# Sustainability Appraisal Publication Draft

# Appendix D: Reasonable Alternative Sites for Housing in the Key Settlements

Local Planning Document May 2016





# Introduction

Appendix D contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the Key Settlements of Bestwood Village, Calverton and Ravenshead.

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

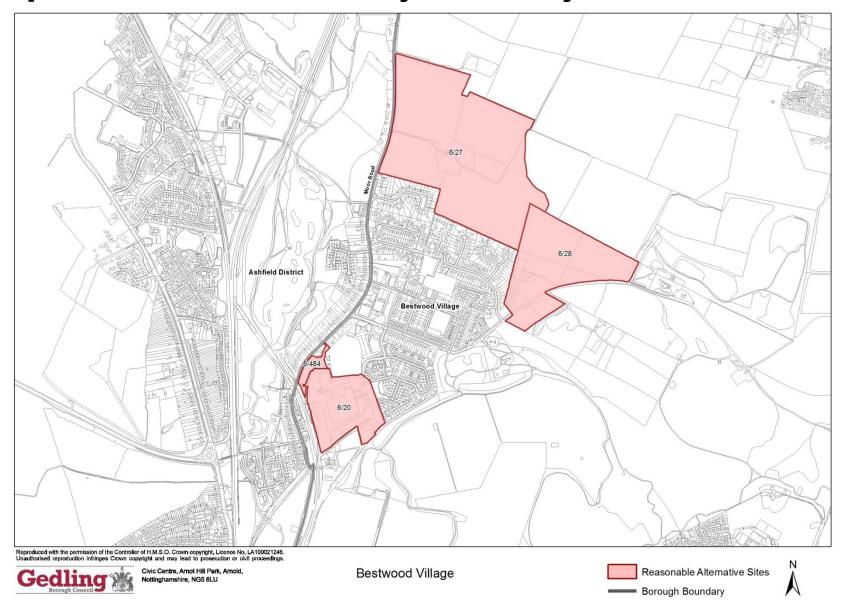
# **Contents**

Appendix D1: Bestwood Village	3
Appendix D2: Calverton	19
Appendix D3: Ravenshead	110

# Appendix D1: Bestwood Village

Map of Reasonable Alternative Sites for Housing in Bestwood Village	4
Site 6/20: Bestwood Business Park	5
Site 6/27: Westhouse Farm	8
Site 6/28: Broad Valley Farm	12
Site 6/484: The Sycamores	16

### Map of Reasonable Alternative Sites for Housing in Bestwood Village



# Site 6/20: Bestwood Business Park

Site Details		Site Map		
Site ref:	6/20	\ \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	OMESTA 1 1 18 41 847 / A	III PARIMINE
Site name:	Bestwood Business Park			
Locality:	Bestwood Village			
Location:	Within named			
	settlement	D (3 E3 (8)		
Site area:	6.01 ha		35 114	
Existing use:	(I) Industry	之 6 種間		88//
Site commentary:	Existing business	り川が開園	S. Coll	
	park. Planning	2月日		
	Committee has			0
	resolved to grant			
	planning			
	permisison for	HE WILL THE THE MENT	11 -307 111	181
	residential			
	development			
	subject to signing a S106			
Dwellings capacity:	220 homes	-		
Brownfield/greenfield:	Brownfield site	-		
Environmental Charac				
Flood risk:	101101100	Not within flood z	one 2 or 3	
Agricultural land:		Urban		
Open space network:		No open space within the site		
Sites of Special Scientif	ic Interest:		I Scientific Interes	t within the site
Local Wildlife Sites:			Site within the site	
Local Nature Reserves:			Reserve within the	
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		Site falls within th	e Greenwood Cor	nmunity Forest
Historic Characteristic	s			
Listed Buildings:		No Listed Buildings within the site		
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 buildings within the site		e site
Accessibility		1 =		I A .:
		Public transport	Walking	Cycling
Travel time (minutes) to		23 mins	34 mins	10 mins
Travel time (minutes) to		15 mins	> 60 mins	20 mins
Travel time (minutes) to		5 mins	5 mins	1 min
Travel time (minutes) to		24 mins	35 mins	11 mins
Travel time (minutes) to		10 mins	31 mins	9 mins
Travel time (minutes) to		16 mins	29 mins	9 mins
Travel time (minutes) to		3 mins	2 mins	1 min
Travel time (minutes) to	town centre:	17 mins	41 mins	12 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	220 homes.	guaren
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to private recreational open space. Access to Bestwood Country Park within the village.	
3. Heritage and Design	0	The development of this site would have no impact on existing heritage assets.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Part of site is within 400 m of the post office and community centre within the village. Site is within 800 m of a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is brownfield land. Adjacent to a Local Wildlife Site, Tree Preservation Orders, Bestwood Country Park and a private open space.	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. 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	++	Site is brownfield land.	

Resources			
9. Flooding		Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.141 and No.728 (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 and also it would be difficult to travel directly to other employment areas within the Borough (and Ashfield District) so this scores a minor positive. Site adjacent to the national cycle route.	
13. Employment		Loss of large number of jobs.	
14. Innovation	0	Mainly depot buildings on site i.e. paper recycling company and vehicle storage with little office use.	
15. Economic Structure		Loss of the "Park Road, Bestwood Village" employment site.	

# Site 6/27: Westhouse Farm

Site Details		Site Map				
Site ref:	6/27	488 X X X X		,		
Site name:	Westhouse Farm	MYN	A	-		
Locality:	Bestwood Village					
Location:	Adjacent named					
	settlement	7/				
Site area:	25.60 ha			/		
Existing use:	(A) Agricultural land	1	1			
Site commentary:	Greenfield land		The Total			
Dwellings capacity:	500 homes		MY			
Brownfield/greenfield:	Greenfield site					
<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	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	ithin the site		
Green Belt:			lls within the Greer			
Greenwood Community	Forest:	Site falls within th	e Greenwood Con	nmunity Forest		
Historic Characteristic	s	1				
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:		tain a Scheduled /	Ancient		
		Monument				
Local interest buildings:		No local interest l	ouildings within the	e site		
Accessibility		I D. L.P. (	1 1 A / 11 ·			
<b>T</b> 10 ( ) ( )	0.0	Public transport	ŭ	Cycling		
Travel time (minutes) to		> 60 mins	46 mins	14 mins		
Travel time (minutes) to		> 60 mins	> 60 mins	23 mins		
Travel time (minutes) to		> 60 mins	17 mins	5 mins		
Travel time (minutes) to		> 60 mins	47 mins	14 mins		
Travel time (minutes) to		> 60 mins	44 mins	13 mins		
Travel time (minutes) to		> 60 mins	41 mins	12 mins		
Travel time (minutes) to		> 60 mins	14 mins	4 mins		
Travel time (minutes) to	town centre:	> 60 mins	54 mins	16 mins		

SA Objectives	Score	Commentary notes	Ideas for
A. Haveler		500 h	mitigation
1. Housing 2. Health	++	500 homes.  No GP within the village,	
2. Health	Т	however it is within 30 minutes	
		cycling time. Approx 50% of the	
		site within 400 m of existing bus	
		stops and the bus services are	
		hourly which explains why the	
		site is not within 30 minutes	
0.115***********************************	0		
_	0		
Design			
		ı	
		and the asset.	
4. Crime	0	Impact of development upon	
		1	
5 Social	+		
3. <b>3. 3. 3.</b> 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3. 3.			
		site is within 800 m of the post	
		office and community centre	
0.5.			D
	-		•
l -			
Oreen minastructure		Officiowif fiet blodiversity gain.	_
			trees and
			incorporate green
			corridors
			_
			ı
			•
			enhanced Green
			Infrastructure
			network and
7	0	Opening 50. The city is	biodiversity.
7. Landscape	U		, ,
		l = = = = = = = = = = = = = = = = = = =	`
		1	
		l = = = = = = = = = = = = = = = = = = =	include landscape
3. Heritage and Design  4. Crime  5. Social  6. Environment, Biodiversity and Green Infrastructure  7. Landscape	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  Southern part of the site within 400 m of a primary school within the village. Approx half of the site is within 800 m of the post	incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.  - majority area (covering the north west-central-east area) of the site to

		by a couple of rights of way that feed into a wider network and lead to Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development maintains the same level of inconspicuousness that the site does at present when viewed from the north. In visual terms, the site has low value, but a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a low landscape sensitivity and a medium visual sensitivity.	buffer to restrict urban creep beyond the existing settlement edge and to preserve the integrity of the rights of way network.
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	+	Although the site adjacent to bus route of No.141 and No.728 (hourly), approx 50% of the site within 400 m of existing bus stops. Public rights 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.	

# Site 6/28: Broad Valley Farm

Site Details		Site Map			
Site ref:	6/28	•			
Site name:	Broad Valley Farm			3	
Locality:	Bestwood Village				
Location:	Adjacent named				
	settlement	1		//2	
Site area:					
Existing use:	(A) Agricultural land	<b>唐教题》</b>			
Site commentary:	Greenfield land		1	They was	
Dwellings capacity:	327 homes			5/3	
Brownfield/greenfield:	Greenfield site				
· · · · · · · · · · · · · · · · · ·		35			
			at a live	Ü.	
			The state of the s		
			14/14		
Environmental Charac	taristics	_			
Flood risk:	ici istics	Not within flood z	one 2 or 3		
Agricultural land:		Grade 3	0110 2 01 0		
Open space network:		No open space w	ithin the site		
Sites of Special Scientifi	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	io intorcot.	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:		Site falls within th		itimi trio oito	
Greenwood Community	Forest:		e Greenwood Con	nmunity Forest	
Historic Characteristic					
Listed Buildings:		No Listed Buildin	as within the site		
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	dens:	II.	within a Registere		
		Garden			
Scheduled Ancient Mon	uments:		tain a Scheduled	Ancient	
		Monument			
Local interest buildings:		No local interest l	buildings within the	e site	
Accessibility			Ť,		
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	28 mins	42 mins	13 mins	
Travel time (minutes) to	hospital:	20 mins	> 60 mins	22 mins	
Travel time (minutes) to	•	11 mins	13 mins	4 mins	
Travel time (minutes) to		29 mins	44 mins	13 mins	
Travel time (minutes) to		15 mins	39 mins	12 mins	
Travel time (minutes) to		20 mins	37 mins	11 mins	
Travel time (minutes) to		9 mins	10 mins	3 mins	
Travel time (minutes) to		22 mins	49 mins	15 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	327 homes.	Initigation
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time. Adjacent to Bestwood Country Park.	
3. Heritage and Design		The development of the southern part of the site would have a significant impact on the Listed Building and Scheduled Ancient Monument, and to a lesser extent the Conservation Area.	The removal of the southern part of the site would greatly reduce the impact of development.
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-east part of the site within 400 m of the post office and a primary school within the village. Approx half of the site is within 800 m of the community centre within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Unknown net biodiversity gain. Site adjacent to a Local Wildlife Site and Bestwood Country Park.	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: 62. The site is a series of undulating fields that sit immediately to the east of the settlement edge of Bestwood Village; they are crossed by a footpath that feeds into a wider	- south part of the site (separated by Park Road) to include landscape buffer to maintain the setting of the

		network and leads to the nearby Bestwood Country Park. The study area has an overall medium landscape value, arising from its representativeness of the policy zone in which it sits, as well as its landscape and scenic quality and recreational value. The study area has a low susceptibility to development of the site given its proximity to the existing urban edge, however care needs to be taken that the development does not have an adverse effect on either the Country Park or the rural perception to the east of the site. In visual terms, the site has a medium value – arising from its proximity to Bestwood Country Park – and a medium susceptibility as it forms a part of the landscape setting for residents and rights of way users and is visible across a moderate area. Overall, the study area has a medium landscape sensitivity and a medium visual sensitivity.	mature landscape and to restrict urban creep within a rural setting.
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 the site has a considerable amount of surface	Requires adequate sustainable drainage systems to control the rate

10.11/		water flooding.	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	+	Although the site adjacent to bus route of No.141 and No.728 (hourly), approx 50% of the site within 400 m of existing bus stops. 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.	

# Site 6/484: The Sycamores

Site Details		Site Map			
Site ref:	6/484	Distriction of the American	0000 1002 POSE II 000000 100 I	New 2 102	
Site name:	The Sycamores			The state of the s	
Locality:	Bestwood Village				
Location:	Within named				
	settlement	PAN (VIII)		-	
Site area:	0.62 ha		9	{	
Existing use:	(R) Residential	111/62			
Site commentary:	Residential garden			I	
and commontary:	land. Site has		14/3	A-C	
	planning				
	permission for		Allery		
	residential		萬(		
	development	S CYEE		-5//	
Dwellings capacity:	25 homes	ころの一日田	間川口一一	/ /.	
Brownfield/greenfield:	Greenfield site				
Environmental Charac					
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Urban			
Open space network:		No open space w	No open space within the site		
Sites of Special Scientific Interest:		No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:			No Local Nature Reserve within the site		
Ancient Woodland:			dland within the site		
Air quality:			anagement Area w		
Green Belt:			within the Green E		
Greenwood Community Forest:		Site falls within th	ne Greenwood Con	nmunity Forest	
Historic Characteristic	S				
Listed Buildings:		No Listed Buildin			
Conservation Areas:		Site is within a Co			
Registered Parks & Gardens:			within a Registere	d 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		Dulelle to control	I M/all-in a	O. salina a	
Translation of the translation	OD:	Public transport 22 mins		Cycling	
	Travel time (minutes) to GP:		28 mins	8 mins	
Travel time (minutes) to	•	14 mins	59 mins	18 mins	
Travel time (minutes) to		7 mins	7 mins	2 mins	
Travel time (minutes) to		26 mins	30 mins	9 mins	
Travel time (minutes) to		10 mins	25 mins	8 mins	
Travel time (minutes) to		19 mins	23 mins	7 mins	
Travel time (minutes) to	. ,	5 mins	5 mins	2 mins	
Travel time (minutes) to	town centre:	17 mins	35 mins	11 mins	

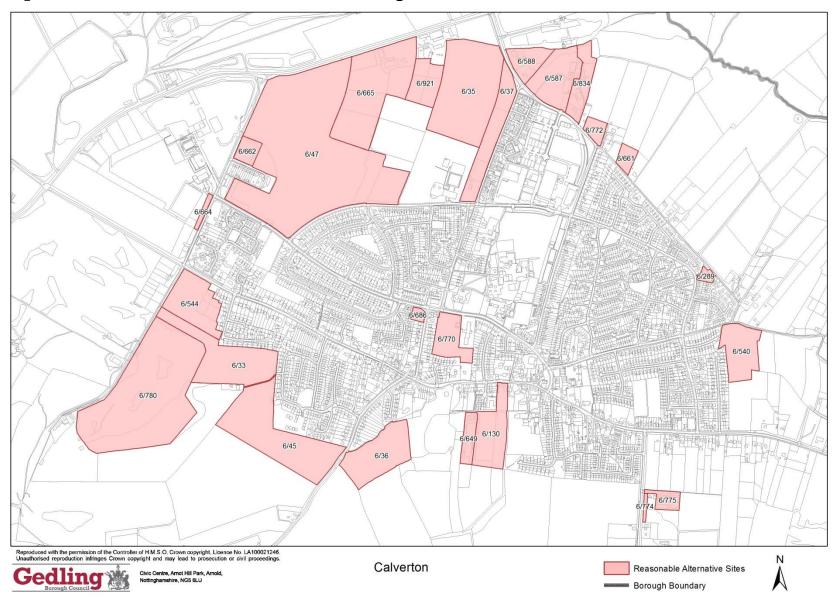
SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	25 homes.	
2. Health	+	No GP within the village,	
		however it is within 30 minutes	
		public transport and cycling	
		time. Adjacent to private	
		recreational open space.	
		Access to Bestwood Country	
O Havitana and		Park within the village.	Thous is soon a fau
3. Heritage and	-	Minor impact on heritage asset.	There is scope for
Design			development to improve this site
			such that it makes
			a positive
			contribution to the
			Conservation
			Area.
4. Crime	0	Impact of development upon	7 11 0011
		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
		allocation.	
5. Social	+	Site is within 400 m of the	
		community centre within the	
		village. Site is within 800 m of	
		the post office and a primary	
		school within the village.	
6. Environment,		Site is residential garden land.	Trees protected by
Biodiversity and		Tree Preservation Orders within	Tree Preservation
Green Infrastructure		the site. Site adjacent to a Local	Orders should be
		Wildlife Site.	retained within scheme and
			protected during
			construction to
			avoid/minimise any
			adverse effects.
7. Landscape	0	Not assessed as site has	
·		planning permission.	
8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2	Requires adequate
		or 3. The surface water flood	sustainable
		risk map indicates there is a	drainage systems
		high risk surface water flooding	to control the rate
		issue to the south of the site	of surface water
		(which is a very small	runoff.
		percentage of the site).	

