Sustainability Appraisal Publication Draft

Appendix E: Reasonable Alternative Sites for Housing in the Other Villages

Local Planning Document May 2016





Introduction

Appendix E contains the sustainability schedules and the full detailed findings of the SA assessment of each of the reasonable alternative options for housing in the other villages which are Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

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

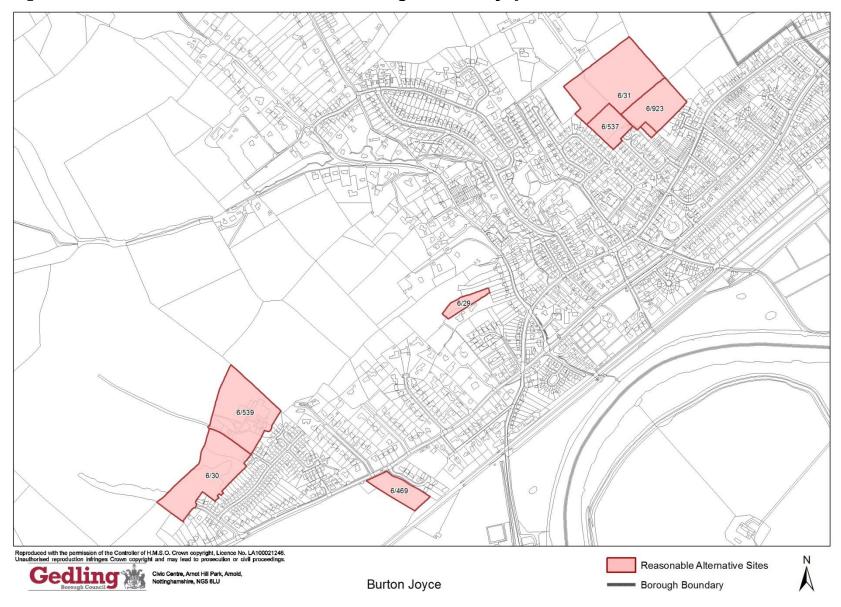
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Map of Reasonable Alternative Sites for Housing in Burton Joyce



Site 6/29: Lambley Lane (23)

Site Details		Site Map			
Site ref:	6/29				
Site name:	Lambley Lane (23)	R// \	0 [1]	Wer A	
Locality:	Burton Joyce				
Location:	Within named		1	113	
	settlement	3		11/1	
Site area:	te area: 0.33 ha			10	
Existing use:	(R) Residential		1	11/13	
Site commentary:	Residential garden			7	
-	land				
Dwellings capacity:	10 homes	\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \	RIV	//20	
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics				
Flood risk:		Part of site within	flood zone 2		
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		
Green Belt:			vithin the Green Be		
Greenwood Community		Site falls within th	e 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	Walking	Cycling	
Travel time (minutes) to	GP:	3 mins	2 mins	1 min	
Travel time (minutes) to	hospital:	46 mins	> 60 mins	33 mins	
Travel time (minutes) to	• •	8 mins	7 mins	2 mins	
Travel time (minutes) to	secondary school:	28 mins	45 mins	13 mins	
Travel time (minutes) to	leisure centre:	36 mins	> 60 mins	20 mins	
Travel time (minutes) to	community centre:	14 mins	43 mins	13 mins	
Travel time (minutes) to	employment zone:	6 mins	6 mins	2 mins	
Travel time (minutes) to	town centre:	17 mins	53 mins	16 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	10 homes.	mitigation
2. Health	++	Within 400 m of two GPs within	
		the village and 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	
5. Social		allocation. Part of the site within 400 m of a	
5. 300ai	+	post office and a primary school.	
		Site is within 800 m of a library	
		and a village hall within the	
		village.	
6. Environment,	0	Site is residential garden land.	
Biodiversity and		Unknown net biodiversity gain.	
Green Infrastructure			
7. Landscape	0	Score: 42. The site is a very	The Landscape
		contained field between existing	and Visual
		residential development and	Analysis of
		woodland - there are no external	Potential
		public views of the site. The study area has a low landscape	Development Sites (2014) provides no
		value, although there are	mitigation
		aspects such as the Mature	recommendations.
		Landscape Area to the east of	100011111011dationo.
		the site that have a medium	
		value. However, as the site has	
		no real influence on its	
		surroundings, there is a low	
		susceptibility to change within	
		the study area, and	
		consequently a low landscape	
		sensitivity. Visually, the site is	
		extremely contained and therefore the study area has a	
		low visual sensitivity to	
		development of the site.	
8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	-	Part of site falls within flood	Where possible
		zone 2. The surface water flood	site boundaries

		risk map indicates there is a low risk of surface water flooding.	should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites. Requires adequate sustainable drainage systems to control the rate of surface water
10. Waste	-	Results in increased household waste.	runoff.
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 Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be	

		difficult to travel directly to 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 6/30: Woodside Road (Land Off)

