time (minutes) to		49 mins	38 mins	12 mins	
Travel time (minutes) to	•	30 mins	> 60 mins	20 mins	
Travel time (minutes) to		8 mins	18 mins	6 mins	
Travel time (minutes) to		35 mins	27 mins	9 mins	
Travel time (minutes) to		41 mins	52 mins	16 mins	
Travel time (minutes) to	•	37 mins	44 mins	13 mins	
Travel time (minutes) to Travel time (minutes) to		10 mins 36 mins	12 mins 47 mins	4 mins 14 mins	
Traver time (minutes) to	LOWIT CETILIE.	30 111113	47 1111115	14 1111115	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	51 homes.	
2. Health	-	Although it is within 400 m of Gedling Country Park, the site is not within 400 m of GP and not within 30 minutes public transport time of GP. Thus this scores a minor negative.	Contributions to improve access to health provision.
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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, however it is within 30 minutes public transport time to some facilities.	
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	0	Score: 43. The site is a pastoral field punctuated by two buildings and lies on a low plateau to the south of the main body of the village of Lambley and to the northeast of the former Gedling Colliery. The study area has a high landscape quality, but overall a low landscape value; it is felt that the study area has a a low susceptibility and low landscape sensitivity to development of the site. Visually, the site has no value and there are few receptors susceptible to development on site. Therefore it is considered that the site has low visual sensitivity.	- north and west sides of the site to include mitigation planting to contain the site and screen from adjacent properties in and north of the west improve hedgerows and boundary planting (on east side of the site) to contain site and screen from properties in the east.
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site	Agricultural Land Classification survey required to

		is best and most versatile land i.e. grade 3a.	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.
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	++	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Good direct bus route to Nottingham City for work.	
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.	

### Site 6/860: Trent Valley Road A612 (Land Adj Railway)

Site Details		Site Map			
Site ref:	6/860	1 > 1 > 1 > 1 > 1 > 1 > 1 > 1 > 1 > 1 >	711 LI 1 W // V	COLUMN III	
Site name:	Trent Valley Road A612 (Land Adj				
	Railway)	5000	179/25X/ <b>///</b>		
Locality:	Carlton			\	
Location:	Adjacent PUA				
Site area:	1.98 ha				
Existing use:	(N) Natural and				
, and the second	semi-natural land			W / L	
Site commentary:	Greenfield land				
Dwellings capacity:	60 homes			1	
Brownfield/greenfield:	Greenfield site		A TOWN	SIR	
				////	
		WINN II IL	-/		
<b>Environmental Charac</b>	teristics				
Flood risk:		Part of site within	flood zone 2		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic 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:			anagement Area w		
Green Belt:			within the Green E		
Greenwood Community		Site falls within th	ne Greenwood Con	nmunity Forest	
Historic Characteristic	s				
Listed Buildings:		No Listed Buildin			
Conservation Areas:			Site is not within a Conservation Area		
Registered Parks & Gar	rdens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mor	iuments:	Site does not contain a Scheduled Ancient			
1 1 2 - ( ( 1 - 21 P		Monument			
Local interest buildings:		No local interest	buildings within the	e site	
Accessibility		Dublic transment	Malking	Cyalina	
Travaltina (minutas) ta	OD:	Public transport	Walking	Cycling	
Travel time (minutes) to		40 mins	23 mins	7 mins	
Travel time (minutes) to		55 mins	> 60 mins	26 mins	
Travel time (minutes) to		18 mins	18 mins	5 mins	
Travel time (minutes) to		38 mins	24 mins	7 mins	
Travel time (minutes) to		37 mins	45 mins	14 mins	
Travel time (minutes) to		24 mins	21 mins	6 mins	
Travel time (minutes) to		38 mins	19 mins	6 mins	
Travel time (minutes) to	town centre:	26 mins	31 mins	9 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	60 homes.	
2. Health	+	Not within 400 m of GP,	
		however it is within 30 minutes	
		walking and cycling time. Within	
		400 m of recreational open	
		space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
		heritage assets (including their	
4. Onimo o	0	settings).	
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	
o. Coolai		facilities, however they are	
		within 30 minutes public	
		transport time to some facilities.	
6. Environment,	-	Loss of natural and semi-natural	Further ecological
Biodiversity and		land. Would involve the loss of	appraisal required
Green Infrastructure		existing trees. Unknown net	to assess the
		biodiversity gain.	value of the site.
			Some on-site
			mitigation and
			enhancement may
			be possible to
			result in
			biodiversity gain.
			Development
			should be
			designed to retain
			trees and
			incorporate green corridors
			throughout the site
			which link to the
			surrounding
			countryside to
			create an
			enhanced Green
			Infrastructure
			network and
			biodiversity.
7. Landscape	0	Score: 48. The site is an	The Landscape
		undulating area of rough	and Visual