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.141 and No.728 (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 and also it would be difficult to travel directly to other employment areas within the Borough (and Ashfield District) so this scores a minor positive. Site adjacent to the national cycle route.	
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 D2: Calverton

Map of Reasonable Alternative Sites for Housing in Calverton	20
Site 6/33: Hollinwood Lane/Long West Croft	21
Site 6/35: Mansfield Lane (Flatts Hill)	24
Site 6/36: Lampwood Close	28
Site 6/37: Long Acre Lodge	32
Site 6/45: Georges Lane/Gorse Close	36
Site 6/47: Park Road/Hollinwood Lane	40
Site 6/130: Dark Lane	44
Site 6/289: Bottom Farm	47
Site 6/540: Land to the South of Crookdole Lane	50
Site 6/544: Main Street/Hollinwood Lane (Land Adj To)	53
Site 6/587: Mansfield Lane (Whitehaven Farm)	57
Site 6/588: Mansfield Lane (250)	61
Site 6/649: Woods Lane	64
Site 6/661: Land at Broom Farm	67
Site 6/662: Hollinwood Lane/North Green	71
Site 6/664: Calverton Miners Welfare	74
Site 6/665: Warren Place	78
Site 6/686: The Cherry Tree	82
Site 6/770: Land at Collyer Road	
Site 6/772: Broom Farm, Mansfield Lane	88
Site 6/774: Borrowside Farm Bonnerhill (Site A)	92
Site 6/775: Borrowside Farm Bonnerhill (Site B)	96
Site 6/780: Ramsdale Park Golf Course	99
Site 6/834: Woodview Farm	103
Site 6/921: Shire Farm, Calverton	106

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



# Site 6/33: Hollinwood Lane/Long West Croft

Site Details		Site Map		
Site ref:	6/33	> / / > > \/ !!!! \	NA ALI MANERA ANA	NAME OF THE PARTY.
Site name:	Hollinwood Lane/ Long West Croft			
Locality:	Calverton			1947
Location:	Adjacent named settlement	3		
Site area:	4.54 ha	A		
Existing use:	(A) Agricultural land	A.		<b>1</b> 500
Site commentary:	Greenfield land		/	
Dwellings capacity:	136 homes	1 1		
Brownfield/greenfield:	Greenfield site	9		
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 3		
Open space network:		No open space w	vithin 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:		No Ancient Wood	dland within the site	9
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	gs within the site	
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gardens:		Site does not fall within a Registered Park and Garden		
Scheduled 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:		23 mins	21 mins	6 mins
Travel time (minutes) to hospital:		39 mins	> 60 mins	29 mins
Travel time (minutes) to	· / / / / / / / / / / / / / / / / / / /	26 mins	19 mins	6 mins
Travel time (minutes) to	•	28 mins	24 mins	7 mins
Travel time (minutes) to		28 mins	26 mins	8 mins
Travel time (minutes) to	•	27 mins	> 60 mins	19 mins
Travel time (minutes) to		10 mins	8 mins	2 mins
Travel time (minutes) to	town centre:	31 mins	> 60 mins	22 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	136 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes walking and cycling	
		time. Within 400 m of	
		recreational open space.	
3. Heritage and	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 within the village.	
		However it is within 30 minutes	
		walking and cycling time to	
		community facilities in the	
		village.	
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	0	Score: 58. The site comprises a	- North west part of
		medium scale pastoral field	the site (strip of
		within a rolling landform and a	land from highway
		settlement edge context. It	to central of the
		corresponds somewhat with its	site) to include
		Policy Zone (SH17), differing in	landscape buffer to
		terms of land cover and tree	rising landform and
		cover. The site itself is an	linear section of
		irregular shape, nestling into the	site to prevent the
		existing settlement to the east	illusion of
		and extending a thin finger into	excessive
		countryside towards the west.	extension of built
		There is concern that the	form to the
		development of this finger could	settlement edge.
		form an inappropriate extension	- west part of the
		into countryside and act as a	site to include
		catalyst for development in the	mitigation tree and
		surrounding fields. For this	shrub planting to
		reason, the site has a medium	prevent extended
		sensitivity in terms of landscape.	views into site from
		There are moderate numbers of	Ramsdale Golf

		receptors of visual effects for whom the site forms a part of the landscape setting they enjoy, however the site has a generally low visual value and for this reason, the visual sensitivity of the site to development is considered to be low.	Course.
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 low risk surface water flooding (which is a 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	-	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 6/35: Mansfield Lane (Flatts Hill)

Site Details  Site ref:  Site ref:  Site name:  Mansfield Lane (Flatts Hill)  Locality:  Calverton  Location:  Adjacent named settlement  Site area:  7.45 ha  Existing use:  (A) Agricultural land  Site commentary:  Greenfield land  Dwellings capacity:  Brownfield/greenfield:  Greenfield site   Environmental Characteristics  Flood risk:  Agricultural land:  Part of site within flood zone 3  Agricultural land:  Grade 3			
(Flatts Hill)  Locality: Calverton  Location: Adjacent named settlement  Site area: 7.45 ha  Existing use: (A) Agricultural land  Site commentary: Greenfield land  Dwellings capacity: 223 homes  Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Part of site within flood zone 3			
Location:  Adjacent named settlement  Site area: 7.45 ha  Existing use: (A) Agricultural land Site commentary: Greenfield land Dwellings capacity: 223 homes  Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Part of site within flood zone 3			
Site area: 7.45 ha Existing use: (A) Agricultural land Site commentary: Greenfield land Dwellings capacity: 223 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Part of site within flood zone 3			
Existing use:  (A) Agricultural land Site commentary:  Greenfield land  Dwellings capacity:  Brownfield/greenfield:  Greenfield site  Environmental Characteristics  Flood risk:  Part of site within flood zone 3			
Site commentary: Greenfield land  Dwellings capacity: 223 homes  Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Part of site within flood zone 3			
Dwellings capacity: 223 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Part of site within flood zone 3			
Environmental Characteristics Flood risk:  Part of site within flood zone 3			
Environmental Characteristics Flood risk: Part of site within flood zone 3			
Flood risk: Part of site within flood zone 3			
Agricultural land: Grade 3			
	No open space within the site		
	No Site of Special Scientific Interest within the site		
Local Wildlife Sites: No Local Wildlife Site within the site			
Local Nature Reserves: No Local Nature Reserve within the site			
Ancient Woodland: No Ancient Woodland within the site			
Air quality: No Air Quality Management Area within the sit	:e		
Green Belt: Site falls within the Green Belt			
Greenwood Community Forest: Site falls within the Greenwood Community Fo	rest		
Historic Characteristics			
Listed Buildings: No Listed Buildings within the site			
Conservation Areas: Site is not within a Conservation Area			
Registered Parks & Gardens: Site does not fall within a Registered Park and Garden	I		
Monument	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: 8 mins 20 mins 6 mins			
Travel time (minutes) to hospital: 33 mins > 60 mins 30 mins			
Travel time (minutes) to primary school: 9 mins 10 mins 3 mins			
Travel time (minutes) to secondary school: 12 mins 15 mins 5 mins			
Travel time (minutes) to leisure centre: 13 mins 16 mins 5 mins			
Travel time (minutes) to community centre: 39 mins > 60 mins 21 mins			
Travel time (minutes) to employment zone: 6 mins 7 mins 2 mins			
Travel time (minutes) to town centre: 25 mins > 60 mins 23 mins			

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	223 homes.	mingation
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design	-	The development of this site would result in a small impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton.	Reduce or green the edge of site nearest the farmstead.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. 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: 71. The site consists of open arable land within a rolling landscape context at the edge of an existing nucleated settlement area. A number of key characteristics of the SH17 Policy Zone are evident which forms a transition from a built up urban area into an increasingly rural landscape. Views into site from Whinbush Lane and Flatts	- northern area of the site to include landscape buffer to sloping landform to provide an element of screening and maintain openness which is a feature of the wider landscape mitigation tree

	Lane are partially screened by a sloping landform which obscures views of the existing settlement edge and helps to retain an element rural character despite a close proximity to the built up settlement area. The site is however affected by its proximity to the existing urban edge and associated man made elements, and due to the nature of its sloping landform could potentially accommodate limited development to the southern section of site without impacting on the wider rural character.	and shrub planting to ridge line enhanced hedgerows (on west and south sides of the site) to maintain adjacent field definition and to help contain potential development site enhanced hedgerows to boundary at Flatts Lane (on north east side of the 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	Northern boundary influenced by flood zone 3 which is a very small percentage of the site.  The majority of the site does not fall within a flood zone thus a minor negative score. 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.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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.	

# Site 6/36: Lampwood Close

Site Details		Site Map			
Site ref:	6/36		HILL O'K MORE THE		
Site name:	Lampwood Close			NO P	
Locality:	Calverton				
Location:	Adjacent named				
	settlement			>	
Site area:	3.42 ha	8 40 49 7		-	
Existing use:	(A) Agricultural land		)	_8	
Site commentary:	Greenfield land			1 }	
Dwellings capacity:	103 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:			lland 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 Characteristics					
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 Monuments:		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:	9 mins	15 mins	5 mins	
Travel time (minutes) to	hospital:	22 mins	> 60 mins	25 mins	
Travel time (minutes) to		8 mins	12 mins	4 mins	
Travel time (minutes) to	secondary school:	14 mins	17 mins	5 mins	
Travel time (minutes) to	leisure centre:	14 mins	20 mins	6 mins	
Travel time (minutes) to	community centre:	24 mins	50 mins	15 mins	
Travel time (minutes) to	employment zone:	6 mins	12 mins	4 mins	
Travel time (minutes) to	town centre:	15 mins	60 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	103 homes.	magadon
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.	
3. Heritage and Design		The development of this site would have a major impact directly on the Calverton Conservation Area because the character of the part of the Conservation Area adjacent to the site is open in aspect.	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	+	Part of site is within 400 m of a village hall within the village. Site is within 800 m of a post office, a library and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. 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: 51. The site consists of a relatively flat arable field between the settlement edge to the north and rising landform to the south. There is a large amount of mature vegetation within the field and on its boundaries and the site is visually well contained. In terms of landscape, there are some elements of value within the	- retain and enhance existing boundary planting (on east and south sides of the site) to contain site and to maintain the rural / settlement edge.

		study area but the contained nature of the site and its position in relation to the village edge means that the study area would have a low susceptibility to development of the site. It is considered that the study area is of low landscape sensitivity. The visual containment of the site along with its relative lack of visual value means that the study area has a low visual sensitivity to development of the 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. However there is surface water flooding issue on George's Lane adjacent to 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 Calverton Connection (every 15 minutes). Although there is direct bus route to	

		Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public right of way adjacent 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.	

# Site 6/37: Long Acre Lodge

Site Details		Site Map			
Site ref:	6/37	10000		N-1	
Site name:	Long Acre Lodge	1 000	TORG /		
Locality:	Calverton				
Location:	Adjacent named				
	settlement	1		A-A-	
Site area:	2.74 ha	4		19	
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land	7		Message	
Dwellings capacity:	80 homes		The state of the s	M	
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 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:		No Air Quality Ma	anagement 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:			a Conservation Are		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and Garden			
	Scheduled Ancient Monuments:		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		6 mins	17 mins	5 mins	
Travel time (minutes) to	•	31 mins	> 60 mins	29 mins	
Travel time (minutes) to		7 mins	6 mins	2 mins	
Travel time (minutes) to	•	10 mins	12 mins	4 mins	
Travel time (minutes) to	leisure centre:	11 mins	13 mins	4 mins	
Travel time (minutes) to	community centre:	35 mins	> 60 mins	20 mins	
Travel time (minutes) to		4 mins	3 mins	1 min	
Travel time (minutes) to	town centre:	23 mins	> 60 mins	23 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11		001	mitigation
1. Housing	++	80 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes public transport,	
		walking and cycling time.	
		Adjacent to recreational open	
3. Heritage and	0	Space.  No effect as the site has no	
Design		impact upon the significance of	
Design		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	+	Part of site is within 400 m of a	
		leisure centre and schools within	
0.5		the village.	
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	0	Score: 50. The site consists of a	- northern area of
7. Landodapo		long stretch of rough land which	the site to include
		follows the line of the existing	landscape buffer to
		settlement edge. Any future	sloping landform to
		development would result in	provide an element
		greater views from Whinbush	of screening and
		Lane, Flatts Lane and William	maintain openness
		Lee Memorial Park, though	which is a feature
		these views are already affected	of the wider
		by the existing settlement edge.	landscape.
		The study area has a low	- mitigation tree
		landscape value and a low	and shrub planting
		landscape susceptibility,	to ridge line.
		therefore the overall sensitivity	- enhanced
		of the landscape is considered	hedgerows to
		to be low. Visually, the site has	boundary at Flatts
		a low value, but has a medium	Lane (on the north
		susceptibility to development	east side of the

		arising from it facilitating views to the north for residents.  Overall, the study area has a low visual sensitivity.	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 Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). Although there are direct bus routes to Nottingham City, they would take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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	0	No loss of employment/retail/	

Structure	mixed use land.	

# Site 6/45: Georges Lane/Gorse Close

Site Details		Site Map			
Site ref:	6/45	7	LUIING HALFACNICH ZL	NARIO	
Site name:	Georges Lane/ Gorse Close				
Locality:	Calverton	9 []			
Location:	Adjacent named settlement	5)	80		
Site area:	6.00 ha	/ /			
Existing use:	(A) Agricultural land		Shift I	到底	
Site commentary:	Greenfield land		V		
Dwellings capacity:	180 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	lland 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	Forest:	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 Monuments:		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:	12 mins	17 mins	5 mins	
Travel time (minutes) to	hospital:	26 mins	> 60 mins	26 mins	
Travel time (minutes) to		11 mins	14 mins	4 mins	
Travel time (minutes) to	secondary school:	16 mins	19 mins	6 mins	
Travel time (minutes) to	leisure centre:	17 mins	21 mins	6 mins	
Travel time (minutes) to	community centre:	28 mins	54 mins	16 mins	
Travel time (minutes) to	employment zone:	31 mins	13 mins	4 mins	
Travel time (minutes) to	Travel time (minutes) to town centre: 19 mins > 60 mins 19 mins				

SA Objectives	Score	Commentary notes	Ideas for
4 11		1001	mitigation
1. Housing 2. Health	++	180 homes.  Not within 400 m of GP within the village, 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 a direct impact on the heritage asset as it would erode views from the Conservation Area of farmland. There would also be an indirect effect on the setting of the Conservation Area.	A reduction in the size of the site, concentrated in the north, would be much less imposing on the Conservation Area, in particular if appropriate consideration is given to the correct scale, form, mass, appearance, density and edging.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure		Tree Preservation Orders within site. Unknown net biodiversity gain.	Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	-	Score: 65. The site consists of a large sloping arable field on the edge of the settlement of Calverton. It incorporates two	- strengthening of existing boundary vegetation and hedgerows (on

		Policy Zones - one is of poor sensitivity and occurs on the lower slopes, one of good sensitivity which occurs on the upper slopes. The slopes of the site form an important backdrop to the village of Calverton and existing housing forms a strong settlement edge and strong distinction between urban and rural. Overall, it is considered that the study area has a medium landscape sensitivity, arising from its rural, scenic and sloping nature. In addition, the site has a medium visual sensitivity as it forms a key part to the landscape setting of Calverton and has value in terms of being of recreational amenity.	east side of the site) can prevent occasional glimpses from Georges Lane.
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. However there is surface water flooding issue on George's Lane adjacent to 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	

12. Transport	+	for either renewable energy provision or energy efficiency measures.  Majority of the site within 400 m	
		of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public right of way adjacent to the east 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 6/47: Park Road/Hollinwood Lane