Site Details		Site Map		
Site ref:	6/30	•		·
Site name:	Woodside Road (Land Off)		May	之活
Locality:	Burton Joyce			_
Location:	Adjacent named settlement			
Site area:	2.44 ha			
Existing use:	(F)			
	Forestry/woodland			
Site commentary:	Greenfield land	~		
Dwellings capacity:	44 homes			
Brownfield/greenfield:	Greenfield site			SERVE STATE OF THE SERVE STATE O
		/ 💥	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
Environmental Characterists:	teristics	Not within flood z	one 2 or 2	
		Grade 3	one 2 or 3	
Agricultural land:			ithin the eite	
Open space network:	in Internati	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 No Local Nature Reserve within the site		
Local Nature Reserves:		No Ancient Woodland within the site		
Ancient Woodland:		No Air Quality Management Area within the site		
Air quality: Green Belt:				itnin the site
	Faranti	Site falls within the Green Belt Site falls within the Greenwood Community Forest		
Greenwood Community Historic Characteristic		Site rails within th	ie Greenwood Cor	illiunity Forest
	58	No Listed Buildin	an within the cite	
Listed Buildings: Conservation Areas:		No Listed Building	a Conservation Ar	•
	dono			
Registered Parks & Gar	dens.	Garden	within a Registere	d Park and
Scheduled Ancient Mon	umente:		tain a Schadulad	Ancient
Scrieduled Allelli Moll	umonto.	Site does not contain a Scheduled Ancient Monument		
Local interest buildings:			buildings within the	o site
Accessibility		140 loodi liitolost l	Januariyo witiiii tile	J 0.10
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	11 min	20 mins	6 mins
Travel time (minutes) to		39 mins	59 mins	18 mins
Travel time (minutes) to		10 mins	10 mins	3 mins
Travel time (minutes) to		12 mins	13 mins	4 mins
Travel time (minutes) to		36 mins	33 mins	10 mins
Travel time (minutes) to		16 mins	25 mins	8 min
Travel time (minutes) to	-	10 mins	15 mins	4 mins
Travel time (minutes) to		16 mins	29 mins	9 min

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	44 homes.	
2. Health 3. Heritage and	+	Not within 400 m of two GPs within the village, however it is within 30 minutes public transport, walking and cycling time. 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, Biodiversity and Green Infrastructure		A Local Wildlife Site and Tree Preservation Orders within the site.	Scheme should be designed to avoid/mitigate 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.
7. Landscape	-	Score: 66. The site is wooded and forms the backdrop to the edge of the village; it is part of a wider Mature Landscape Area, Local Wildlife Site and area TPO. These designations, along with the high landscape quality of the wider study area, give the	- retain tree group to the north west boundary to provide screening or potential development edge.

		study area a medium landscape	
		value. There is a high susceptibility to development	
		due to the loss of these	
		designations and also the perceived extension of the	
		settlement up the hill. Overall,	
		there is a medium landscape	
		sensitivity. Visually, there is a medium value associated with	
		the site - this is due to the	
		Mature Landscape Area on site, as well as the screening function	
		that the site performs. However,	
		there is a low visual susceptibility to development -	
		due to the visual containment of	
		the site within the study area and the lack of receptors - which	
		means that overall there is a low	
		visual sensitivity within the study area.	
8. Natural	-	Loss of agricultural land grade 3	Agricultural Land
Resources		and greenfield land. No information on whether the site	Classification 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	-	Does not fall within flood zone 2 or 3. The surface water flood	Requires good sustainable
		risk map indicates there is a thin	drainage systems
		flow of high risk surface water flooding that runs across the	in place to ensure surface water
		site. According to the Local	runoff does not
		Lead Flood Authority, the site is on a relatively steep sloping	occur to neighbouring
		catchment.	downstream
10. Waste		Results in increased household	properties.
TO. VVASIG		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 A612 Nottingham Road for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to 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 6/31: Hillside Farm

Site Details		Site Map			
Site ref:	6/31				
Site name:	Hillside Farm				
Locality:	Burton Joyce				
Location:	Adjacent named		\sim		
	settlement	11/201			
Site area:	5.19 ha				
Existing use:	(A) Agricultural land		\ /		
Site commentary:	Greenfield land		\sim		
Dwellings capacity:	75 homes	3 / "	\ / \		
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics	T			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:			Reserve within the		
Ancient Woodland:			lland within the site		
Air quality:			anagement Area w	rithin 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 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 site			
Accessibility					
·		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	7 mins	6 mins	2 mins	
Travel time (minutes) to	hospital:	50 mins	> 60 mins	35 mins	
Travel time (minutes) to		12 mins	11 min	3 mins	
Travel time (minutes) to	secondary school:	33 mins	52 mins	15 mins	
Travel time (minutes) to	leisure centre:	40 mins	> 60 mins	23 mins	
Travel time (minutes) to	community centre:	31 min	51 min	15 mins	
Travel time (minutes) to		8 mins	8 mins	2 mins	
Travel time (minutes) to	town centre:	21 min	> 60 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	75 homes.	magaaon
2. Health	++	Majority of site within 400 m of one of the two GPs within the village and 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	+	Part of site is within 400 m of a post office, a library and a primary school within the village. Site is within 800 m of a library and a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure		Would involve the loss of existing hedgerows and trees. Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.

	_	Score: 73. The site is a sloping	- approx half of the
7. Landscape		pastoral field forming the rural	site (northern area) to include
		edge of Burton Joyce. Long views are obtained from the	landscape buffer to
		northwest of the site across the	prevent urban
		Trent Valley. The study area has	creep to rising
		a medium landscape value,	landform.
		which arises from the high	- mitigation tree
		landscape and scenic quality	planting (on north
		and is contributed to by the	west and north
		intrinsic recreational value. The	east sides of the
		sloping nature of the site means	site) to contain site
		it has a clear influence on its surroundings and development	from the north. Retain mature
		on the site would cause an	trees to boundary
		extension of the settlement up	(on west side of
		the hill and an erosion of the	the site).
		strong rural edge; therefore	,
		there is a high susceptibility to	
		change within the study area.	
		Overall, the study area has a	
		medium landscape sensitivity to development of the site.	
		Visually, the site has medium	
		value as the backdrop to the	
		settlement, as well as	
		recreational value. There is a	
		high susceptibility, however, as	
		development on the site would	
		be visible for a long distance and affect the key part of the	
		landscape setting for rights of	
		way that cross the site.	
		Therefore the study area has a	
		overall medium visual sensitivity	
		to development of the site.	
8. Natural	-	Loss of agricultural land grade 3	Agricultural Land Classification
Resources		and greenfield land. No 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
			irreversible loss.
			Soil management
			to minimise irreversible loss.