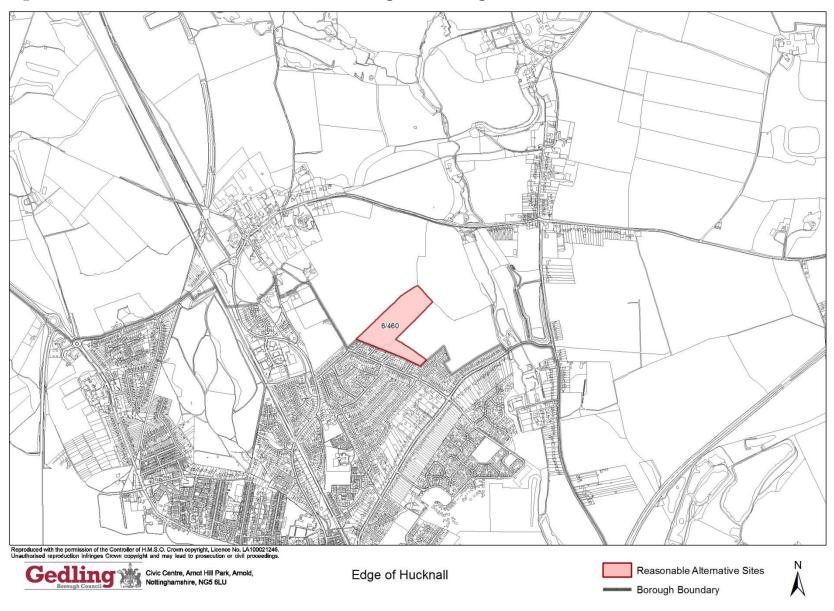
		scrubland nestled between the A612 and the settlement edge. The landscape of the study area is relatively degraded due to the urbanising influences of the A612 and Gedling village and has a low landscape value; there is also a low susceptibility to development and overall the study area has a low sensitivity to development of the site. Visually, the site has little value, but has a medium susceptibility due to the large numbers of receptors in the vicinity. However, overall there is a low visual sensitivity.	Analysis of Potential Development Sites (2014) provides no mitigation recommendations.
8. Natural	-	Loss of greenfield land i.e.	
Resources 9. Flooding		Part of site falls within flood zone 2. The surface water flood risk map indicates there is no significant surface water flooding issue.	Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites.

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.100 (every 30 minutes). Good direct bus route to Carlton and Nottingham City for work. Railway track to the north 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.	

# Appendix C3: Edge of Hucknall

Map of	Reasonable	Alternative	Site for	Housing	on the	edge of	Hucknall	12	23
Site 6/4	60: Hayden	Lane						12	24

#### Map of Reasonable Alternative Site for Housing on the edge of Hucknall



## Site 6/460: Hayden Lane

Site Details		Site Map			
Site ref:	6/460				
Site name:	Hayden Lane		1		
Locality:	Hucknall				
Location:	Adjacent Sub-				
	Regional Centre			$\lambda$	
Site area:	5.99 ha				
Existing use:	(A) Agricultural land		/ /	\	
Site commentary:	Greenfield land.	\ /		/	
-	Part of the site				
	allocated in the				
	Aligned Core		$\sim$		
	Strategy for				
	residential				
	development				
Dwellings capacity:	120 homes				
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics	T			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special Scientif	ic 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  No Ancient Woodland within the site			
Ancient Woodland:					
Air quality: Green Belt:			anagement Area w	itnin the site	
	Corocti	Site falls within the Green Belt Site falls within the Greenwood Community Forest			
Greenwood Community Historic Characteristic		Site rails within the	ie Greenwood Cor	illiullity Folest	
Listed Buildings:	,3	No Listed Buildings within the site			
Conservation Areas:		Site is not within a Conservation Area			
	done:	Site does not fall within a Registered Park and			
Registered Parks & Gardens:		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
Scheduled Ancient Mondments.		Monument			
Local interest buildings:		No local interest buildings within the site			
Accessibility			<u> </u>		
,		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	12 mins	24 mins	7 mins	
Travel time (minutes) to		29 mins	> 60 mins	32 mins	
Travel time (minutes) to		7 mins	8 mins	2 mins	
Travel time (minutes) to	secondary school:	19 mins	27 mins	8 mins	
Travel time (minutes) to		8 mins	17 mins	5 mins	
Travel time (minutes) to		15 mins	31 mins	9 mins	
Travel time (minutes) to	employment zone:	9 mins	10 mins	3 mins	
Travel time (minutes) to	town centre:	11 mins	26 mins	8 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1 Housing		120 homos	Illiugation
1. Housing 2. Health	++	120 homes.  Not within 400 m of GP, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
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 post office in the urban area of Hucknall. It is within 30 minutes public transport time of community facilities within Hucknall.	
6. Environment, Biodiversity and Green Infrastructure		Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	Development should be designed to retain trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
7. Landscape	-	Score: 68. The site provides a valuable buffer between the existing settlement edge and Conservation Area and Mature Landscape Area of the north west and north east respectively. Due to a combination of proposed site boundary, positioning to existing development and nature of land form, development of the full site	- majority of the site (northern area) to include landscape buffer to restrict urban creep beyond the existing settlement edge enhance hedgerows (on north west, north

		will appear as an exaggerated urban extension which will greatly detract from the landscape setting of the north.	and north east sides of the site) to contain development edge and reinforce field patterns and definition.
8. Natural Resources		Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue.	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.728 (hourly). Part of site within 400 m of existing bus stops for No.141 (hourly). Although there are direct bus routes to Hucknall and Nottingham City for work, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive.	
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.	