Site Details		Site Map		
Site ref: Site name:  Locality: Location:	Park Road/ Hollinwood Lane Calverton			3
	Adjacent named settlement	· Alex		
Site area:	21.64 ha			7
Existing use:	(A) Agricultural land			171
Site commentary:	Greenfield land		7/	7 0
Dwellings capacity:	649 homes		//	
Brownfield/greenfield:	Greenfield site		151 (15)	
<b>Environmental Charac</b>	teristics			
Flood risk:		Part of site within	flood zone 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 Cor	nmunity Forest
Historic Characteristic	S	T		
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		13 mins	20 mins	6 mins
Travel time (minutes) to	•	32 mins	> 60 mins	30 mins
Travel time (minutes) to		13 mins	12 mins	4 mins
Travel time (minutes) to		18 mins	17 mins	5 mins
Travel time (minutes) to		18 mins	19 mins	6 mins
Travel time (minutes) to		21 mins	> 60 mins	20 mins
Travel time (minutes) to		12 mins	11 mins	3 mins
Travel time (minutes) to	town centre:	25 mins	> 60 mins	23 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	649 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes public transport,	
		walking and cycling time. Part	
		of the site 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	+	Not within 400 m of community	
		facilities within the village,	
		however they are within 30	
		minutes public transport time.	
		Part of the site is within 800 m of	
		a village hall, a leisure centre	
6. Environment,		and schools within the village.  No existing designations, open	Developer
Biodiversity and	-	space or Tree Preservation	contribution could
Green Infrastructure		Orders within the site. Site	be used to
Oreen initiastructure		adjacent to open space.	enhance area of
		Unknown net biodiversity gain.	open space to
		Online with the bload versity gain.	increase
			biodiversity and
			allow opportunities
			for recreation.
7. Landscape		Score: 80. The site is an open	- majority area
		rolling agricultural field on the	(from north west to
		village edge. Landform is a key	central) of the site
		feature with slopes away from	to include
		the village partly screening the	landscape buffer to
		village from the rural	sloping ground to
		surroundings. There is a high	retain rural
		susceptibility to development on	landscape to the
		this site owing to the landform,	north and to
		with new development forming a	prevent urban
		clear extension of the settlement	sprawl.
		into countryside and visibly	- mitigation
		increasing the scale of the	planting top of

		village as viewed from the north. Overall, the study area has a high landscape sensitivity to new development in this location. Visually, the site is very open and forms a key part of the landscape setting of the village and of the rights of way surrounding it. Overall, the study area is considered to have a medium visual sensitivity to development on the site.	ridge to screen views from north and west enhance existing screening (on the west side of the side) strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road) enhance boundary planting and hedgerows to define and provide screening to rights of way and Oxton Road (and Hollinwood Lane and north east side of the 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	-	Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface	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

		water route that runs across the site.	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	+	Although site adjacent to bus route for Calverton Connection (every 15 minutes), part of the site is 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 6/130: Dark Lane

Site Details		Site Map				
Site ref:	6/130					
Site name:	Dark Lane	THE BUT OF THE THE SHEET IN				
Locality:	Calverton					
Location:	Adjacent named	The second				
Location.	settlement					
Site area:	2.38 ha	1/11				
Existing use:	(A) Agricultural land	Total State				
Site commentary:	Greenfield			計劃		
One commentary.	land/residential	1				
	use. Site has		H   1	山山		
	planning	L A LI		副		
	permission for		AH.			
	residential					
	development	711		1449		
Dwellings capacity:	72 homes	1 1 1	1 11	1		
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 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:		No Ancient Wood	lland within the site	е		
Air quality:		No Air Quality Ma	nagement Area w	ithin the site		
Green Belt:			within the Green E			
Greenwood Community	Forest:	Site falls within th	e Greenwood Con	nmunity Forest		
Historic Characteristic	s					
Listed Buildings:		No Listed Building				
Conservation Areas:			nin a Conservation			
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			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
To although the his	0.0	Public transport	Walking	Cycling		
Travel time (minutes) to		10 mins	10 mins	3 mins		
Travel time (minutes) to		30 mins	> 60 mins	29 mins		
Travel time (minutes) to		7 mins	6 mins	2 mins		
Travel time (minutes) to		15 mins	13 mins	4 mins		
Travel time (minutes) to		15 mins	14 mins	4 mins		
Travel time (minutes) to		31 mins	> 60 mins	20 mins		
Travel time (minutes) to		7 mins	7 mins	2 mins		
Travel time (minutes) to	town centre:	22 mins	> 60 mins	23 mins		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	72 homes.	Initigation
2. Health	++	Within 400 m of GP within the village and recreational open space.	
3. Heritage and Design		The development of the site would result in an impact on the Conservation Area and its setting. The demolition of the barn would result in the loss of a non recorded historic building which makes an important contribution to the street scene.	There is scope to improve the approach to the site by creating a lane with smaller cottages on the access to the site.
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	++	Community facilities within 400 m.	
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. Tree Preservation Orders on eastern boundary of the site. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	0	Not assessed as site is allocated in the Replacement Local Plan and has planning permission.	
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. However there is surface water flooding issue on Main Street adjacent to 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 Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public rights of way through the site and to the east 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 6/289: Bottom Farm

Site Details		Site Map			
Site ref:	6/289				
Site name:	Bottom Farm	D=X-///			
Locality:	Calverton				
Location:	Within named				
Location.	settlement				
Site area:	0.25 ha	11100			
Existing use:	(R) Residential	777			
Site commentary:	Residential use	- HILE-11/10			
Site commentary.	(garden land) and	21 HHAIL		/	
	agricultural use				
	(barn)		DIE HA		
Dwellings capacity:	11 homes		WHY THE		
Brownfield/greenfield:	Greenfield site				
Brownineid/greenineid.	Greenileid Site	YATE	HTT COS	)(K/X)	
		1 - 1 - 11 71 - 11 71 -	THE TOTAL	\ \ X\	
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:			dland within the site		
Air quality:			anagement Area w		
Green Belt:			within the Green E		
Greenwood Community		Site falls within th	ne Greenwood Cor	nmunity Forest	
Historic Characteristic	S	T			
Listed Buildings:		No Listed Buildin			
Conservation Areas:	<u> </u>	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   No local interest buildings within the site			
Local interest buildings:		ino local interest	bullaings within the	e site	
Accessibility		Dublic transport	Malleina	Cyceline	
Traval time (minutes) to	GD:	Public transport	Walking	Cycling	
Travel time (minutes) to Travel time (minutes) to		12 mins	11 mins	3 mins	
Travel time (minutes) to		38 mins 17 mins	> 60 mins 15 mins	31 mins 5 mins	
Travel time (minutes) to		15 mins	17 mins	5 mins	
Travel time (minutes) to	•	15 mins	16 mins	5 mins	
` '					
Travel time (minutes) to	•	40 mins 6 mins	> 60 mins	22 mins	
Travel time (minutes) to Travel time (minutes) to		31 mins	6 mins > 60 mins	2 mins 24 mins	
_ rraver time (minutes) to	town tente.	OT HIIII 10		Z4 IIIII15	

SA Objectives	Score	Commentary notes	Ideas for
4 11			mitigation
1. Housing	++	11 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, 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	U	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 within the village,	
		however they are within 30	
		minutes public transport time.	
		Site is within 800 m of a post	
		office, a library and schools	
6. Environment,	0	within the village.  No existing designations, open	
Biodiversity and	U	space or Tree Preservation	
Green Infrastructure		Orders within the site. Unknown	
		net biodiversity gain.	
7. Landscape	0	Not assessed due to site within	
'		the built up area.	
8. Natural	-	Loss of agricultural land grade 3	Agricultural Land
Resources		and greenfield land. No	Classification
		information on whether the site	survey required to
		is best and most versatile land	determine whether
		i.e. grade 3a.	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	

10. Waste		or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.  Results in increased household	
To. waste	-	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 Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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.	

# Site 6/540: Land to the South of Crookdole Lane

Site Details		Site Map			
Site ref:	6/540				
Site name:	Land to the South of Crookdole Lane				
Locality:	Calverton				
Location:	Adjacent named settlement	Toddada	$\int_{0}^{\infty}$		
Site area:	2.30 ha	THAT do.	1		
Existing use:	(A) Agricultural land	HILLSH			
Site commentary:	Greenfield land		Į.		
Dwellings capacity:	95 homes	THE PARTY OF THE P	. 1		
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	lland within the site	9	
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				
Listed Buildings:		No Listed Building			
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	site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		13 mins	13 mins	4 mins	
Travel time (minutes) to		38 mins	> 60 mins	31 mins	
Travel time (minutes) to	primary school:	15 mins	15 mins	4 mins	
Travel time (minutes) to	,	15 mins	19 mins	6 mins	
Travel time (minutes) to		15 mins	20 mins	6 mins	
Travel time (minutes) to		40 mins	> 60 mins	22 mins	
Travel time (minutes) to	employment zone:	8 mins	8 mins	2 mins	
Travel time (minutes) to	town centre:	31 mins	> 60 mins	24 mins	

1. Housing 2. Health 4 Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space. 3. Heritage and Design 4. Crime 5. Social 6. Crime 7. Landscape 7. Landscape 7. Landscape 7. Landscape 7. Landscape 7. Landscape 8. Natural 7. Landscape 8. Natural 7. Loss of agricultural land grade 3 8. Natural 7. Loss of agricultural land grade 3 8. Natural 9. Not within 400 m of GP within the wils within in the village, however they are within 30 minutes public transport time. Site is within 400 m of a post office and a library within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village. 9. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. 9. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain. 9. Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality. 9. Natural 1. Loss of agricultural land grade 3 9. Agricultural Land	SA Objectives	Score	Commentary notes	Ideas for
2. Health				mitigation
the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to recreational open space.  3. Heritage and Design				
30 minutes public transport, walking and cycling time. Adjacent to recreational open space.  3. Heritage and Design	2. Health	+		
walking and cycling time. Adjacent to recreational open space.  3. Heritage and Design  O No effect as the site has no impact upon the significance of heritage assets (including their settings).  4. Crime  O Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  5. Social  + Not within 400 m of community facilities within 400 m of a post office and a library within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the acrow lane which includes a vegetated drainage channel. enhance landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape is to align with adjacent field pattern.  8. Natural  - Loss of agricultural land grade 3  Agricultural Land			<b>5</b> ·	
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 within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  0 No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  0 Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape settling, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Adjacent to site alignicance of heritage assets (including their settings).				
Space   Spac			, ,	
3. Heritage and Design  O No effect as the site has no impact upon the significance of heritage assets (including their settings).  4. Crime  O Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  5. Social  + Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O No existing designations of a post office and a library within the village.  No existing designations of a post office and a library within the village.  O No existing designations of a post office and a library within the village.  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape in the diagnature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  O No effect as the site including their settings.			· · · · · · · · · · · · · · · · · · ·	
impact upon the significance of heritage assets (including their settings).  4. Crime  O Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  5. Social  + Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscapa Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Loss of agricultural land grade 3  Agricultural Land	2 Haritaga and	0		
heritage assets (including their settings).  4. Crime  O Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  5. Social  + Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Loss of agricultural land grade 3  Agricultural Land	_	U		
4. Crime  O Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Not within 400 m of community factors it existed to site within 30 minutes public transport time. Site is within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a post office and a library within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a post of the site to include landscape the site to include landscape to the site to include and scape to the site to include and scape and visual quality.  - northern area of the site unknown and post of the site to include and scape which includes a ve	Design			
4. Crime  O Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  5. Social  + Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - I Loss of agricultural land grade 3  I Mot within 400 m of community facilities within 30 minutes village, however they are within 30 minutes public transport time. Site is within the village, however they are within 30 minutes public transport time. Site is within the village, however they are within 30 minutes public transport time. Site is within the village, however they are within 30 minutes public transport time. Site is within 30 minutes public transport time. Site is within 30 minutes public transport time. Site is within 30 minutes village, however they are within 30 minutes village, however they are within 30 minutes public transport time. Site is within the village.  - northerm area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the airc in market to include landscape which includes a vegetated drainage channel. enhance headgerows (on the east side of the site) to screen site to align with adjacent field pattern.			, ,	
crime is dependent upon design and a series of secondary factors not related to site allocation.  5. Social  + Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Side is within 400 m of community facilities within 400 m of a post office and a library within the village.  6. Environment, Socre: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural  - Loss of agricultural land grade 3  Agricultural Land	4. Crime	0	<u> </u>	
and a series of secondary factors not related to site allocation.  Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape settling, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Not within 400 m of community factions of community facilities within 130 minutes public transport time. Site is within 30 minutes public transport time. Site is within the village, however they are within 130 minutes public transport time. Site is within 30 minutes public transport time. Site is within 30 minutes public transport time. Site is within 40 minutes public transport time. Site is within 40 more and a library within the village, however, due to the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.			•	
allocation.  5. Social  + Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Loss of agricultural land grade 3 Agricultural Land			and a series of secondary	
Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within the village, however they are within the village, however they are within 130 minutes public transport time. Site is within the village, however they are within 140 minutes prost time. Site is within the village, however they are within 140 minutes prost time. Site is within the village, however they are within 140 minutes prost time. Site is within the village, however they are within the village, however they are within the village, however they are within the villege.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.			factors not related to site	
facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane wegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.			allocation.	
however they are within 30 minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape settling, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Landscape buffer along Crookdale Land to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site to align with adjacent field pattern.  S. Natural  Agricultural Land	5. Social	+		
minutes public transport time. Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O  Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the adjacent built form would have little impact on the overall landscape and visual quality.  Some of a gricultural land grade 3 Agricultural Land				
Site is within 800 m of a post office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  O No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance headgrows (on the east side of the site) to screen site to align with adjacent field pattern.  S. Natural			_	
office and a library within the village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  0 Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  O Score: 44. The site falls within a rourthern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural				
village.  6. Environment, Biodiversity and Green Infrastructure  7. Landscape  0 Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  village.  No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site to include landscape and visual quality.			•	
6. Environment, Biodiversity and Green Infrastructure  7. Landscape  7. Landscape  9. Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  9. No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural			· · · · · · · · · · · · · · · · · · ·	
Biodiversity and Green Infrastructure	0 F	0	<u> </u>	
Green Infrastructure  Orders within the site. Unknown net biodiversity gain.  7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  Orders within the site. Unknown - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to to align with adjacent field pattern.  Loss of agricultural land grade 3 Agricultural Land	,	U		
7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel.  - enhance hedgerows (on the east side of the site) to screen site to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural				
7. Landscape  O Score: 44. The site falls within a relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - Natural  - northern area of the site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural  - Natural  - Agricultural Land	Green initiastructure			
relatively pleasant landscape which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  The site to include landscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  Agricultural Land	7. Landscape	0	, 0	- northern area of
which is designated as a Mature Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  Induscape buffer along Crookdale Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  Agricultural Land	7. Zanaccapc			
Landscape Area and has many features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel.  - enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural  - Loss of agricultural land grade 3 Agricultural Land			,	
features and characteristics which relate to the policy zone. However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  Lane to maintain rural character of the narrow lane which includes a vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural  Loss of agricultural land grade 3 Agricultural Land			<u> </u>	
However, due to the immediate proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  the narrow lane which includes a vegetated drainage channel.  - enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  S. Natural  Agricultural Land				
proximity to the existing settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural which includes a vegetated drainage channel.  - enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural Agricultural Land			which relate to the policy zone.	rural character of
settlement edge and the condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  vegetated drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural  Agricultural Land			However, due to the immediate	the narrow lane
condition / contribution of the actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural condition / contribution of the drainage channel enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  8. Natural Agricultural Land			, ,	
actual site within the wider landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  - enhance hedgerows (on the east side of the site) to screen site to align with adjacent field pattern.  Agricultural Land			_	<u> </u>
landscape setting, it is considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural - Loss of agricultural land grade 3 Agricultural Land				_
considered that additional development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural east side of the site) to screen site to align with adjacent field pattern.  Agricultural Land				
development of a similar nature to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  Site) to screen site to align with adjacent field pattern.  Agricultural Land			, •	• ,
to the adjacent built form would have little impact on the overall landscape and visual quality.  8. Natural  to align with adjacent field pattern.  Loss of agricultural land grade 3 Agricultural Land				
have little impact on the overall adjacent field pattern.  8. Natural  - Loss of agricultural land grade 3 Agricultural Land			•	,
8. Natural - Loss of agricultural land grade 3 Agricultural Land			_	_
8. Natural - Loss of agricultural land grade 3 Agricultural Land			<u> </u>	
	8. Natural	_		· -
	Resources		and greenfield land. No	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		Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. North and west of the site adjacent to public 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 6/544: Main Street/Hollinwood Lane (Land Adj To)

Site Details		Site Map					
Site ref:	6/544	•		-			
Site name:	Main Street/		pt The				
	Hollinwood Lane						
	(Land Adj To)						
Locality:	Calverton						
Location:	Adjacent named		(B) 188				
	settlement		Z Marie				
Site area:	2.98 ha		124 E				
Existing use:	(A) Agricultural land		1				
Site commentary:	Greenfield land	> >//	人工	1134			
Dwellings capacity:	90 homes	3//	出端				
Brownfield/greenfield:	Greenfield site		<b>1988</b>	HH			
		All					
		1/1/19					
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 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:		No Ancient Woodland within the site					
Air quality:		No Air Quality Ma	nagement 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	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 I	ouildings within the	e site			
Accessibility							
		Public transport	Walking	Cycling			
Travel time (minutes) to		23 mins	21 mins	6 mins			
Travel time (minutes) to	•	38 mins	> 60 mins	28 mins			
Travel time (minutes) to		26 mins	18 mins	5 mins			
Travel time (minutes) to	•	27 mins	24 mins	7 mins			
Travel time (minutes) to		28 mins	25 mins	8 mins			
Travel time (minutes) to		26 mines	> 60 mins	19 mins			
Travel time (minutes) to		13 mins	12 mins	4 mins			
Travel time (minutes) to	town centre:	31 mins	> 60 mins	22 mins			