			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. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment.	Requires good sustainable drainage systems in place to ensure surface water runoff 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 on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to 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 6/469: Millfield Close (Safeguarded Land)

Site Details		Site Map			
Site ref:	6/469				
Site name:	Millfield Close (Safeguarded Land)				
Locality:	Burton Joyce		XXX		
Location:	Adjacent named settlement				
Site area:	0.74 ha				
Existing use:	(G) Rough grassland and bracken				
Site commentary:	Greenfield land				
Dwellings capacity:	23 homes			/	
Brownfield/greenfield:	Greenfield site		111111	/	
Environmental Charac	teristics				
Flood risk:		Within flood zone	2		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:			No Local Nature Reserve within the site		
Ancient Woodland:			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				
Listed Buildings:		No Listed Buildin			
Conservation Areas:			a Conservation Ar		
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		Cycling	
Travel time (minutes) to	GP:	5 mins	9 mins	3 mins	
Travel time (minutes) to		45 mins	> 60 mins	30 mins	
Travel time (minutes) to		9 mins	13 mins	4 mins	
Travel time (minutes) to		27 mins	37 mins	11 min	
Travel time (minutes) to		35 mins	59 mins	18 mins	
Travel time (minutes) to		14 mins	34 mins	10 mins	
Travel time (minutes) to		6 mins	12 mins	4 mins	
Travel time (minutes) to	town centre:	16 mins	44 mins	13 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	23 homes.	
2. Health	+	Not within 400 m of two GPs 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.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of rough grassland and bracken. Would involve the loss of existing trees. No existing designations, open space or Tree Preservation Orders within the site. 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. 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: 44. The site is a flat field	- retain and

9 Notural	which is currently unmanaged and is adjacent to the A612 and the settlement edge. The study area has a low landscape value despite its medium landscape and scenic quality, and the site's position immediately adjacent to the existing settlement edge means that the study area has a low susceptibility to the site's development. Overall, the study area has a low landscape sensitivity to development of the site. In visual terms, the site has little value and the study area has a low susceptibility to change given the site's settlement edge location and the containment of the site through its boundary vegetation. Overall, the study area is considered to have a low sensitivity to development of the site.	enhance existing planting (on south 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	 Site falls within flood zone 2. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority, there may be an access issue onto the A612 in the more extreme surface water floods.	Where possible site boundaries should be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need

			for the Sequential Test to be applied. Where sites are sequentially preferable with regard to flood risk, possible mitigation considerations could include whether flood risk can be avoided / reduced by amending the site lay-out or whether density can be varied to reduce the number of units located in higher risk parts of the sites. Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops on A612 Nottingham Road for No.100 (every 30 minutes) and within 400 m of existing train station for trains to Leicester, Nottingham, Newark and Matlock. Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel, the train services are not frequent and also it would be difficult to travel directly to 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 6/537: Land to the North of Orchard Close

Site Details		Site Map			
Site ref:	6/537			12	
Site name:	Land to the North of				
	Orchard Close				
Locality:	Burton Joyce				
Location:	Adjacent named		\wedge		
	settlement				
Site area:	0.74 ha				
Existing use:	(A) Agricultural land	300 400	1000	/	
Site commentary:	Greenfield land				
Dwellings capacity:	16 homes			XXX	
Brownfield/greenfield:	Greenfield site			×,/×	
		2/1/25/X/20X		\$X.>	
		11/2/2/2/V		Mel	
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:			Reserve within the		
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	Forest:	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:		tain a Scheduled /	Ancient	
		Monument			
Local interest buildings:		No local interest	buildings within the	e site	
Accessibility		T =		T	
		Public transport	Walking	Cycling	
Travel time (minutes) to		5 mins	5 mins	1 min	
Travel time (minutes) to		48 mins	> 60 mins	35 mins	
Travel time (minutes) to		10 mins	10 mins	3 mins	
Travel time (minutes) to		31 min	50 mins	15 mins	
Travel time (minutes) to		38 mins	> 60 mins	22 mins	
Travel time (minutes) to		29 mins	50 mins	15 mins	
Travel time (minutes) to		6 mins	6 mins	2 mins	
Travel time (minutes) to	town centre:	19 mins	59 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	16 homes.	Initigation
2. Health	++	Within 400 m of one of the two GPs within the village and 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	++	Site within 400 m of a post office, a library and a primary school 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: 45. The site is a sloping pastoral field nestled in corner between residential properties on Orchard Close and Olive Grove. The study area has a medium landscape value, which arises for the high landscape quality and is contributed to by the medium recreational value and some perceptual aspects. However, the site has little influence on its surroundings and there is a low susceptibility to change within the study area; consequently a low landscape	- mitigation planting (on north east and north west sides of the site) to create a division between potential development and rights of way and to screen the site from the rural and rising landscape in the north retain existing trees and shrubs

		sensitivity. Visually, the site has little value and is contained by built form and landform. Therefore the study area has a low visual sensitivity to development of the site.	(on the south west side of the site) at the edge of the existing settlement edge.
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. According to the Local Lead Flood Authority, the site is on relatively steep sloping catchments.	Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties.
10. Waste 11. Energy and Climate Change	0	Results in increased household waste. Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy	
12. Transport	+	provision or energy efficiency measures. Within 400 m of existing bus stops on Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor	

		positive. Adjacent to the public right of way to the north 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 6/539: Glebe Farm, Burton Joyce

Site Details		Site Map			
Site ref:	6/539	\ /			
Site name:	Glebe Farm	X			
Locality:	Burton Joyce	\sim			
Location:	Adjacent named	 /			
	settlement				
Site area:	2.40 ha	1 /		1.	
Existing use:	(B) Agricultural	1 <i>1</i>	MZ		
	buildings		WIND X		
Site commentary:	Farmhouse, two		75435- NOV	X FT	
_	farm cottages and				
	farm buildings				
Dwellings capacity:	20 homes			X	
Brownfield/greenfield:	Predominately				
	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	No Local Nature Reserve within the site		
Ancient Woodland:		No Ancient Wood	dland within the site	Э	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th	e Green Belt		
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic	cs				
Listed Buildings:		No Listed Buildin			
Conservation Areas:		Site is not within a Conservation Area			
Registered Parks & Gar	rdens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mor	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		11 min	20 mins	6 mins	
Travel time (minutes) to	•	47 mins	> 60 mins	30 mins	
Travel time (minutes) to		15 mins	24 mins	7 mins	
Travel time (minutes) to	•	30 mins	36 mins	11 min	
Travel time (minutes) to		37 mins	59 mins	18 mins	
Travel time (minutes) to		16 mins	34 mins	10 mins	
Travel time (minutes) to		16 mins	23 mins	7 mins	
Travel time (minutes) to	town centre:	18 mins	44 mins	13 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	20 homes.	
2. Health	+	Not within 400 m of two GPs	
		within the village, however it is	
		within 30 minutes public	
		transport, walking and cycling time. Within 400 m of private	
		recreational open space.	
3. Heritage and	0	No effect as the site has no	
Design		impact upon the significance of	
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	
0.5		minutes public transport time.	D
6. Environment,	-	Would involve the loss of	Development should be
Biodiversity and Green Infrastructure		existing trees. Site is adjacent to woodland and Tree	designed to retain
Green initastructure		Preservation Orders. Unknown	trees and
		net biodiversity gain.	incorporate green
		The bloarverency gam.	corridors
			throughout the site
			which link to the
			surrounding
			countryside to
			create an
			enhanced Green
			Infrastructure
			network and
			biodiversity.
			Adequate
			protection during construction and
			design of
			development to
			protect trees under
			Tree Preservation
			Orders and
			minimise any
			adverse effects.
7. Landscape	0	Score: 51. The site is a	- mitigation tree

		farmstead and forms the backdrop to the edge of the village; it is adjacent to Mature Landscape Area, Local Wildlife Site and area TPO. The study area has a low landscape value and susceptibility given the existing poor settlement edge and high degree of human influence and there is an overall low landscape sensitivity. Visually, there is a medium value associated with the site this is due to the adjacent Mature Landscape Area, as well as the village backdrop function that the site performs. However, there is a low visual susceptibility to development due to the lack of receptors and visual containment of the site within the study area - which means that overall there is a low visual sensitivity within the study area. There is a localised high point towards the northern edge of the site which is slightly more sensitive than the remainder of the site.	and shrub planting to the north west boundary, extended tree line from the south west to provide screening of potential settlement edge.
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. According to the	Requires good sustainable drainage systems in place to ensure surface water

		Local Lead Flood Authority, the site is on a relatively steep sloping catchment.	runoff 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 on A612 Nottingham Road for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to 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 6/923: Orchard Close/Hillside Drive (land to the north of)

Site Details		Site Map		
Site ref:	6/923			}
Site name:	Orchard			
	Close/Hillside Drive			/ /
	(land to the north			131
	of)			
Locality:	Burton Joyce		>	
Location:	Adjacent named		Twy.	1 / X
	settlement	X X	1050	2741/62
Site area:	1.29 ha		1 DAG	72418B
Existing use:	(A) Agricultural land	100		
Site commentary:	Greenfield land		N & GATE	2)/1/2/1/4
Dwellings capacity:	31 homes	\times		
Brownfield/greenfield:	Greenfield site	* * * * * * * * * * * * * * * * * * *		
		72,X71/2X7	A-1 X X X X X X X X X X X X X X X X X X X	
Environmental Charac	teristics	1 4 1/// / 1/ 1/11 1/11	V 77 7 1 W W 77 7 7	A W/1 // AW / / A
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 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	ouildings within the	e site
Accessibility				
		Public transport	Public transport	Public transport
Travel time (minutes) to	GP:	8 mins	7 mins	2 mins
Travel time (minutes) to hospital:		49 mins	> 60 mins	35 mins
Travel time (minutes) to primary school:		11 min	11 min	3 mins
Travel time (minutes) to		32 mins	51 min	15 mins
Travel time (minutes) to		39 mins	> 60 mins	23 mins
Travel time (minutes) to		26 mins	49 mins	15 mins
Travel time (minutes) to		7 mins	7 mins	2 mins
Travel time (minutes) to	town centre:	20 mins	> 60 mins	18 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	31 homes.	
2. Health	++	Majority of site within 400 m of one of the two GPs within the	
		village and 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	+	Approximately half of the site within 400 m of a post office, a library and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.
7. Landscape	0	Score: 50. The site is a sloping pastoral field which sits behind properties on Hillside Drive and Langham Drive. The study area has a medium landscape value, which arises from the high landscape quality and is contributed to by the recreational value and some perceptual aspects. However, the site has little influence on its surroundings and there is a low susceptibility to change within the study area; consequently a low landscape sensitivity. Visually, the site has little value and is contained by built form and landform. Therefore the	- retain landscape buffer (south west area of the site) to preserve character of the right of way into open areas in the north retain hedgerow and trees to northern boundary of site