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		00 hamas	mitigation
1. Housing 2. Health	++	90 homes.  Not within 400 m of GP within the village. Although the majority of the site is not within 400 m of existing bus stops, it is within 30 minutes public transport, walking and cycling time. Within 400 m of recreational open space. Thus this scores a minor positive.	
3. Heritage and Design	0	Site is not adjacent to designated and non-designated heritage assets.	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport, walking and cycling time. As the majority of the site not within 400 m of existing bus stops and due to the distance to walk to existing bus stops, it will take longer to travel to existing community facilities.	
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. 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	0	Score: 42. The site is a pastoral	- retain and

		field on the edge of the village, set within a rolling landscape. The site itself is in a relatively poor condition and does little to contribute to its surroundings. It is felt that development of the site will extend the settlement in an appropriate direction and consolidate the existing staggered settlement edge created by recent development to the north of site. Overall it is felt that the study area has a low landscape sensitivity to development on the site. The site is visually contained by its strong boundary vegetation and this does well to screen the site from the right of way to the northwest of the site. In visual terms, it is considered that the study area has a low sensitivity to development on site.	enhance existing boundary planting (on north and west sides of the site) to contain site and to maintain a strong division between development site and right of way.
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	Improve
·		400 m of existing bus stops.	accessibility to
		Public right of way adjacent to	existing transport
		the west of the site.	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 6/587: Mansfield Lane (Whitehaven Farm)

Site Details		Site Map			
Site ref:	6/587				
Site name:	Mansfield Lane	\\\\\		11	
	(Whitehaven Farm)				
Locality:	Calverton		1		
Location:	Adjacent named	值品			
<b>A</b> 1:	settlement				
Site area:	2.83 ha	1			
Existing use:	(B) Agricultural	2	THE STATE OF THE S		
Site commentary:	buildings Greenfield land		Lm 3	,	
Dwellings capacity:	100 homes		1761		
Brownfield/greenfield:	Greenfield site		100	/	
Browniieid/greeniieid.	Greenileid Site				
			7:52	10°	
Environmental Charac	teristics	<u></u>			
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:			anagement Area w	ithin the site	
Green Belt:		Site falls within th			
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	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		Cycling	
Travel time (minutes) to		9 mins	17 mins	5 mins	
Travel time (minutes) to	•	34 mins	> 60 mins	31 mins	
Travel time (minutes) to		10 mins	11 mins	3 mins	
Travel time (minutes) to		13 mins	13 mins	4 mins	
Travel time (minutes) to		14 mins	13 mins	4 mins	
Travel time (minutes) to		40 mins	> 60 mins	21 mins	
Travel time (minutes) to		10 mins	8 mins	2 mins	
Travel time (minutes) to	town centre:	27 mins	> 60 mins	24 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11		1001	mitigation
1. Housing	++	100 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes public transport,	
		walking and cycling time. Part of the 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	
Design		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 within the village,	
		however they are within 30	
		minutes public transport time.	
		Site is within 800 m of a leisure	
		centre and schools within the	
0.5		village.	<b>D</b>
6. Environment,	-	Would involve the loss of	Development
Biodiversity and Green Infrastructure		existing hedgerows and trees.	should be
Green initiastructure		No existing designations, open space or Tree Preservation	designed to retain hedgerows and
		Orders within the site. Unknown	trees and
		net biodiversity gain.	incorporate green
		l let blodiversity gain.	corridors
			throughout the site
			which link to the
			surrounding
			countryside to
			create an
			enhanced Green
			Infrastructure
			network and
			biodiversity.
7. Landscape	0	Score: 44. The site consists of a	- north area of the
		number of sectioned off small	site to include
		scale areas used for growing	landscape buffer to
		and grazing with a character	sloping landform to
		typical of small holdings. A	protect existing
		number of existing agricultural	mature tree groups
		buildings of medium scale fall	which currently

8. Natural Resources		within the site boundary, as does a residential property to the south east of site. The area is situated on high ground within a rolling landscape with a localised sloping landform which gently falls away from a high flat area to south east of site.  Despite the elevated positioning, the site is exposed to very few receptors and is well screened by mature vegetation which creates a pocket of land with very little influence on the wider landscape setting. Overall, there is a low landscape and visual sensitivity within the study area to development of the site.  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.	help to contain and screen the site mitigation tree and shrub planting (on the north west side of the site) to establish a relationship with existing tree groups and to provide screening of elevated and flat landform enhanced hedgerows and boundary planting to align with Mansfield Lane. 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 (on Flatts Lane) for No.47 (every 30 minutes). Although	

		there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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.	

### Site 6/588: Mansfield Lane (250)

Site Details		Site Map			
Site ref:	6/588			NAME OF THE PROPERTY OF THE PR	
Site name:	Mansfield Lane (250)				
Locality:	Calverton	H			
Location:	Adjacent named settlement			P.	
Site area:	1.27 ha				
Existing use:	(S) Storage and warehousing				
Site commentary:	Timber yard			19	
Dwellings capacity:	50 homes			~/	
Brownfield/greenfield:	Predominately brownfield 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 Woodland within the site			
Air quality:		No Air Quality Management Area within the site			
Green Belt:		Site falls within the Green Belt			
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic 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:		8 mins	18 mins	6 mins	
Travel time (minutes) to hospital:		33 mins	> 60 mins	30 mins	
Travel time (minutes) to		9 mins	10 mins	3 mins	
Travel time (minutes) to		12 mins 13 mins	15 mins	4 mins	
	Travel time (minutes) to leisure centre:		14 mins	4 mins	
Travel time (minutes) to		39 mins	> 60 mins	21 mins	
Travel time (minutes) to employment zone:		6 mins	7 mins	2 mins	
Travel time (minutes) to	town centre:	26 mins	> 60 mins	24 mins	

SA Objectives	Score	Commentary notes	Ideas for
4. Haveign		50 h a m a a	mitigation
1. Housing	++	50 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes public transport,	
		walking and cycling time. Part of the site within 400 m of	
2 Haritaga and	0	recreational open space.  No effect as the site has no	
3. Heritage and Design	0	impact upon the significance of	
Design		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 within the village,	
		however they are within 30	
		minutes public transport time.	
		Site is within 800 m of a leisure	
		centre and schools within the	
		village.	
6. Environment,	0	Site is predominately brownfield	
Biodiversity and		land. No existing designations,	
Green Infrastructure		open space or Tree	
		Preservation Orders within the	
7	0	site.	
7. Landscape	0	Score: 49. The site is located in	- mitigation tree
		a rolling landscape setting which	and shrub planting
		is bounded by mature trees and	to boundary (on west side of the
		vegetation, landform and wicker	
		fencing. The site is currently used for local industry and has a	site) to extend tree line from the
		number of single storey	immediate north of
		structures which are largely	site and provide
		screened by boundary wicker	appropriate
		fencing. The site is isolated and	screening of any
		contained with very little	proposed
		influence on the surrounding	development.
		context. It is therefore	r
		considered that any	
		development would result in a	
		like-for-like replacement of	
		existing features and that visual	
		impacts would be minimal.	

8. Natural	+	Site is predominately brownfield	
Resources		land.	
9. Flooding	0	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zone 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 Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is timber yard so loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of timber yard on land not identified for employment or retail use on the Proposals Map.	

#### Site 6/649: Woods Lane

Site Details		Site Map			
Site ref:	6/649	778 77175		CV Difference	
Site name:	Woods Lane		14111111111111111111111111111111111111	( Elle	
Locality:	Calverton				
Location:	Adjacent named		/ I I I I I I		
	settlement		र्घनी ।	d d	
Site area:	0.50 ha	1 /		말	
Existing use:	Mulitple uses.			L	
Site commentary:	Equestrian Centre,				
,	gun shop and		7 6 11 1 1 1		
	country store		4	ALL	
Dwellings capacity:	14 homes				
Brownfield/greenfield:	Brownfield site				
		\	1 11		
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 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:		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 I	ouildings within the	e site	
Accessibility		D. I.P. Grander	147 - H. '	0 .15.	
To al Cara (aris tas) to	O.D.	Public transport	Walking	Cycling	
Travel time (minutes) to		9 mins	9 mins	3 mins	
Travel time (minutes) to hospital:		25 mins	> 60 mins	27 mins	
Travel time (minutes) to primary school:		8 mins	9 mins	3 mins	
Travel time (minutes) to secondary school:		14 mins	14 mins	4 mins	
Travel time (minutes) to		14 mins	14 mins	4 mins	
Travel time (minutes) to community centre:		26 mins	58 mins	17 mins	
Travel time (minutes) to employment zone:		6 mins	6 mins	2 mins	
Travel time (minutes) to	town centre:	17 mins	> 60 mins	20 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	14 homes.	magation
2. Health	++	Within 400 m of GP within the village and recreational open space.	
3. Heritage and Design		The development of this site would result in a major impact on the Conservation Area, as it would increase the erosion of the countryside. The open character is important to the character and setting of the Conservation Area.	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	++	Community facilities within 400 m.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	0	Score: 54. The site is a brownfield plot of land currently used as an equestrian centre on the edge of Calverton's conservation area. There are elements of landscape value within the study area, such as the rights of way network and conservation area and development of the site has the potential to have a positive effect on the study area. The study area therefore has a low landscape sensitivity to development of the site. The study area has a medium visual value owing partly to Calverton's conservation area and partly to its recreational amenity. The site does not form a key part of the landscape setting for receptors in the study area, however the	- enhance boundary planting and hedgerows (on the east side of the site) to restrict views from public rights of way in the east offsite mitigation planting (on the north and west sides of the adjacent site to the west of the site) to contain recreation area and provide screening of development edge.

	1		
		medium visual value means that overall the study area has a medium visual sensitivity to development on the site.	
8. Natural Resources	++	Site is brownfield 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	+	Within 400 m of existing bus stops for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive. Public rights of way to the north of the site.	
13. Employment	-	Existing use is equestrian business so loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	-	Loss of existing equestrian business on land not identified on the Proposals Maps.	

#### Site 6/661: Land at Broom Farm

Site Details		Site Map			
Site ref:	6/661				
Site name:	Land at Broom Farm				
Locality:	Calverton		_/ /	//	
Location:	Adjacent named settlement	1 Ash	7		
Site area:	0.51 ha				
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land	How I			
Dwellings capacity:	15 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 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:		No Ancient Woodland within the site			
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 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	ouildings within the	e site	
Accessibility			_		
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	13 mins	14 mins	4 mins	
Travel time (minutes) to	hospital:	36 mins	> 60 mins	31 mins	
Travel time (minutes) to		12 mins	12 mins	4 mins	
Travel time (minutes) to	secondary school:	13 mins	11 mins	3 mins	
Travel time (minutes) to	leisure centre:	13 mins	10 mins	3 mins	
Travel time (minutes) to	community centre:	38 mins	> 60 mins	21 mins	
Travel time (minutes) to	employment zone:	8 mins	7 mins	2 mins	
Travel time (minutes) to	town centre:	29 mins	> 60 mins	24 mins	

SA Objectives	bjectives Score Commentary notes		Ideas for
•		•	mitigation
1. Housing	++	15 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, 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	+	Not within 400 m of community	
		facilities within the village,	
		however they are within 30	
		minutes public transport time.	
		Site is within 800 m of a post	
		office, a leisure centre and	
0.5	0	schools within the village.	
6. Environment,	0	No existing designations, open	
Biodiversity and		space or Tree Preservation	
Green Infrastructure		Orders within the site. Unknown	
7   000   000   000		net biodiversity gain.	maiti mati am
7. Landscape	-	Score: 60. The site is a flat	- mitigation
		arable field set within a historic	planting to
		field pattern on the edge of	northern boundary
		Calverton Village. It is situated	to contain site and
		adjacent to a quiet country lane	provide screening
		and a public right of way and is visually contained. The study	of any proposed development.
		area has a medium landscape	- enhanced
		value arising from its landscape	hedgerows and
		and scenic quality, recreational	boundary planting
		value and relative tranquility and	(on the east side of
		rurality. There is a medium	the site) to restrict
		susceptibility to change within	views from right of
		the study area given the	way.
		development of the site, the	
		biggest consequence of which	
		would be the loss of the historic	
		field pattern; overall there is a	
		medium landscape sensitivity.	
		modium idiadoapo sonsitivity.	

		Visually, the site has a low value and there is a low susceptibility owing to its contained nature; overall this gives 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	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 Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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	0	No loss of employment/retail/	

0		
Structure	mixed use land.	

#### Site 6/662: Hollinwood Lane/North Green

Site Details		Site Map			
Site ref:	6/662	•			
Site name:	Hollinwood Lane/				
	North Green	0 8////			
Locality:	Calverton	,	}		
Location:	Adjacent named		14/		
	settlement				
Site area:	0.66 ha				
Existing use:	(V) Vacant land				
	previously	\ ///			
	developed		_ // \		
Site commentary:	Land previously	31 11/4	ATTENDED IN	\	
	used as a car park		1114		
Dwellings capacity:	20 homes		16/1/17/4/47	,	
Brownfield/greenfield:	Brownfield site	*\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	T-900 0 147411)		
		171 KINW!	I WHIM I		
Environmental Observe	100101				
Environmental Characterists:	teristics	Not within flood -			
		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network: Sites of Special Scientif	io Interest:	No open space within the site			
Local Wildlife Sites:	ic interest.	No Site of Special Scientific Interest within the site  No Local Wildlife Site within the site			
Local Nature Reserves:		No Local Nature Reserve within the site			
Ancient Woodland:			No Ancient Woodland within the site		
Air quality:			No Air Quality Management Area within the site		
Green Belt:			Site falls within the Green Belt		
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic		One rans within the	ic Cicciiwood Coi	minumity i orest	
Listed Buildings:		No Listed Buildin	as within the site		
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 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:	15 mins	22 mins	7 mins	
Travel time (minutes) to	hospital:	34 mins	> 60 mins	30 mins	
Travel time (minutes) to	primary school:	17 mins	17 mins	5 mins	
Travel time (minutes) to	secondary school:	20 mins	20 mins	6 mins	
Travel time (minutes) to	leisure centre:	20 mins	25 mins	7 mins	
Travel time (minutes) to	community centre:	23 mins	> 60 mins	21 mins	
Travel time (minutes) to		15 mins	17 mins	5 mins	
Travel time (minutes) to	town centre:	27 mins	> 60 mins	23 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	20 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes public transport,	
		walking and cycling time. Within	
		400 m of private recreation 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	+	Not within 400 m of community	
		facilities within the village,	
		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: 41. The site is a disused	- retain and
·		car park set within a scrubby	enhance existing
		boundary at the end of a small	boundary planting
		residential street. Generally the	(on all sides) to
		study area is interrupted by the	contain site and
		site's poor condition, which also	mitigate against
		affects its intrinsic value. Overall	long range views
		it is considered that the study	into site from the
		area is of low sensitivity to	north and east.
		development on the site as the	
		site currently detracts from the	
		landscape value of the study	
		area and development sensitive	
		to the characteristics of the	
		study area has the potential to	
		improve it. Similarly the site also	
		detracts from the visual quality	
		of the study area and therefore	
		the study area is considered to	
		have low visual sensitivity to the	
		development of the site.	
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 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 Collyer Road) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment 14. Innovation	0	No loss of jobs.  No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

#### Site 6/664: Calverton Miners Welfare

Site Details		Site Map			
Site ref:	6/664	•		-	
Site name:	Calverton Miners Welfare				
Locality:	Calverton		JAPAN !	/ /	
Location:	Adjacent named settlement				
Site area:	0.23 ha				
Existing use:	(L) Leisure and recreational buildings				
Site commentary:	Protected open space			TITLE OF THE PROPERTY OF THE P	
Dwellings capacity:	7 homes	/ / //	Ba		
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	dland within the site	е	
Air quality:		No Air Quality Ma	anagement Area w	rithin the site	
Green Belt:		Site falls within th	ne Green Belt		
Greenwood Community		Site falls within th	ne Greenwood Cor	nmunity 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	GP:	14 mins	20 mins	6 mins	
Travel time (minutes) to		33 mins	> 60 mins	29 mins	
Travel time (minutes) to	primary school:	15 mins	16 mins	5 mins	
Travel time (minutes) to	secondary school:	18 mins	18 mins	5 mins	
Travel time (minutes) to	leisure centre:	19 mins	23 mins	7 mins	
Travel time (minutes) to	community centre:	21 mins	> 60 mins	20 mins	
Travel time (minutes) to	employment zone:	16 mins	14 mins	4 mins	
Travel time (minutes) to	town centre:	25 mins	> 60 mins	23 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	7 homes.	Intigation
2. Health		Loss of recreational open space. Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Adjacent to private recreational open space.	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	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time.	
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	Score: 42. The site is at the edge of Calverton Miner's Welfare sports pitches and occurs adjacent to the residential edge of Calverton. Generally the study area has a low landscape value, although it is representative of the Policy Zone in which it sits and has an intrinsic recreational value. Overall it is considered that the study area is of low sensitivity to development on the site as the site sits opposite existing residential development. Similarly the site has a low visual value and is not a key	- mitigation planting (on the west side of the site) to create screening at the rear of proposed development site retain as many mature trees (on the east side of the site) as possible to maintain streetscape quality.

		part of the landscape setting of the study area. Therefore the study area is considered to have low visual sensitivity to the development of the 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 (on Collyer Road) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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	0	No loss of employment/retail/	

Structure	mixed use land.	