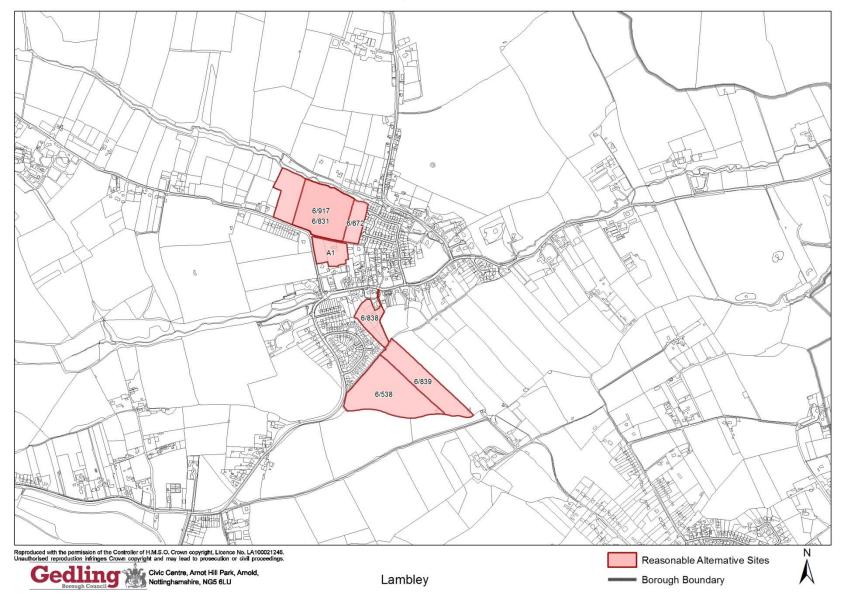
		study area has a low visual	
		sensitivity to development of the	
		site.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether 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. Site is part of site 6/31 and according to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment.	Requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties.
10. Waste	-	Results in increased household waste.	proportion
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 Main Street for No.100 (every 30 minutes). Although there is direct bus route to Nottingham City for work, it would take approx 30 minutes to travel and also it would be difficult to travel directly to 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 E2: Lambley

Map of Reasonable Alternative Sites for Housing in Lambley	35
Site 6/538: Land Off Spring Lane	36
Site 6/672: Land adj Steeles Way/Orchard Rise	40
Site 6/831: Catfoot Lane	44
Site 6/838: Stables – Site A	48
Site 6/839: Spring Lane (Land Off) – Site B	52
Site 6/917: Catfoot Lane (land adj Orchard Rise/Steels Way)	56
Site A1: Hill Close Farm, Lambley	60

Map of Reasonable Alternative Sites for Housing in Lambley



Site 6/538: Land Off Spring Lane

Site Details		Site Map				
Site ref:	6/538	TTL-TOWK A		\ /		
Site name:	Land Off Spring Lane					
Locality:	Lambley					
Location:	Adjacent named settlement					
Site area:	4.46 ha		\ '			
Existing use:	(A) Agricultural land					
Site commentary:	Greenfield land		/			
Dwellings capacity:	140 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:		I Scientific Interes			
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	T				
Listed Buildings:		No Listed Building				
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 buildings within the site				
Accessibility	Accessibility					
T 10 () ()	0.0	Public transport	Walking	Cycling		
Travel time (minutes) to		51 min	48 mins	14 mins		
Travel time (minutes) to		31 min	> 60 mins	23 mins		
Travel time (minutes) to		7 mins	8 mins	3 mins		
Travel time (minutes) to	·	58 mins	34 mins	10 mins		
Travel time (minutes) to		43 mins	> 60 mins	18 mins		
Travel time (minutes) to		39 mins	53 mins	16 mins		
Travel time (minutes) to		12 mins	23 mins	7 mins		
Travel time (minutes) to	town centre:	37 mins	56 mins	17 mins		

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		140 homos	mitigation
1. Housing 2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. It is within 30 minutes of cycling time. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.	Very modest small scale development on the northern parcel of site, but at low density, low scale and 'greened' might be possible.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 800 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape		Score: 82. The site is a sloping arable field which forms the backdrop to the southern side of Lambley. A medium landscape value is present in the study area, contributed to by the high landscape and scenic quality and close resemblance to the Policy Zone. In addition, the study area has a high susceptibility to development on site due to the site's landform causing an increased urbanising effect from development on site. Visually, views of the site have high value, arising from its position as the village backdrop; there is a high susceptibility as	- southern area to include landscape buffer to slope and high ground to prevent long range views and to prevent urban creep from conservation area setting infill existing hedgerows at the (east and south) boundary of site to reinforce field patterns and to contain site.

		the site forms a key part of the landscape setting for the village and overall a high 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		Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a surface water flood flow route through the northerly section of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public right of way to the north west 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 6/672: Land adj Steeles Way/Orchard Rise

Site Details		Site Map			
Site ref:	6/672				
Site name:	Land adj Steeles Way/Orchard Rise				
Locality:	Lambley		CT I'M		
Location:	Adjacent named settlement				
Site area:	0.89 ha	=	THE THE PARTY		
Existing use:	(A) Agricultural land	1	4471 /2	45	
Site commentary:	Greenfield land	1 /	dolla	JY .	
Dwellings capacity:	15 homes	1	AIGH	H	
Brownfield/greenfield:	Greenfield site	Too			
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	anagement Area w	ithin the site	
Green Belt:		Site falls within th	e Green Belt		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	s				
Listed Buildings:		No Listed 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	e site	
Accessibility					
		Public transport		Cycling	
Travel time (minutes) to	GP:	54 mins	59 mins	18 mins	
Travel time (minutes) to	hospital:	35 mins	> 60 mins	27 mins	
Travel time (minutes) to	primary school:	8 mins	10 mins	3 mins	
Travel time (minutes) to	secondary school:	40 mins	45 mins	13 mins	
Travel time (minutes) to	leisure centre:	47 mins	> 60 mins	22 mins	
Travel time (minutes) to	community centre:	40 mins	> 60 mins	19 mins	
Travel time (minutes) to		16 mins	35 mins	11 min	
Travel time (minutes) to	town centre:	41 min	> 60 mins	20 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 Hans's		45 have a	mitigation
1. Housing 2. Health	-	15 homes. No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of the site within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of the site would result in a major impact on 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	+	Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape	-	Score: 65. The site is a sloping strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting for a couple of listed buildings. The value of the landscape of the study area is considered to be medium, and there is considered to be medium, and there is considered to be medium susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area. The site affords a medium visual	 north part of the site to include landscape buffer to preserve right of way. southern area of the site to include landscape buffer to slope. mitigation planting (on west side of the site) to prevent views from west.

		value through its adjacent designations and through its long views. However, when	
		coupled with a low susceptibility to change, it is felt that the study area has a low visual sensitivity.	
8. Natural Resources	-	Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Agricultural Land Classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north and south of the site.	

13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

Site 6/831: Catfoot Lane

Site Details		Site Map		
Site ref:	6/831			2 22 3
Site name:	Catfoot Lane	NX N	10 10 0	
Locality:	Lambley		1 90/17/	
Location:	Adjacent named		Work!	1 4
	settlement		LIGH	E MARIE
Site area:	3.48 ha	///////////////////////////////////////		
Existing use:	(A) Agricultural land	#		RIDE
Site commentary:	Greenfield land		1	
Dwellings capacity:	120 homes	THE STATE OF THE S		對
Brownfield/greenfield:	Greenfield site	III THE	· A	
, and the second			ed Pro	
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	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:		Site is not within a	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 b	ouildings within the	e site
Accessibility				
		Public transport	Walking	Cycling
Travel time (minutes) to		53 mins	55 mins	16 mins
Travel time (minutes) to		33 mins	> 60 mins	24 mins
Travel time (minutes) to		5 mins	4 mins	1 min
Travel time (minutes) to	•	38 mins	40 mins	12 mins
Travel time (minutes) to		45 mins	> 60 mins	19 mins
Travel time (minutes) to		38 mins	52 mins	16 mins
Travel time (minutes) to	. ,	14 mins	31 min	9 mins
Travel time (minutes) to	town centre:	35 mins	> 60 mins	19 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	120 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of the site would result in a major impact on 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	+	Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape		Score: 81. The site is a sloping strip of farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural	- norther part of the site to include landscape buffer to right of way opposite Conservation Area and mature trees southern area of the site to include landscape buffer to slope and high ground to prevent long range views onto the potential development from the north, east and west.

		surroundings. The site affords a medium visual value through its adjacent designations and through its long views. It also forms a key part of the landscape setting for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area.	- mitigation planting (on the west side of the site) to screen potential development from the right of way and views from the west.
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. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be	

		difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north and south of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

Site 6/838: Stables – Site A

Site Details		Site Map			
Site ref:	6/838				
Site name:	Stables - Site A				
Locality:	Lambley	The state of the s			
Location:	Adjacent named	TENTAL PROPERTY OF THE PROPERT			
	settlement	114 121	1631-1111		
Site area:	1.09 ha	曲 //		M	
Existing use:	(A) Agricultural land	刊的	S FA		
Site commentary:	Greenfield land	THITTE	V #51		
Dwellings capacity:	20 homes	In gotte Co			
Brownfield/greenfield:	Greenfield site	THE		/	
2.5 miniota, groomiota.	Groomioid one	HAKK	301 1		
		II 17 / 17 / 1 / 1			
		300	1881 (S) (S)		
		73/. XXX = THI			
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 3			
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:		No Local Nature Reserve within the site			
Ancient Woodland:		No Ancient Wood	dland within the site	Э	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic				·	
Listed Buildings:		No Listed Building	gs within the site		
Conservation Areas:		Part of site is 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	GP:	50 mins	50 mins	15 mins	
Travel time (minutes) to		30 mins	> 60 mins	24 mins	
Travel time (minutes) to	primary school:	6 mins	6 mins	2 mins	
Travel time (minutes) to	secondary school:	57 mins	36 mins	11 min	
Travel time (minutes) to	leisure centre:	42 mins	> 60 mins	19 mins	
Travel time (minutes) to	community centre:	38 mins	56 mins	17 mins	
Travel time (minutes) to	employment zone:	11 min	26 mins	8 mins	
Travel time (minutes) to	town centre:	36 mins	59 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing 2. Health	-	20 homes. No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of the site would result in a major impact on 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	+	Within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	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: 65. The site is a gap within the settlement edge that is currently used for equestrian purposes. It falls within a Mature Landscape Area and the	- infill existing hedgerow boundaries (from east to north east) to strengthen field

8. Natural Resources	-	Lambley Conservation Area; there is a medium landscape value of the study area which is partly derived from these designations. The study area is considered to have a medium susceptibility to development of the site due to the loss of the Mature Landscape Area and potential for conflict with the Conservation Area, and overall a medium landscape sensitivity to development. Visually, the site has a high value due to its designations, but the study area has a low visual susceptibility to change due to the site not making a major contribution to the landscape setting of the study area. Loss of agricultural land grade 3 and greenfield land. No	patterns and provide containment to site Agricultural Land Classification
Resources		information on whether the site is best and most versatile land i.e. grade 3a.	survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus	

		stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the east and south of the site.	
13. Employment	0	No loss of jobs.	
14. Innovation	0	No loss of opportunity for training or high knowledge sectors.	
15. Economic Structure	0	No loss of employment/retail/ mixed use land.	