#### Site 6/665: Warren Place

Site Details		Site Map				
Site ref: 6/665						
Site name:	Warren Place		\			
Locality:	Calverton					
Location:	Adjacent named					
	settlement			90 <sub>8</sub>		
Site area:	6.76 ha		The Part of the Pa	-		
Existing use:	(A) Agricultural land		7	4		
Site commentary:	Greenfield land	<u> </u>		/		
Dwellings capacity:	200 homes	<b> </b>		/		
Brownfield/greenfield:	Greenfield site		7			
				(ME		
			, , , ,			
Environmental Charac	teristics					
Flood risk:		Part of site within	flood zone 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:			dland within the site			
Air quality:			anagement Area w	rithin 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 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				
1 1 2 - ( ( 1 - 9 - 2)		Monument  No local interest buildings within the site				
Local interest buildings:		I NO local interest l	ouildings within the	e site		
Accessibility		D LE.	14/ - II '	0		
To describe the No.	0.0	Public transport		Cycling		
Travel time (minutes) to		> 60 mins	28 mins	9 mins		
Travel time (minutes) to		> 60 mins	> 60 mins	31 mins		
Travel time (minutes) to		> 60 mins	20 mins	6 mins		
Travel time (minutes) to	•	> 60 mins	25 mins	7 mins		
Travel time (minutes) to		> 60 mins	24 mins	7 mins		
Travel time (minutes) to		> 60 mins	> 60 mins	24 mins		
Travel time (minutes) to		> 60 mins	17 mins	5 mins		
Travel time (minutes) to	town centre:	> 60 mins	> 60 mins	26 mins		

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		200 homos	mitigation
1. Housing 2. Health	++	200 homes.  Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	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 within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools within the village.	
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. 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: 73. The site is a pastoral field in a rural context which is both removed from and slopes away from the village edge on Park Road. It is similar in character to the wider study area and its rural character contributes to a medium	- majority of the north area of the site to include landscape buffer to sloping ground to retain rural landscape in low landscape and to

8 Natural		landscape value. The study area is highly susceptible to development on the site, with the development forming a visually separate housing cluster from the main Calverton village. In summary, the landscape of the study area is highly sensitive to development of the site. The landform of the site also forms a part of the landscape setting of the village and therefore the study area has a medium visual sensitivity. This site is unable to be mitigated on its own due to the isolated settlement cluster formed by its development, therefore would need to come forward with 6/47 Park Road / Hollinwood Lane if it were to be developed.	prevent urban sprawl mitigation planting top of ridge to screen views from north and west enhance existing boundary hedgerows (on north and west sides of the site) to enhance screening from Oxton Road enhance existing boundary hedgerows to provide definition to adjacent field patterns.
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	-	Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The majority of the site does not fall within a flood zone thus a minor negative score. 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

10. Waste	-	Results in increased household waste.	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.
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 on Park Road which residents have to walk to approx 400 m to a bus stop for Calverton Connection (every 15 minutes).	
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 6/686: The Cherry Tree

Site Details		Site Map				
Site ref:	6/686					
Site name:	The Cherry Tree	11-10 p 11/1				
Locality:	Calverton					
Location:	Within named					
	settlement					
Site area:	0.21 ha	1 /// m lth		11		
Existing use:	(K) Retailing		Ta.			
Site commentary:	Existing public		11/41	41		
	house. Site has			.4		
	planning	the state of				
	permission for	THE		7		
	residential			4		
	development			-		
Dwellings capacity:	14 homes			4		
Brownfield/greenfield:	Brownfield site					
<b>Environmental Charac</b>	cteristics					
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	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:			dland within the site			
Air quality:			anagement Area w			
Green Belt:			within the Green E			
Greenwood Community		Site falls within th	ne Greenwood Cor	nmunity Forest		
Historic Characteristic	CS					
Listed Buildings:		No Listed Buildin				
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	e site		
Accessibility						
		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	6 mins	9 mins	3 mins		
Travel time (minutes) to hospital:		25 mins	> 60 mins	27 mins		
Travel time (minutes) to primary school:		4 mins	5 mins	1 mins		
Travel time (minutes) to	secondary school:	10 mins	10 mins	3 mins		
Travel time (minutes) to	leisure centre:	10 mins	12 mins	4 mins		
Travel time (minutes) to	community centre:	27 mins	57 mins	17 mins		
Travel time (minutes) to	employment zone:	5 mins	5 mins	2 mins		
Travel time (minutes) to	town centre	18 mins	> 60 mins	20 mins		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	14 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, 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 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	
5. Social		allocation.	
5. Social	++	Community facilities within 400	
6. Environment,	0	m. Site is brownfield land. No	
Biodiversity and	0	existing designations, open	
Green Infrastructure		space or Tree Preservation	
Orcen initiastructure		Orders within the site.	
7. Landscape	0	Not assessed due to site within	
7. Edildodapo		the built up area.	
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	
12 Transport		measures.	
12. Transport	+	Within 400 m of existing bus stops for Calverton Connection	
		(every 15 minutes) and No.47	
		(every 30 minutes). Although	
		there are direct bus routes to	
		Nottingham City, they would	
		i realingualii Oity, tiloy would	

		take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is public house so loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing public house on land not identified for employment or retail use on the Proposals Map.	

# Site 6/770: Land at Collyer Road

Site Details		Site Map				
Site ref:	6/770					
Site name:	Land at Collyer Road			1		
Locality:	Calverton					
Location:	Within named					
	settlement	# # # # # # # # # # # # # # # # # # # #		T47		
Site area:	1.64 ha		TIP			
Existing use:	(O) Outdoor	THE THE				
	recreation					
Site commentary:	Protected open	70 11	1			
	space	THE LEG	1			
Dwellings capacity:	60 homes		1100 3			
Brownfield/greenfield:	Greenfield site	<b>餐店</b>	那品品			
Environmental Charac	teristics					
Flood risk:		Not within flood z	one 2 or 3			
Agricultural land:		Grade 3				
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	anagement Area w	ithin the site		
Green Belt:		Site does not fall	within the Green E	Belt		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest		
Historic Characteristic	s					
Listed Buildings:		No Listed Buildin				
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	buildings within the	e site		
Accessibility		Dublic to the to	M/all-in-a	O. salia a		
Translations (attacks to be	OD:	Public transport	Walking	Cycling		
Travel time (minutes) to		6 mins	8 mins	2 mins		
Travel time (minutes) to	•	25 mins	> 60 mins	27 mins		
Travel time (minutes) to	, ,	4 mins	3 mins	1 mins		
Travel time (minutes) to	•	10 mins	10 mins	3 mins		
Travel time (minutes) to		9 mins	11 mins	3 mins		
Travel time (minutes) to		27 mins	59 mins	18 mins		
Travel time (minutes) to		6 mins	6 mins	2 mins		
Travel time (minutes) to town centre: 18 mins > 60 mins 20 mins						

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	60 homes.	Janes Janes S
2. Health		Loss of recreational open space. Not within 400 m of GP within the village, 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	-	The development of the site could have minor impact on the Conservation Area. If the site was reduced in area to remove the parcel of land behind the house on Main Street, then there would only be a very minor impact.	The development of low density buildings on the southern part of site would retain openness such that the impact on the Conservation Area would be negligible.
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	++	Community facilities within 400 m.	
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	-	Loss of open space.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk 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	

12. Transport	+	for either renewable energy provision or energy efficiency measures.  Within 400 m of existing bus stops for Calverton Connection (every 15 minutes) and No.47 (every 30 minutes). Although there are direct bus routes to Nottingham City, they would take approx 30-35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment 14. Innovation	0	No loss of jobs.  No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

#### Site 6/772: Broom Farm, Mansfield Lane

Site Details		Site Map				
Site ref:	6/772	•				
Site name:	Broom Farm,					
	Mansfield Lane					
Locality:	Calverton					
Location:	Adjacent named	740	1			
	settlement			i i		
Site area:	1.33 ha		Tac	/		
Existing use:	(A) Agricultural land		D Pro			
Site commentary:	Greenfield land	77 3/11				
Dwellings capacity:	40 homes	10.3	14-71	7		
Brownfield/greenfield:	Greenfield site		H'ET	$\Rightarrow$		
		1				
		_				
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:			anagement Area w	ithin the site		
Green Belt:		Site falls within the Green Belt				
Greenwood Community		Site falls within the Greenwood Community Forest				
Historic Characteristic	S	1				
Listed Buildings:		No Listed Buildings 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				
Cabadulad Anaiors Maria		Garden				
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument				
Local interest buildings:		No local interest buildings within the site				
Local interest buildings: Accessibility		ו זיט וטכמו ווונפופטנו	oundings within the	5 SILD		
Accessionity		Public transport	Walking	Cycling		
Travel time (minutes) to	GP·	11 mins	13 mins	4 mins		
Travel time (minutes) to		35 mins	> 60 mins	31 mins		
Travel time (minutes) to		11 mins	11 mins	3 mins		
Travel time (minutes) to		10 mins	10 mins	3 mins		
Travel time (minutes) to	·	10 mins	9 mins	3 mins		
Travel time (minutes) to		37 mins	> 60 mins	21 mins		
Travel time (minutes) to	· · · · · · · · · · · · · · · · · · ·	7 mins	7 mins	2 mins		
Travel time (minutes) to		28 mins	> 60 mins	24 mins		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	40 homes.	
2. Health	+	Not within 400 m of GP within the village, 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	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	0	Score: 46. The site is a pasture field located between housing and Calverton Business Park. The site is contained by properties on either side and mature woodland to the north and therefore has a limited study area. Mature trees and shrubs align with Mansfield Lane at the site's southern boundary though no notable species or specimens of high quality were identified. Glimpses of any potential development may be afforded to users of a nearby public right of way although it is considered that these would not have a sizeable impact due to the site's close	- mitigation tree and shrub planting (on north side of the site) to create a distinct boundary between developed and non developed land and to screen views from surrounding public rights of way - enhance existing boundary planting to retain vegetated screening and character of streetscape (on south west side of

		proximity to other built form and industry. It is considered that any future development would result in a minor extension of the existing built form pattern and would have little impact on the surrounding landscape.	the 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 (on Park Road East) for Calverton Connection (every 15 minutes). Although there is direct bus route to Nottingham City, it would take approx 30 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/774: Borrowside Farm Bonnerhill (Site A)

Site Details		Site Map		
Site ref:	6/774	N K-R II II II HARAMAN	1811	1
Site name:	Borrowside Farm Bonnerhill (Site A)			
Locality:	Calverton			
Location:	Separated from urban/village			
	boundary		HILL I	
Site area:	0.13 ha			2
Existing use:	(A) Agricultural land			
Site commentary:	Greenfield land			
Dwellings capacity:	4 homes			
Brownfield/greenfield:	Greenfield site		<u>-</u>	
		11		[]
<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  No Ancient Woodland within the site		
Ancient Woodland:				
Air quality:			anagement Area w	ithin the site
Green Belt:		Site falls within th		
Greenwood Community		Site falls within th	ne Greenwood Con	nmunity Forest
Historic Characteristic	S	No Listed Delib	ara velitla la Alaga alta	
Listed Buildings:		No Listed Buildin		
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	buildings within the	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to		8 mins	12 mins	3 mins
Travel time (minutes) to	•	31 mins	> 60 mins	30 mins
Travel time (minutes) to		7 mins	10 mins	3 mins
Travel time (minutes) to		12 mins	15 mins	4 mins
Travel time (minutes) to		12 mins	16 mins	5 mins
Travel time (minutes) to		33 mins	> 60 mins	20 mins
Travel time (minutes) to		6 mins	9 mins	3 mins
Travel time (minutes) to	town centre:	24 mins	> 60 mins	23 mins

SA Objectives	Score	Commentary notes	Ideas for
4. Haveign		A b area a	mitigation
1. Housing 2. Health	+ +	4 homes.  Not within 400 m of GP within the village, 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 result in a major impact as there would be an urbanising of the countryside near the Conservation Area.	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 within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and a school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	-	Score: 72. The site is currently an overgrown plot of land which is detached from the village edge. There are two local interest buildings of a rural character on the site and it sits within a mature landscape area. The site itself detracts slightly from its surroundings with its unkempt nature, however the study area is of high landscape value and high visual value. The main way in which the study area is susceptible to change is	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

8. Natural Resources	-	in terms of the drawing out of development away from the main settlement cluster and fragmentation of the strong edge. For this reason, the study area is considered to have a medium sensitivity to development on the site.  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 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough 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	0	No loss of employment/retail/	
Structure		mixed use land.	

# Site 6/775: Borrowside Farm Bonnerhill (Site B)

Site Details		Site Map			
Site ref:	6/775				
Site name:	Borrowside Farm	+			
	Bonnerhill (Site B)	/ 田田田川			
Locality:	Calverton				
Location:	Separated from	dates			
	urban/village	TITT P			
	boundary				
Site area:	0.64 ha	II E C	PROPERTY.		
Existing use:	(S) Storage and	1111			
	warehousing				
Site commentary:	Caravan storage				
Dwellings capacity:	30 homes				
Brownfield/greenfield:	Brownfield/		7		
_	greenfield site		1		
		1111 01	1 11		
Environmental Charac	teristics	Nine middle floor 1			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3	20.2 - 020 -		
Open space network:	la latanast.	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 tr	ie Greenwood Cor	ninunity Forest	
	55	No Listed Buildin	ac within the cite		
Listed Buildings: Conservation Areas:				20	
Registered Parks & Gar	donc:	Site is not within a Conservation Area Site does not fall within a Registered Park and			
Negistereu Farks & Gar	uens.	Garden			
Scheduled Ancient Mon	ıımente:		tain a Scheduled	Ancient	
Ochedaled Andient Worl	differits.	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest buildings within the site			
Accessibility		1.13 10001 11101001	sandingo manii are		
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	9 mins	12 mins	4 mins	
Travel time (minutes) to		32 mins	> 60 mins	30 mins	
Travel time (minutes) to		8 mins	11 mins	3 mins	
Travel time (minutes) to		12 mins	15 mins	5 mins	
Travel time (minutes) to		13 mins	17 mins	5 mins	
Travel time (minutes) to		34 mins	> 60 mins	20 mins	
Travel time (minutes) to		6 mins	9 mins	3 mins	
Travel time (minutes) to		25 mins	> 60 mins	23 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11 1			mitigation
1. Housing 2. Health	++	30 homes.  Not within 400 m of GP within the village, 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 result in a major impact as there would be an urbanising of the countryside near the Conservation Area.	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 within the village, however they are within 30 minutes public transport time. Site is within 800 m of a post office, a library and a school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is brownfield/greenfield land. No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape	-	Score: 74. The site is currently a caravan park which is detached from the village edge and sits within a mature landscape area. The site sits well within a rural setting and the study area is of high landscape value and high visual value. The main way in which the study area is susceptible to change is in terms of the creation of a new settlement cluster away from Calverton village and	- mitigation planting to northern boundary to screen views from the northern section of Bonner Hill.

			1
		fragmentation of the strong edge. For this reason, the study area is considered to have a high landscape sensitivity to development on the site. Visually, the site is relatively contained and therefore the study area has a low susceptibility to change from the development. Therefore, given the high visual value of the study area, it is considered to have a medium visual sensitivity to development of the site.	
8. Natural	+	Site is brownfield/greenfield	
Resources	0	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	+	Within 400 m of existing bus stops for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is a caravan park so assume loss of jobs will be very minor.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing caravan park on land no identified for employment or retail use on the Proposals Map.	

#### Site 6/780: Ramsdale Park Golf Course

Site ref: 6/780 Site ref: Golf Course Locality: Calverton Location: Separated from urban/village boundary Site area: 12.90 ha Existing use: (O) Outdoor recreation Site commentary: Part of existing golf course Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Not within flood zone 2 or 3 Agricultural land: Grade 3 Open space network: No open space within the site Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site Local Wildlife Sites: No Local Wildlife Site within the site Local Nature Reserves: No Local Nature Reserve within the site Local Nature Reserves: No Air Quality Management Area within the site Air quality: No Air Quality Management Area within the site Green Belt: Site falls within the Green Belt Greenwood Community Forest: Site falls within the Greenwood Community Fores Historic Characteristics Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Site name:  Ramsdale Park Golf Course  Locality: Calverton Separated from urban/village boundary Site area: 12.90 ha Existing use: (O) Outdoor recreation Site commentary: Part of existing golf course Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Agricultural land: Grade 3 Open space network: Sites of Special Scientific Interest: No Site of Special Scientific Interest: Local Wildlife Sites: No Local Wildlife Site within the site Local Nature Reserves: Ancient Woodland: Air quality: No Ancient Woodland within the site Green Belt: Green Belt: Greenwood Community Forest: Listed Buildings: No Listed Buildings within the site Site is not within a Conservation Area
Golf Course Locality: Calverton Location: Separated from urban/village boundary Site area: 12.90 ha Existing use: (O) Outdoor recreation Site commentary: Part of existing golf course Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Not within flood zone 2 or 3 Agricultural land: Grade 3 Open space network: No open space within the site Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site Local Wildlife Sites: No Local Wildlife Site within the site Local Nature Reserves: No Local Nature Reserve within the site Ancient Woodland: No Ancient Woodland within the site Air quality: No Air Quality Management Area within the site Green Belt: Site falls within the Green Belt Greenwood Community Forest: Site falls within the Green Belt Greenwood Community Forest: Site falls within the Greenwood Community Fores Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Locality: Calverton Location: Separated from urban/village boundary  Site area: 12.90 ha Existing use: (O) Outdoor recreation Site commentary: Part of existing golf course Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Not within flood zone 2 or 3 Agricultural land: Grade 3 Open space network: No open space within the site Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site Local Wildlife Sites: No Local Wildlife Site within the site Local Nature Reserves: No Local Nature Reserve within the site Ancient Woodland: No Ancient Woodland within the site Air quality: No Air Quality Management Area within the site Green Belt: Site falls within the Green Belt Greenwood Community Forest: Site falls within the Greenwood Community Fores  Historic Characteristics Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Location:    Separated from urban/village boundary
Site area: 12.90 ha Existing use: (O) Outdoor recreation Site commentary: Part of existing golf course Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Not within flood zone 2 or 3 Agricultural land: Grade 3 Open space network: No open space within the site Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site Local Wildlife Sites: No Local Wildlife Site within the site Local Nature Reserves: No Local Nature Reserve within the site Ancient Woodland: No Ancient Woodland within the site Air quality: No Air Quality Management Area within the site Green Belt: Site falls within the Green Belt Greenwood Community Forest: Site falls within the Greenwood Community Fores Historic Characteristics Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Site area: 12.90 ha  Existing use: (O) Outdoor recreation  Site commentary: Part of existing golf course  Dwellings capacity: 387 homes  Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Not within flood zone 2 or 3  Agricultural land: Grade 3  Open space network: No open space within the site  Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site  Local Wildlife Sites: No Local Wildlife Site within the site  Local Nature Reserves: No Local Nature Reserve within the site  Ancient Woodland: No Ancient Woodland within the site  Air quality: No Air Quality Management Area within the site  Green Belt: Site falls within the Green Belt  Greenwood Community Forest: Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings: No Listed Buildings within the site  Conservation Areas: Site is not within a Conservation Area
Site area: 12.90 ha Existing use: (O) Outdoor recreation  Site commentary: Part of existing golf course  Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Not within flood zone 2 or 3  Agricultural land: Grade 3  Open space network: No open space within the site  Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site  Local Wildlife Sites: No Local Wildlife Site within the site  Local Nature Reserves: No Local Nature Reserve within the site  Ancient Woodland: No Ancient Woodland within the site  Air quality: No Air Quality Management Area within the site  Green Belt: Site falls within the Green Belt  Greenwood Community Forest: Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings: No Listed Buildings within the site  Conservation Areas: Site is not within a Conservation Area
Existing use:  (O) Outdoor recreation  Site commentary:  Part of existing golf course  Dwellings capacity:  Brownfield/greenfield:  Greenfield site  Environmental Characteristics  Flood risk:  Agricultural land:  Open space network:  Sites of Special Scientific Interest:  Local Wildlife Sites:  Local Wildlife Sites:  Local Nature Reserves:  Ancient Woodland:  Air quality:  Air quality:  Green Belt:  Greenwood Community Forest:  Historic Characteristics  No Listed Buildings:  No Listed Buildings within the site  Site is not within a Conservation Area
recreation  Site commentary: Part of existing golf course  Dwellings capacity: 387 homes  Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Not within flood zone 2 or 3  Agricultural land: Grade 3  Open space network: No open space within the site  Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site  Local Wildlife Sites: No Local Wildlife Site within the site  Local Nature Reserves: No Local Nature Reserve within the site  Ancient Woodland: No Ancient Woodland within the site  Air quality: No Air Quality Management Area within the site  Green Belt: Site falls within the Green Belt  Greenwood Community Forest: Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings: No Listed Buildings within the site  Conservation Areas: Site is not within a Conservation Area
Site commentary:    Dwellings capacity: 387 homes
Dwellings capacity: 387 homes Brownfield/greenfield: Greenfield site  Environmental Characteristics Flood risk: Not within flood zone 2 or 3 Agricultural land: Grade 3 Open space network: No open space within the site Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site Local Wildlife Sites: No Local Wildlife Site within the site Local Nature Reserves: No Local Nature Reserve within the site Ancient Woodland: No Ancient Woodland within the site Air quality: No Air Quality Management Area within the site Green Belt: Site falls within the Green Belt Greenwood Community Forest: Site falls within the Greenwood Community Fores Historic Characteristics Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Not within flood zone 2 or 3  Agricultural land: Grade 3  Open space network: No open space within the site  Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site  Local Wildlife Sites: No Local Wildlife Site within the site  Local Nature Reserves: No Local Nature Reserve within the site  Ancient Woodland: No Ancient Woodland within the site  Air quality: No Air Quality Management Area within the site  Green Belt: Site falls within the Green Belt  Greenwood Community Forest: Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings: No Listed Buildings within the site  Conservation Areas: Site is not within a Conservation Area
Brownfield/greenfield: Greenfield site  Environmental Characteristics  Flood risk: Not within flood zone 2 or 3  Agricultural land: Grade 3  Open space network: No open space within the site  Sites of Special Scientific Interest: No Site of Special Scientific Interest within the site  Local Wildlife Sites: No Local Wildlife Site within the site  Local Nature Reserves: No Local Nature Reserve within the site  Ancient Woodland: No Ancient Woodland within the site  Air quality: No Air Quality Management Area within the site  Green Belt: Site falls within the Green Belt  Greenwood Community Forest: Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings: No Listed Buildings within the site  Conservation Areas: Site is not within a Conservation Area
Environmental Characteristics  Flood risk:  Agricultural land:  Open space network:  Sites of Special Scientific Interest:  Local Wildlife Sites:  Local Nature Reserves:  Ancient Woodland:  Air quality:  Green Belt:  Greenwood Community Forest:  Listed Buildings:  No Listed Buildings within the site
Agricultural land: Open space network: Sites of Special Scientific Interest: Local Wildlife Sites: Local Nature Reserves: Ancient Woodland: Air quality: Green Belt: Greenwood Community Forest: Listed Buildings: No Listed Buildings within the site Site is not within a Conservation Area
Open space network:  Sites of Special Scientific Interest:  Local Wildlife Sites:  Local Nature Reserves:  Ancient Woodland:  Air quality:  Green Belt:  Greenwood Community Forest:  Listed Buildings:  No open space within the site  No Site of Special Scientific Interest within the site  No Local Wildlife Site within the site  No Local Nature Reserve within the site  No Ancient Woodland within the site  No Air Quality Management Area within the site  Site falls within the Green Belt  Greenwood Community Forest:  Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings:  No Listed Buildings within the site  Conservation Areas:  Site is not within a Conservation Area
Sites of Special Scientific Interest:  Local Wildlife Sites:  Local Nature Reserves:  Ancient Woodland:  Air quality:  Green Belt:  Greenwood Community Forest:  Listed Buildings:  No Listed Buildings Site within the site  No Local Nature Reserve within the site  No Ancient Woodland within the site  No Air Quality Management Area within the site  Site falls within the Green Belt  Site falls within the Greenwood Community Fores  Site falls within the Greenwood Community Fores  Listed Buildings:  No Listed Buildings within the site  Site is not within a Conservation Area
Sites of Special Scientific Interest:  Local Wildlife Sites:  Local Nature Reserves:  Ancient Woodland:  Air quality:  Green Belt:  Greenwood Community Forest:  Listed Buildings:  No Listed Buildings Site within the site  No Local Nature Reserve within the site  No Ancient Woodland within the site  No Air Quality Management Area within the site  Site falls within the Green Belt  Site falls within the Greenwood Community Fores  Site falls within the Greenwood Community Fores  Site is not within a Conservation Area
Local Wildlife Sites:  Local Nature Reserves:  Ancient Woodland:  Air quality:  Green Belt:  Greenwood Community Forest:  Listed Buildings:  No Local Wildlife Site within the site  No Local Nature Reserve within the site  No Ancient Woodland within the site  No Air Quality Management Area within the site  Site falls within the Green Belt  Site falls within the Greenwood Community Fores  Wo Listed Buildings within the site  Conservation Areas:  Site is not within a Conservation Area
Local Nature Reserves:  Ancient Woodland:  Air quality:  Green Belt:  Greenwood Community Forest:  Listed Buildings:  No Local Nature Reserve within the site  No Ancient Woodland within the site  No Air Quality Management Area within the site  Site falls within the Green Belt  Site falls within the Greenwood Community Fores  Historic Characteristics  Listed Buildings:  No Listed Buildings within the site  Conservation Areas:  Site is not within a Conservation Area
Ancient Woodland:  Air quality:  No Air Quality Management Area within the site  Green Belt:  Greenwood Community Forest:  Site falls within the Greenwood Community Forest  Historic Characteristics  Listed Buildings:  No Listed Buildings within the site  Conservation Areas:  Site is not within a Conservation Area
Green Belt: Greenwood Community Forest: Site falls within the Green Belt Site falls within the Greenwood Community Fores Historic Characteristics Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Green Belt: Greenwood Community Forest: Site falls within the Green Belt Site falls within the Greenwood Community Fores Historic Characteristics Listed Buildings: No Listed Buildings within the site Conservation Areas: Site is not within a Conservation Area
Historic Characteristics  Listed Buildings:  No Listed Buildings within the site  Conservation Areas:  Site is not within a Conservation Area
Historic Characteristics         Listed Buildings:       No Listed Buildings within the site         Conservation Areas:       Site is not within a Conservation Area
Conservation Areas: Site is not within a Conservation Area
Conservation Areas: Site is not within a Conservation Area
Production I Darks a Constant
Registered Parks & Gardens: Site does not fall within a Registered Park and
Garden
Scheduled Ancient Monuments: 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: 27 mins 25 mins 7 mins
Travel time (minutes) to hospital: 42 mins > 60 mins 30 mins
Travel time (minutes) to primary school: 34 mins 22 mins 7 mins
Travel time (minutes) to secondary school: 31 mins 27 mins 8 mins
Travel time (minutes) to leisure centre: 32 mins 29 mins 9 mins
Travel time (minutes) to community centre: 31 mins > 60 mins 20 mins
Travel time (minutes) to employment zone: 18 mins 11 mins 3 mins
Travel time (minutes) to town centre: 35 mins > 60 mins 23 mins

SA Objectives	Score	Commentary notes	Ideas for
4 11 '		0071	mitigation
1. Housing 2. Health	-	387 homes.  Not within 400 m of GP within the village. Site not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to existing GP.	Contributions to improve access to health provision.
3. Heritage and Design		The development of the site would result in a major impact on the Listed Building.	Reduce site area or leave area of open space on south western edge of site.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	-	Not within 400 m of community facilities within the village. Site not within 400 m of existing bus stops and due to the 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 existing golf course (and may have higher ecological value than surrounding countryside). Tree Preservation Orders within the site.	Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. Trees protected by Tree Preservation Orders should be retained within scheme and protected during construction to avoid/minimise any adverse effects.
7. Landscape	-	Score: 78. The site is currently managed as a golf course on rolling land to the south-east of the settlement edge. It encompasses two Landscape	- retain site as a landscape buffer to restrict urban sprawl and to maintain varied

Q. Notural		Character Policy Zones - one of poor quality, the other of good quality. Generally, the study area is of high landscape value, with a high susceptibility to development of the site due to the site's elevated position and separation from the main settlement. This gives a high landscape sensitivity to development. Visually, the site forms a key part of the backdrop to Calverton village and is a key recreational resource, both directly as a golf course and indirectly as a setting to various rights of way. It is considered that the study area has a medium visual sensitivity to development on the site.	landscape vegetation strategic planting to create areas of infill between existing tree groups (on north east corner of the site) to contain site.
8. Natural Resources	-	Loss of landscaped area on golf course and greenfield land.	
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route 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.	Improve accessibility to existing transport network.
13. Employment	0	Site is part of the golf course (and consists of landscaped area) so no loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	Site is part of the existing golf course (private leisure centre)	

	which the golf course will	
	remain.	

#### Site 6/834: Woodview Farm

Site Details		Site Map		
Site ref:	6/834			_
Site name:	Woodview Farm		1	
Locality:	Calverton			
Location:	Adjacent named	30		
	settlement		1	
Site area:	1.56 ha	10	1467 /	
Existing use:	Mulitple uses.	125		/
Site commentary:	Dwelling,	38 / 7		/
	agricultural	49	4	/
	buildings and car		9	/
	repair workshop		<b>30</b> / /	
Dwellings capacity:	46 homes	翻翻江州	Nd los	/
Brownfield/greenfield:	Brownfield/greenfiel			
	d site		3111	/
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 Woodland within the site		
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 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 buildings within the site		
Accessibility		1		
		Public transport	Walking	Cycling
Travel time (minutes) to		11 mins	16 mins	5 mins
Travel time (minutes) to		36 mins	> 60 mins	31 mins
Travel time (minutes) to		12 mins	12 mins	4 mins
Travel time (minutes) to	·	15 mins	13 mins	4 mins
Travel time (minutes) to		15 mins	12 mins	4 mins
Travel time (minutes) to		40 mins	> 60 mins	22 mins
Travel time (minutes) to	. ,	10 mins	9 mins	3 mins
Travel time (minutes) to	town centre:	28 mins	> 60 mins	24 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	46 homes.	<b>J</b>
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes public transport, walking and cycling time. Part of the site 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	+	Not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. Site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is brownfield/greenfield land. No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to a Local Wildlife Site. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
7. Landscape	0	Score: 56. The site is a well maintained area of land used as a paddock for horses. A Public Right of Way travels through the site to a mature woodland setting which appeared to be well used by country walkers and dog walkers. Development to the north of site would have an adverse effect on the mature woodland edge setting, though there are a number of existing	- northern area of the site to include landscape buffer to preserve existing mature woodland edge and adjacent tree groups enhanced hedgerow and boundary planting (on east side of the site) to contain site

			,
O. Natural		structures towards the centre of site which would result in a like for like replacement. Potential development to the south of site is anticipated to have a minor impact on the surrounding context due to a close proximity to the existing settlement edge and Calverton Business Park.	from right of way in the east.
8. Natural Resources	+	Site is brownfield/greenfield 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	+	Within 400 m of existing bus stops (on Flatts Lane) for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to travel and also it would be difficult to travel directly to other employment areas within the Borough so this scores a minor positive.	
13. Employment	-	Existing use is car repair workshop on part of site so assume loss of jobs would be very minor.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing car repair workshop on part of the site on land not identified for employment or retail use on the Proposals Map.	

#### Site 6/921: Shire Farm, Calverton

Site Details		Site Map		
Site ref:	6/921		\	
Site name:	Shire Farm,			
	Calverton	FE3		
Locality:	Calverton		1.5	
Location:	Adjacent named			
	settlement	I I Land	7	
Site area:	1.64 ha	LF-15	7	
Existing use:	(A) Agricultural land		$\neg 1 \mid \neg 1$	
Site commentary:	Greenfield land	7		
Dwellings capacity:	50 homes		1 / 7	
Brownfield/greenfield:	Greenfield site		1 / 1	
			/ / /	
<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	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:		No Air Quality Ma	nagement 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		
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to		> 60 mins	26 mins	8 mins
Travel time (minutes) to		> 60 mins	> 60 mins	32 mins
Travel time (minutes) to	. ,	> 60 mins	18 mins	5 mins
Travel time (minutes) to	•	> 60 mins	23 mins	7 mins
Travel time (minutes) to		> 60 mins	22 mins	7 mins
Travel time (minutes) to		> 60 mins	> 60 mins	23 mins
Travel time (minutes) to		> 60 mins	15 mins	5 mins
Travel time (minutes) to	town centre:	> 60 mins	> 60 mins	26 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	50 homes.	mingation
2. Health	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of this site would result in a minor impact on the wider setting of the Listed Building. The wider setting has already been partly eroded by new development on the edge of Calverton.	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 within the village, however they are within 30 minutes public transport time. Part of the site is within 800 m of a leisure centre and schools within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site adjacent to open space. 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: 67. The site is a series of pastoral fields in a rural context which is both removed from and slopes away from the village edge on Park Road. It is similar in character to the wider study area and its rural character contributes to a medium landscape value. The study area is highly susceptible	- retain site as a landscape buffer

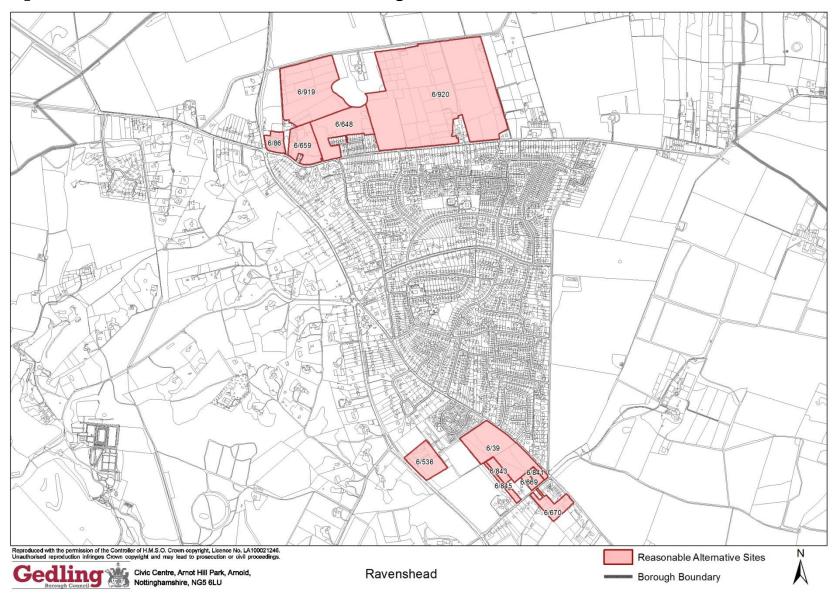
		to development on the site, with the development forming a visually separate housing cluster from the main Calverton village. In summary, the landscape of the study area has a medium sensitivity to development of the site. The landform of the site also forms a part of the landscape context of the village and therefore the study area has a medium 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	0	Does not fall within flood zone 2 or 3. It is noted that there is an area of floodplain between the site and Oxton Road. The surface water flood risk map indicates there is no significant surface water flooding issue.	Access to the site would be through floodplain – consider alternative route where possible.
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 within 400 m of existing bus stops on Flatts Lane which residents have to walk to for No.47 (every 30 minutes). Although there is direct bus route to Nottingham City, it would take approx 35 minutes to	

		travel and also it would be difficult to travel directly to other employment areas within the Borough 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	0	No loss of employment/retail/	
Structure		mixed use land.	