Site 6/839: Spring Lane (Land Off) – Site B

Site Details		Site Map			
Site ref: Site name: Locality: Location: Site area: Existing use: Site commentary: Dwellings capacity: Brownfield/greenfield:	6/839 Spring Lane (Land Off) - Site B Lambley Adjacent named settlement 2.72 ha (A) Agricultural land Greenfield land 60 homes 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 w	rithin the site		
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:		No Local Nature Reserve within the site			
Ancient Woodland:		No Ancient Woodland within the site			
Air quality:			anagement Area w		
Green Belt:		Site falls within th			
Greenwood Community	Forest:		e Greenwood Con	nmunity 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 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		52 mins	51 min	15 mins	
Travel time (minutes) to	•	32 mins	> 60 mins	24 mins	
Travel time (minutes) to		9 mins	9 mins	3 mins	
Travel time (minutes) to	•	60 mins	37 mins	11 min	
Travel time (minutes) to		44 mins	> 60 mins	19 mins	
Travel time (minutes) to	·	40 mins	56 mins	17 mins	
Travel time (minutes) to		13 mins	27 mins	8 mins	
Travel time (minutes) to	town centre:	39 mins	60 mins	18 mins	

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		60 hamas	mitigation
1. Housing 2. Health	-	60 homes. No GP within the village and it is not within 30 minutes public transport time of GP outside the village. It is within 30 minutes of cycling time. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of the site would result in a major impact on the heritage asset due to the scale of development in relation to village size, the effect on the Conservation Area and its agricultural/rural setting in a dip in the land.	A smaller site including just the northern part of the site would have a reduced impact.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 800 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	
7. Landscape		Score: 80. The site is a sloping arable field which forms the backdrop to the southern side of Lambley. A medium landscape value is present in the study area, contributed to by the high landscape and scenic quality and close resemblance to the Policy Zone. In addition, the study area has a high susceptibility to development on site due to the site's landform causing an increased urbanising effect from development on site. Visually, views of the site have high value, arising from its position as the village backdrop; there is a medium susceptibility	- infill existing hedgerow boundaries (on all sides) to strengthen field patterns and provide containment to site

		as the site forms a key part of	
		the landscape setting for the village. Overall, this results in a high visual sensitivity of the study area 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. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a surface water flood flow route through the northerly section of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north west 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 6/917: Catfoot Lane (land adj Orchard Rise/Steels Way)

Site Details		Site Map			
Site ref:	6/917	M	10 1000	_	
Site name:	Catfoot Lane (land		_/ / _ /	TIII	
	adj Orchard			1111	
	Rise/Steels Way)	`	7	0/0/4/_	
Locality:	Lambley				
Location:	Adjacent named	1 / 7			
	settlement	1	,		
Site area:	5.94 ha	6			
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land	3		9547	
Dwellings capacity:	150 homes	THATATA		FFIJA	
Brownfield/greenfield:	Greenfield site		A DOT		
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:			nagement Area w	ithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest	
Historic Characteristic	S .	T			
Listed Buildings:		No Listed Building			
Conservation Areas:			Site is not within a Conservation Area		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
Oct of the LA colored Man		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
Local interest buildings		Monument No local interest buildings within the site			
Local interest buildings: Accessibility		ino local interest i	Juliangs within the	Sile	
Accessibility		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	Public transport 53 mins	55 mins	Cycling 16 mins	
Travel time (minutes) to		33 mins	> 60 mins	24 mins	
Travel time (minutes) to		5 mins	4 mins	1 min	
Travel time (minutes) to		38 mins	40 mins	12 mins	
Travel time (minutes) to		45 mins	> 60 mins	19 mins	
Travel time (minutes) to		38 mins	52 mins	16 mins	
Travel time (minutes) to		14 mins	31 min	9 mins	
		35 mins	> 60 mins	19 mins	
Travel time (minutes) to town centre: 35 mins > 60 mins 19 mins					

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	150 homes.	
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of the site would result in a major impact on 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	+	Majority of the site within 400 m of a joint-use community facility i.e. a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	No existing designations, open space or Tree Preservation Orders within the site.	
7. Landscape		Score: 81. The site is an area of sloping farmland adjacent to the existing settlement edge; it is set within a Mature Landscape Area and forms part of the setting to Lambley Conservation Area as well as the setting to a couple of listed buildings. The value of the landscape of the study area is considered to be medium, however there is considered to be high susceptibility to development, mostly arising from the loss of part of the Mature Landscape Area and the perceived expansion of the village into its rural surroundings. The site affords a	- the north, west and south areas of the site to retain as a landscape buffer to prevent urban edge from extending into rural landscape strategic planting to boundary (on north, west and south sides of the development) to soften the development edge

		medium visual value through its	
		adjacent designations and through its long views. It also forms a key part of the landscape context for some several residential and rights of way users and is visible across a wide area, giving a high visual susceptibility. Overall, there is a high visual sensitivity within the study area.	
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 high risk surface water flooding issue on the northern boundary of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Part of the site within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Adjacent to the public rights of way to the north, south and west 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	0	No loss of employment/retail/	
Structure		mixed use land.	