# Appendix D3: Ravenshead

Map of Reasonable Alternative Sites for Housing in Ravenshead	111
Site 6/39: Longdale Lane/Kighill Lane	112
Site 6/86: Larch Farm Public House	116
Site 6/536: Nottingham Road (183)	119
Site 6/648: Land at Beech Avenue/Fishpool	123
Site 6/659: Main Road (9 & 11, Land Adj To)	127
Site 6/669: Kighill Lane (18)	131
Site 6/670: Kighill Lane (15a & 19)/Longdale Lane (170 & 172)	134
Site 6/841: Land at Kighill Lane	137
Site 6/843: 26 Kighill Lane Site 2 (land rear of)	140
Site 6/845: 28 Kighill Lane Site 1	144
Site 6/919: Silverland Farm (Ricket Lane, Site A)	147
Site 6/920: Silverland Farm (Ricket Lane, Site B)	150

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



# Site 6/39: Longdale Lane/Kighill Lane

Site Details		Site Map		
Site ref:	6/39	SERVENI LATH-TING	AL THINK INTERIOR	
Site name:	me: Longdale Lane/Kighill Lane			C3 1
Locality:			· 如此是一个	
Location:	Adjacent named		(1)	2
	settlement		語曲	
Site area:	6.44 ha			· 무게
Existing use:	(N) Natural and	) \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		H.
	semi-natural land			
Site commentary:	Greenfield land.			
	Part of the site is a			
	Local Wildlife Site		11115 98 634	
Dwellings capacity:	225 homes		2/1/0/40/	
Brownfield/greenfield:	Greenfield site		I KNOWAL NE WE'V	V V //
<b>Environmental Charac</b>	cteristics			
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 Scientin	fic Interest:	No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		Part of site contains a Local Wildlife Site		
Local Nature Reserves	•	No Local Nature Reserve within the site		
Ancient Woodland:		No Ancient Wood	dland within the sit	te
Air quality:		No Air Quality Ma	anagement Area v	vithin the site
Green Belt:		Part of the site fa	lls within the Gree	en Belt
Greenwood Community	/ Forest:	Site falls within the Greenwood Community Forest		
Historic Characteristic	cs			
Listed Buildings:		No Listed Buildin	gs 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 con	tain a Scheduled	Ancient
		Monument		
Local interest buildings	• •	No local interest	buildings within th	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	10 mins	10 mins	3 mins
Travel time (minutes) to	hospital:	> 60 mins	> 60 mins	33 mins
Travel time (minutes) to	primary school:	18 mins	18 mins	5 mins
Travel time (minutes) to	secondary school:	42 mins	> 60 mins	24 mins
Travel time (minutes) to	leisure centre:	20 mins	20 mins	6 mins
Travel time (minutes) to	community centre:	35 mins	> 60 mins	18 mins
Travel time (minutes) to	employment zone:	4 mins	3 mins	1 min
Travel time (minutes) to	town centre:	21 mins	> 60 mins	26 mins

SA Objectives	Score	Commentary notes	Ideas for
4 11 '		0051	mitigation
1. Housing	++	225 homes.  Not within 400 m of GP within	
2. Health	+		
		the village, however it is within	
		30 minutes walking and cycling	
		time. Adjacent to recreational	
3. Heritage and	0	open space.  No effect as the site has no	
Design	U	impact upon the significance of	
Design		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	+	Site is within 400 m of a leisure	
		centre on the edge of the	
		village. Part of the site is within	
		800 m of a post office, a village	
		hall, a library and a primary	
C. Environment		school within the village.	Further coolesies
6. Environment,		Loss of natural and semi-natural land. Part of the site contains a	Further ecological
Biodiversity and Green Infrastructure		Local Wildlife Site. Tree	appraisal required to assess the
Oreen initastructure		Preservation Orders within the	value of the site.
		site. Site adjacent to open	Scheme should be
		space. Unknown net	designed to
		biodiversity gain.	avoid/mitigate
		gamin	impacts on
			biodiversity.
			Residual impacts
			need to be
			compensated to
			result in no net
			loss.
			Trees protected by
			Tree Preservation
			Orders should be
			retained within
			scheme and
			protected during construction to
			avoid/minimise any
			adverse effects.
			Developer
			contribution could
			CONTINUATION COULC

7. Landscape	0	Score: 45. Site forms the edge of the settlement area at the junction of two main roads. Rolling land form and tree groups prevent any long range views into site. Any further development would appear as an extension of the urban edge but will not extend past the existing development line which acts as an informal gateway to the urban area.	be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.  - south west area of the site to include landscape buffer to refrain from developing in woodland area which is covered by a Tree Preservation Order.  - mitigation planting (on north west side of the site) to extend from wooded area, providing screening from recreation ground.  - retain established
			site) to boundary to enhance streetscape.
8. Natural Resources	-	Loss of greenfield land i.e. natural and semi-natural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane adjacent to 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	+	Bus stops are on the A60 which	

		residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	
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 6/86: Larch Farm Public House

Site Details		Site Map			
Site ref:	6/86	m	115-1	//	
Site name:	Larch Farm Public House				
Locality:	Ravenshead				
Location:	Adjacent named settlement	海	EXAM		
Site area:	1.03 ha	195,0	347	17	
Existing use:	(K) Retailing			//	
Site commentary:	Existing public house				
Dwellings capacity:	31 homes	LAS H	100	The same	
Brownfield/greenfield:	Brownfield site	2 7 7			
<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:			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:		Site is not within a Conservation Area			
Registered Parks & Gar		Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon		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		9 mins	23 mins	7 mins	
Travel time (minutes) to		> 60 mins	> 60 mins	25 mins	
Travel time (minutes) to		13 mins	19 mins	6 mins	
Travel time (minutes) to		15 mins	55 mins	16 mins	
Travel time (minutes) to		8 mins	27 mins	8 mins	
Travel time (minutes) to		38 mins	56 mins	17 mins	
Travel time (minutes) to		11 mind	19 mins	6 mins	
Travel time (minutes) to	town centre:	57 mins	59 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	31 homes.	guaren
2. Health	+	Not within 400 m of GP within	
		the village, 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	
5. Social		allocation.	
5. Social	+	Not within 400 m of community facilities within the village,	
		however they are within 30	
		minutes public transport time.	
6. Environment,		Site is brownfield land. Tree	Trees protected by
Biodiversity and		Preservation Orders within the	Tree Preservation
Green Infrastructure		site.	Orders should be
			retained within
			scheme and
			protected during
			construction to
			avoid/minimise any
			adverse effects.
7. Landscape	0	Score: 52. The site is located in	- retain existing
		a prominent position at the	trees (on west side
		junction of a busy crossroads.	of the site) to
		Mature trees groups and	boundary covered
		buildings of a farming vernacular	by a Tree
		offer containment and provide	Preservation
		effective screening into site, as	Order.
		well as adding value to the	
		landscape setting. Within site a	
		large car park accounts for the	
		majority of space. Additional developments of an appropriate	
		scale will largely go unnoticed	
		providing a strong vegetated	
		boundary is maintained.	
8. Natural	++	Site is brownfield land.	
Resources		<del></del>	
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) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) so this scores a minor positive. Site adjacent to the national cycle route.	
13. Employment	-	Existing use is a public house so loss of jobs.	
14. Innovation	0	No office uses on site.	
15. Economic Structure	-	Loss of existing public house on land not identified for employment or retail use on the Proposals Map.	

# Site 6/536: Nottingham Road (183)

Site Details		Site Map			
Site ref: Site name:	6/536 Nottingham Road (183)				
Locality:	Ravenshead				
Location:	Adjacent named settlement				
Site area:	2.55 ha		A N		
Existing use:	(R) Residential		× 14		
Site commentary:	1 dwelling on site				
Dwellings capacity:	77 homes	*			
Brownfield/greenfield:	Predominately 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:		No Ancient Woodland within the site			
Air quality:			anagement Area w	ithin the site	
Green Belt:		Site falls within th			
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		Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon		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		18 mins	23 mins	7 mins	
Travel time (minutes) to		> 60 mins	> 60 mins	32 mins	
Travel time (minutes) to	, ,	19 mins	23 mins	7 mins	
Travel time (minutes) to		13 mins	> 60 mins	21 mins	
Travel time (minutes) to		5 mins	4 mins	1 min	
Travel time (minutes) to		14 mins	> 60 mins	21 mins	
Travel time (minutes) to		16 mins	9 mins	3 mins	
Travel time (minutes) to	town centre:	15 mins	> 60 mins	22 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	77 homes.	mitigation
2. Health	+	Not within 400 m of GP within	
2. 11041111		the village, however it is within	
		30 minutes public transport,	
		walking and cycling time.	
		Adjacent to 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	+	Site is within 400 m of a leisure	
3. <b>3</b> 000iai		centre on the edge of the	
		village. Part of the site is within	
		800 m of a post office, a village	
		hall, a library and a primary	
		school within the village.	
6. Environment,		Tree Preservation Orders within	Trees protected by
Biodiversity and		the site. Site is adjacent to open	Tree Preservation
Green Infrastructure		space.	Orders should be
			retained within
			scheme and
			protected during
			construction to
			avoid/minimise any adverse effects.
7. Landscape	0	Score: 53. The site is largely	- retain and
7. Landscape	U	screened from Nottingham Road	enhance tree
		by mature trees which form a	planting to western
		valuable part of the immediate	boundary to
		landscape setting, the loss of	provide screening
		which allow the impact of traffic	from recreational
		moving at speed to become a	ground.
		major detractor. The site also	- retain existing
		lies within close proximity to	tree group (on
		sports pitches associated with	Mansfield Road)
		Ravenshead Leisure Centre,	which is covered
		although it is anticipated that	by a Tree
		any new development will have	Preservation
		little impact on visitors and users of the facilities. From	Order.
		or the facilities. FIOH	

		Nottingham Road the settlement pattern is dispersed, it is therefore recommended that any new development align with this in order to create a clear distinction from development areas along Longdale Lane.	
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 Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) 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	0	No loss of employment/retail/	
Structure		mixed use land.	

#### Site 6/648: Land at Beech Avenue/Fishpool

Site Details		Site Map			
Site ref:	6/648	- /	\ \ \		
Site name:	Land at Beech				
	Avenue/Fishpool				
Locality:	Ravenshead				
Location:	Adjacent named				
	settlement	1		\	
Site area:	5.00 ha		7	1	
Existing use:	(G) Rough		TOTAL TILLIAMETT	111	
	grassland and	do	done 30111111	18	
	bracken	_	O TY LLIANSEL	<b>排除</b> /	
Site commentary:	Greenfield land	_ \ \			
Dwellings capacity:	150 homes	7			
Brownfield/greenfield:	Greenfield site	S. Andrew	是是是	HE	
<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:			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:			a Conservation Ar		
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			
Landintanathallalaan		Monument  No local interest buildings within the site			
Local interest buildings:		No local interest	buildings within the	e site	
Accessibility		Dublic transport	Walking	Cycling	
Travel time (minutes) to	CD.	Public transport 13 mins	20 mins	Cycling 6 mins	
Travel time (minutes) to Travel time (minutes) to		> 60 mins	> 60 mins	27 mins	
Travel time (minutes) to		14 mins	15 mins	5 mins	
Travel time (minutes) to		17 mins	60 mins	18 mins	
Travel time (minutes) to		12 mins	33 mins	10 mins	
Travel time (minutes) to		40 mins	52 mins	16 mins	
Travel time (minutes) to	•	12 mins	15 mins	4 mins	
Travel time (minutes) to	. ,	60 mins	> 60 mins	20 mins	
20 11110					

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	150 homes.	magation
2. Health	+	Not within 400 m of GP within the village, 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 within the village. South part of the site is within 800 m of a post office and a library within the village.	
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: 64. A vegetated area forming a considerable buffer between the settlement edge and the rural landscape to the north. The site lies on sloping ground which if developed will greatly alter the appearance of the settlement edge from part urban / part rural to entirely urban. This will also be apparent from longer range views, especially those from Main	- area of the site (covering north west to south) to include landscape buffer to sloping landform and existing tree group enhanced planting (on west side of the site) to maintain screening and definition and

		Road in the east.	to help contain
			potential development site mitigation tree and shrub planting to ridge line to screen any potential development retain and enhance planting to eastern boundary to screen 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.	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.141 (hourly). Although there is direct bus route to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to	

		employment areas within the Borough (and Ashfield District and Mansfield District) 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.	

# Site 6/659: Main Road (9 & 11, Land Adj To)

Site Details		Site Map			
Site ref:	6/659	-			
Site name:	Main Road (9 & 11,				
	Land Adj To)				
Locality:					
Location:	Adjacent named				
	settlement		No la	$\Lambda$	
Site area:	2.87 ha	EAN		TITA	
Existing use:	(A) Agricultural land	Meral .	Market F	04.04	
Site commentary:	Greenfield land			H	
Dwellings capacity:	86 homes	1000			
Brownfield/greenfield:	Greenfield site	THE MAN		50F	
			A ALICA	Sell E	
				of All	
		/ / // // /×			
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 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	T			
Listed Buildings:		No Listed Building			
Conservation Areas:		II.	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		I D. I.E. d.	3A7 H :	0 "	
T 101 ( 1 1 ) (	0.0	Public transport	Walking	Cycling	
Travel time (minutes) to		11 mins	22 mins	7 mins	
Travel time (minutes) to		> 60 mins	> 60 mins	26 mins	
Travel time (minutes) to	. ,	14 mins	18 mins	5 mins	
Travel time (minutes) to	•	15 mins	57 mins	17 mins	
Travel time (minutes) to		11 mins	29 mins	9 mins	
Travel time (minutes) to	·	40 mins	55 mins	16 mins	
Travel time (minutes) to		13 mins	18 mins	5 mins	
Travel time (minutes) to	town centre:	59 mins	> 60 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	86 homes.	magation
2. Health	+	Not within 400 m of GP within the village, 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 within the village. South east part of the site is within 800 m of a post office and a library within the village.	
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	0	Score: 50. The site forms part of a sloping landform which rises in the north to a ridge line, beyond which is an open and rural landscape which is relatively free from human influence. The ridge line plays an important role by defining the the rural edge and providing screening of the developed south. The site south of the ridge line is nestled into a space within the development	- north and east area of the site to include landscape buffer to preserve adjacent woodland edge and to prevent potential development from penetrating skyline above ridgeline from views in the north.

		edge and is located on a busy road where its current use as grazing land appears out of context.	
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 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	+	Within 400 m of existing bus stops for Pronto (every 10 minutes) and No.141 (hourly). Although there are direct bus routes to Hucknall, Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) 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.	

# Site 6/669: Kighill Lane (18)

Site Details		Site Map				
Site ref:	6/669		X \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
Site name:	Kighill Lane (18)		WOLL !			
Locality:	Ravenshead					
Location:	Adjacent named					
	settlement			///		
Site area:	0.40 ha					
Existing use:	(R) Residential					
Site commentary:	1 dwelling on site			BAN		
Dwellings capacity:	6 homes					
Brownfield/greenfield:	Predominately	1/	> <b>Y</b>	\$ <sup>1</sup> \$\footnote{\		
	greenfield site	7 / 1 / Ed / Chr.		\/ <i>I</i> / <i>I</i> /		
		1-28/2011		\/\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		
		THE THE	11/00/201			
		G 1 ///	11/1/2 1/11/1			
<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	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 falls within th	ne Green Belt			
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:		Site is not within	a Conservation Are	ea		
Registered Parks & Gar	dens:	Site does not fall	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		15 mins	14 mins	4 mins		
Travel time (minutes) to		> 60 mins	> 60 mins	34 mins		
Travel time (minutes) to		23 mins	22 mins	7 mins		
Travel time (minutes) to	•	36 mins	> 60 mins	23 mins		
Travel time (minutes) to		9 mins	15 mins	4 mins		
Travel time (minutes) to		30 mins	59 mins	18 mins		
Travel time (minutes) to		8 mins	8 mins	2 mins		
Travel time (minutes) to	town centre:	23 mins	> 60 mins	26 mins		

SA Objectives	Score	Commentary notes	Ideas for
4. Haveing		C h area a	mitigation
1. Housing 2. Health	+ +	6 homes.  Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	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 within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land. Adjacent to a Local Wildlife Site and Tree Preservation Orders. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
7. Landscape	0	Score: 50. A contained site with newly established trees and shrubs would make effective softening of the neighbouring proposed site which will adhere further to policy zone SH03.	- retain and enhance planting to align with Kighill Lane.
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	

9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

# Site 6/670: Kighill Lane (15a & 19)/Longdale Lane (170 & 172)

Site Details		Site Map		
Site ref:	6/670			
Site name:	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)			
Locality:	Ravenshead			
Location:	Adjacent named settlement	3/4		
Site area:	1.60 ha			
Existing use:	(R) Residential	10/0 p / 30		
Site commentary:	Residential use - 4 dwellings and gardens			
Dwellings capacity:	15 homes		$\forall$	
Brownfield/greenfield:	Predominately greenfield site	1/1/1/1/	/ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
<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	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 Management Area within the site		
Green Belt:		Site falls within the Green Belt		
<b>Greenwood Community</b>	/ Forest:	Site falls within the Greenwood Community Forest		
Historic Characteristic	CS			
Listed Buildings:		No Listed Buildings 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	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	21 mins	15 mins	5 mins
Travel time (minutes) to	hospital:	> 60 mins	> 60 mins	34 mins
Travel time (minutes) to	primary school:	27 mins	23 mins	7 mins
Travel time (minutes) to	secondary school:	40 mins	> 60 mins	5 mins
Travel time (minutes) to	leisure centre:	13 mins	18 mins	5 mins
Travel time (minutes) to	community centre:	33 mins	60 mins	18 mins
Travel time (minutes) to	employment zone:	9 mins	9 mins	3 mins
Travel time (minutes) to	town centre:	24 mins	> 60 mins	27 mins

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		15 homes.	mitigation
1. Housing 2. Health	++	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	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 within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 46. The site is well screened by existing dwelling on Longdale Lane and Kighill Lane and forms a logical extension for development which adheres to the aims of the policy zone.	- retain existing trees and shrubs (on north-east, south-east and south-west sides of the site) to contain site from potential views from the south and Longdale Lane.
8. Natural	+	Site is residential garden land so	
9. Flooding	-	no loss of agricultural land.  Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane	Requires adequate sustainable drainage systems to control the rate of surface water runoff.

10. Waste	-	adjacent to the site. Results in increased household	
		waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

# Site 6/841: Land at Kighill Lane

Site Details		Site Map		
Site ref:	6/841			
Site name:	Land at Kighill Lane	/		
Locality:	Ravenshead		XXXIII III	
Location:	Adjacent named			
	settlement		100	
Site area:	0.40 ha			// /
Existing use:	(N) Natural and			
	semi-natural land	>\		
Site commentary:	Local Wildlife Site			
Dwellings capacity:	7 homes	1 1 / ( )		
Brownfield/greenfield:	Greenfield site			
		1/	W Kaling K	172\h.
		Yorky /	//////////////////////////////////////	9/0
Environmental Charac	teristics	<u>-L</u>		_
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:		A Local Wildlife Site within the site		
Local Nature Reserves:		No Local Nature Reserve within the site		
Ancient Woodland:		No Ancient Woodland within the site		
Air quality:		No Air Quality Management Area within the site		
Green Belt:		Site falls within the Green Belt		
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest		
Historic Characteristic				
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 con	tain 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:	14 mins	14 mins	4 mins
Travel time (minutes) to	hospital:	> 60 mins	> 60 mins	34 mins
Travel time (minutes) to	primary school:	24 mins	22 mins	6 mins
Travel time (minutes) to	secondary school:	37 mins	> 60 mins	23 mins
Travel time (minutes) to	leisure centre:	10 mins	15 mins	5 mins
Travel time (minutes) to	community centre:	30 mins	58 mins	17 mins
Travel time (minutes) to	employment zone:	8 mins	7 mins	2 mins
Travel time (minutes) to	town centre:	23 mins	> 60 mins	26 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	7 homes.	<b>J</b>
Health     Heritage and	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.  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 within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure		Loss of natural and semi-natural land. A Local Wildlife Site within the site.	Further ecological appraisal required to assess the value of the site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss.
7. Landscape	0	Score: 50. A contained site with newly established trees and shrubs would make effective softening of the neighbouring proposed site which will adhere further to policy zone SH03.	- mitigation planting to north east boundary to reduce the visual impacts to elevated rights of way in the east retain and

			enhance planting to align with Kighill Lane.
8. Natural Resources	-	Loss of greenfield land i.e. 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 the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale Lane.	Improve accessibility to existing transport network.
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

# Site 6/843: 26 Kighill Lane Site 2 (land rear of)

Site Details		Site Map		
Site ref:	6/843	7//	N //wh	464D LL
Site name:	26 Kighill Lane Site 2 (land rear of)			
Locality:	Ravenshead			C C
Location:	Adjacent named settlement			
Site area:	0.72 ha		1 /	1
Existing use:	(R) Residential			
Site commentary:	Residential garden land / wooded area	,		
Dwellings capacity:	21 homes		14/2/14	
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  No Air Quality Management Area within the site		
Air quality:				ithin the site
Green Belt:		Site falls within th		
Greenwood Community		Site falls within the Greenwood Community Forest		
Historic Characteristic	S	Tal 11 / 15 / 11		
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	buildings within the	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to		13 mins	12 mins	4 mins
Travel time (minutes) to		> 60 mins	> 60 mins	33 mins
Travel time (minutes) to		26 mins	20 mins	6 mins
Travel time (minutes) to	•	> 60 ,mins	> 60 mins	24 mins
Travel time (minutes) to		20 mins	20 mins	6 mins
Travel time (minutes) to	•	> 60 mins	> 60 mins	18 mins
Travel time (minutes) to		6 mins	6 mins	2 mins
Travel time (minutes) to	town centre:	22 minds	> 60 mins	26 mins

SA Objectives	Score	Commentary notes	Ideas for
4. Haveign		Od b areas	mitigation
1. Housing 2. Health	++	21 homes.  Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.	
3. Heritage and Design	0	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 within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure		Site is residential garden land and wooden area. Would involve in the loss of wooded area. Adjacent to a Local Wildlife Site and Tree Preservation Orders. Unknown net biodiversity gain.	Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain. Any direct or indirect effects on Local Wildlife site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/

			enhancement of
7. Landscape	0	Score: 53. Whilst the site is well screened from Kighill Lane and views from the east it is susceptible to views from the busy A60, and to close range residential receptors. It is however located in a private garden with the potential of retaining mature vegetation for screening. Any development will need to consider the close proximity to the neighbouring group of trees covered by a Tree Preservation Order.	- retain established trees and vegetation to south west and north west boundary to contain site.
8. Natural Resources	-	Site is residential garden land and wooden area. Although the site is located within the residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3.	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	+	Bus stops are on the A60 which residents have to walk to approx 400 m to a bus stop for Pronto (every 10 minutes). There are no bus services on Longdale	Improve accessibility to existing transport network.

		Lane.	
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 6/845: 28 Kighill Lane Site 1

Site Details		Site Map			
Site ref:	6/845				
Site name:	28 Kighill Lane Site 1				
Locality:	Ravenshead			NOE.	
Location:	Adjacent named settlement				
Site area:	0.54 ha				
Existing use:	(R) Residential		/ <b>//</b> /////////////////////////////////		
Site commentary:	Residential garden land / wooded area				
Dwellings capacity:	12 homes		Paralle V	Merc)	
Brownfield/greenfield:	Greenfield site	(	1600	300	
			Jun 1	P	
				Young	
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 Woodland within the site			
Air quality:		No Air Quality Management Area within the site			
Green Belt:		Site falls within the Green Belt			
Greenwood Community		Site falls within the Greenwood Community 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			
Landling and Land		Monument  No local interest buildings within the site			
Local interest buildings:		No local interest i	buildings within the	esite	
Accessibility		Dublic transport	Malling	Cycoling	
Travel time (minutes) to	CD:	Public transport 21 mins	Walking 17 mins	Cycling 5 mins	
Travel time (minutes) to		> 60 mins	> 60 mins	35 mins	
Travel time (minutes) to		23 mins	25 mins	7 mins	
Travel time (minutes) to	· · · · · · · · · · · · · · · · · · ·	36 mins	> 60 mins	24 mins	
Travel time (minutes) to	,	9 mins	14 mins	4 mins	
Travel time (minutes) to		29 mins	> 60 mins	18 mins	
Travel time (minutes) to		11 mins	10 mins	3 mins	
		24 mins	> 60 mins	25 mins	
Travel time (minutes) to town centre: 24 mins > 60 mins 25 min				20 IIIII 10	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	12 homes.	Initigation
2. Health  3. Heritage and Design	+	Not within 400 m of GP within the village, however it is within 30 minutes walking and cycling time. Within 400 m of recreational open space.  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 within the village. Site is within 800 m of a leisure centre on the edge of the village. No bus service on Longdale Lane to take new residents from the site to the community facilities within the village.	Contributions to improve access to community facility provision.
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land and wooden area. Would involve in the loss of wooded area. Unknown net biodiversity gain.	Further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain.
7. Landscape	0	Score: 51. Whilst the site is well screened from Kighill Lane and views from the east it is susceptible to views from the busy A60, and to close range residential receptors. It is however located in a private garden with the potential of retaining mature vegetation for screening.	- retain established trees and vegetation to south west and south east boundary to contain site.
8. Natural Resources	-	Site is residential garden land and wooden area. Although the	Agricultural Land Classification

		site is located within the residential area, it is not known whether the wooded area is best and most versatile land i.e. grade 3.	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 on the A60 for Pronto (every 10 minutes). Although there is direct bus route to Nottingham City and Mansfield, it would be difficult to travel directly to employment areas within the Borough (and Ashfield District and Mansfield District) 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.	

# Site 6/919: Silverland Farm (Ricket Lane, Site A)

Site Details		Site Map			
Site ref:	6/919		100		
Site name:	Silverland Farm (Ricket Lane, Site A)				
Locality:	Ravenshead	3//		1779	
Location:	Adjacent named settlement				
Site area:	9.54 ha			1	
Existing use:	(A) Agricultural land			<i>\</i>	
Site commentary:	Greenfield land				
Dwellings capacity:	286 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 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 Management Area within the site			
Green Belt:		Site falls within the Green Belt			
Greenwood Community Forest:		Site falls within the Greenwood Community Forest			
Historic Characteristic	S	T			
Listed Buildings:		No Listed Buildings within the site			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gardens:		Site does not fall within a Registered Park and Garden			
Scheduled Ancient Monuments:		Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest buildings within the site			
Accessibility	Accessibility				
		Public transport	Walking	Cycling	
Travel time (minutes) to		22 mins	32 mins	10 mins	
Travel time (minutes) to	•	> 60 mins	> 60 mins	24 mins	
Travel time (minutes) to		28 mins	29 mins	9 mins	
Travel time (minutes) to	•	30 mins	60 mins	18 mins	
Travel time (minutes) to		13 mins	35 mins	11 mins	
Travel time (minutes) to		53 mins	57 mins	17 mins	
Travel time (minutes) to		26 mins	18 mins	5 mins	
Travel time (minutes) to	town centre:	> 60 mins	> 60 mins	19 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11 1		0001	mitigation
1. Housing	++	286 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, however it is within	
		30 minutes public transport 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 within the village,	
		however it is within 30 minutes public transport time.	
6. Environment,	0	No existing designations, open	
Biodiversity and	U	space or Tree Preservation	
Green Infrastructure		Orders within the site.	
7. Landscape	_	Score: 67. The site sits within	- retain as a
		open countryside in a position	landscape buffer to
		that is detached from the main	maintain rural
		settlement of Ravenshead. It is	character and
		currently used for equestrian	visual effects upon
		purposes. The study area has a	the rural landscape
		low landscape value, which is	in the north
		partly derived from its lack of	
		conservation interests.	
		However, due to the site being a separate development cluster,	
		which expands Ravenshead	
		over a ridge into adjacent open	
		countryside, there is a high level	
		of susceptibility of the landscape	
		to the development. Overall,	
		there is a medium landscape	
		sensitivity to development of the	
		site. Visually, there is a low	
		value, but a medium	
		susceptibility due to the amount	
		of receptors and area of the	
		Zone of Theoretical Visibility. Overall, there is a low visual	
		sensitivity of the landscape to	
		sonsitivity of the landscape to	

		development of the 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	-	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 north west 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	+	Part of the site within 400 m of existing bus stops which residents have to walk to for Pronto (every 10 minutes) and No.141 (hourly).	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 6/920: Silverland Farm (Ricket Lane, Site B)

Site Details		Site Map			
Site ref:	6/920				
Site name:	Silverland Farm				
	(Ricket Lane, Site			E F	
	B)	115 124		7 41	
Locality:	Ravenshead	动 什一			
Location:	Adjacent named	四田	H 1	7 1 1 7	
	settlement	adit	TT -		
Site area:	34.44 ha				
Existing use:	(A) Agricultural land			$H \perp$	
Site commentary:	Greenfield land	S I I I I			
Dwellings capacity:	1,033 homes	H	一十一十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二	1 1 1	
Brownfield/greenfield:	Greenfield site	THE STUTE	1	οШ	
<b>Environmental Charac</b>	teristics	THE THE TAXABLE PARTY OF TA	THE HOLLINGS COLUMN		
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 Management Area within the site			
Green Belt:		Site falls within the Green Belt			
Greenwood Community Forest:		Site falls within the Greenwood Community Forest			
Historic Characteristic	S	1			
Listed Buildings:		No Listed Buildings within the site			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gardens:		Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Monuments:		Site does not contain a Scheduled Ancient			
		Monument  No local interest buildings within the site			
Local interest buildings:		No local interest l	ouildings within the	e site	
Accessibility			147 H.	0 "	
Translations (with the high	OD:	Public transport	Walking	Cycling	
Travel time (minutes) to		17 mins	26 mins	8 mins	
Travel time (minutes) to	•	> 60 mins	> 60 mins	29 mins	
Travel time (minutes) to		14 mins	16 mins	5 mins	
Travel time (minutes) to	•	17 mins	> 60 mins	19 mins	
Travel time (minutes) to		15 mins	38 mins	12 mins	
Travel time (minutes) to		12 mins	47 mins	14 mins	
Travel time (minutes) to		12 mins	14 mins	4 mins	
Travel time (minutes) to	town centre:	> 60 mins	> 60 mins	22 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	1,033 homes.	
2. Health	+	Not within 400 m of GP within	
		the village, 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 within the village,	
		however it is 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.	
7. Landscape	-	Score: 62. The site is a sloping	- approximately
		series of fields on the northern	half of the site
		edge of the settlement which are	(northern area) to
		currently in equestrian and	include landscape
		agricultural use. The value of	buffer to high
		the landscape in the study area	ground to prevent
		is considered to be low, due to	long range views
		the lack of conservation	and urban sprawl.
		interests and degraded quality	- enhance planting
		of the site and study area. There	along northern
		is a medium susceptibility to	boundary to
		development given that the site	prevent views from the north.
		is an extension to the settlement	
		which notably extends in into the	- mitigation
		adjoining countryside. Overall	planting (on east
		there is considered to be a low	side of the site) to restrict views from
		landscape sensitivity. There is a	the east
		low visual value, but a high level of susceptibility due to the site	1116 6991
		forming a key part of the	
		landscape context to	
		Ravenshead, as well as the	
		relatively large number of	
		receptors. Overall, there is a	
		medium visual susceptibility to	
		modium visual susceptibility to	

		development of the 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	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low to medium risk of surface water flooding following the south edge 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	+	Part of the site within 400 m of existing bus stops which residents have to walk to for No.141 (hourly). Part of the site within 400 m of national cycle path.	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.	