Site A1: Hill Close Farm, Lambley

Site Details		Site Map		
Site ref:	A1	•		HSZ
Site name:	Hill Close Farm,			14
	Lambley	J. P. T.		190/
Locality:	Lambley	That the		
Location:	Adjacent named			FITT
	settlement			
Site area:	1.08 ha			刘口匠
Existing use:	(A) Agricultural land		-	
Site commentary:	Greenfield land	1	٠ ا	7 111 =
Dwellings capacity:	32 homes	1	A	
Brownfield/greenfield:	Greenfield site	1	I WORLD	四日前
				可片影片
				引伊門
Environmental Charac	teristics		All hal littl	
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 Characteristic	s			
Listed Buildings:		No Listed Buildin	gs within the site	
Conservation Areas:		Site is not within	a Conservation Are	ea
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and		
		Garden		
Scheduled Ancient Mon	uments:	Site does not con	tain a Scheduled A	Ancient
		Monument		
Local interest buildings:		No local interest l	ouildings within the	site
Accessibility		_		
		Public transport	Walking	Cycling
Travel time (minutes) to		51 min	53 mins	16 mins
Travel time (minutes) to		31 min	> 60 mins	24 mins
Travel time (minutes) to		3 mins	3 mins	1 min
Travel time (minutes) to		37 mins	39 mins	12 mins
Travel time (minutes) to		43 mins	> 60 mins	16 mins
Travel time (minutes) to		37 mins	53 mins	16 mins
Travel time (minutes) to		12 mins	29 min	9 mins
Travel time (minutes) to	town centre:	37 mins	> 60 mins	19 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	32 homes.	
2. Health	-	No GP within the village and it is	Contributions to
		not within 30 minutes public transport time of GP outside the	improve access to health provision or
		village. Site is within 400 m of	provide new
		recreational open space. Thus	provision on site.
		this scores a minor negative.	providion on oito.
3. Heritage and		The development of the site	None.
Design		would result in a major impact	
		on the Conservation Area.	
4. Crime	0	Impact of development upon	
		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
		allocation.	
5. Social	+	Within 400 m of a joint-use	
		community facility i.e. a village	
		hall and a primary school within	
6 Environment	0	the village.	
6. Environment,	0	No existing designations, open space or Tree Preservation	
Biodiversity and Green Infrastructure		Orders within the site.	
7. Landscape	_	Score: 65. The site is a sloping	- northern area of
7. Edildodapo		strip of farmland adjacent to the	the site to include
		existing settlement edge. It is	landscape buffer to
		set within a Mature Landscape	align with existing
		Area and forms part of the	properties and
		setting to Lambley Conservation	ridgeline and to
		Area as well as the setting to a	refrain from
		couple of listed buildings. The	developing on high
		value of the landscape of the	ground.
		study area is considered to be	- retain and
		medium, with a medium	enhance boundary
		susceptibility to development,	vegetation (on
		mostly arising from the proximity to the Mature Landscape Area	north and west sides of the site) to
		and conservation area; potential	maintain rural
		effect on the Conservation Area	characteristics on
		and the perceived increase of	high ground
		density of the village. The site	
		affords a medium visual value	
		through its adjacent	
		designations and through its	
		long views. It also forms a part	
		of the landscape context for	
		several residential and rights of	

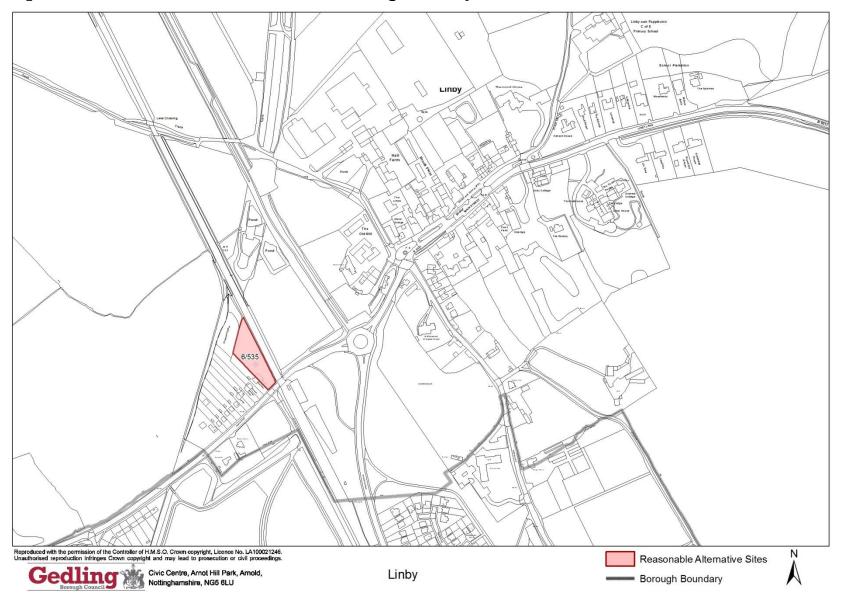
O. Natural		way users and is visible from several locations, giving a medium visual susceptibility. Overall, there is a medium visual sensitivity within the study area.	
8. Natural Resources		Loss of agricultural land grade 3 and greenfield land. No information on whether the site is best and most versatile 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 are no flood risk issues.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City, it would take approx 25 minutes to travel and also it would be difficult to travel directly to employment areas within the Borough so this scores a minor positive. Adjacent to the public rights of way to the north 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	0	No loss of employment/retail/	
Structure		mixed use land.	

Appendix E3: Linby

Map of Reasonable Alternative Site for Housing in Linby	65
Site 6/535: Greenacres	66

Map of Reasonable Alternative Site for Housing in Linby



Site 6/535: Greenacres

Site Details		Site Map			
Site ref:	6/535	111111	A ~	\	
Site name:	Greenacres	s			
Locality:	Linby				
Location:	Separated from				
	urban/village	// /		1 11/11	
	boundary				
Site area:	0.24 ha			// _	
Existing use:	(R) Residential			T,	
Site commentary:	Residential garden			lo .	
	land				
Dwellings capacity:	7 homes		XXXIII"		
Brownfield/greenfield:	Greenfield site	XX/#34		\\	
_					
				\ "	
Environmental Charac	toristics	700	13 (Section 2012)		
Flood risk:	lensucs	Not within flood z	one 2 or 3		
Agricultural land:		Urban	0116 2 01 3		
Open space network:		No open space w	ithin the site		
Sites of Special Scientif	ic Interest			t within the site	
Local Wildlife Sites:	io 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:			anagement Area w		
Green Belt:		Site falls within th		itiliii tiio oito	
Greenwood Community Forest:			ne Greenwood Con	nmunity Forest	
Historic Characteristic		One rane within the		Tillianity i orocc	
Listed Buildings:		No Listed Buildin	as 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					
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	9 mins	29 mins	9 mins	
Travel time (minutes) to hospital:		34 mins	> 60 mins	33 mins	
Travel time (minutes) to primary school:		6 mins	10 mins	3 mins	
Travel time (minutes) to secondary school:		6 mins	12 mins	4 mins	
Travel time (minutes) to		15 mins	22 mins	7 mins	
Travel time (minutes) to		8 mins	22 mins	7 mins	
Travel time (minutes) to	·	3 mins	6 mins	2 mins	
Travel time (minutes) to town centre:		7 mins	29 mins	9 mins	
Third Lamber Commonweal Common					

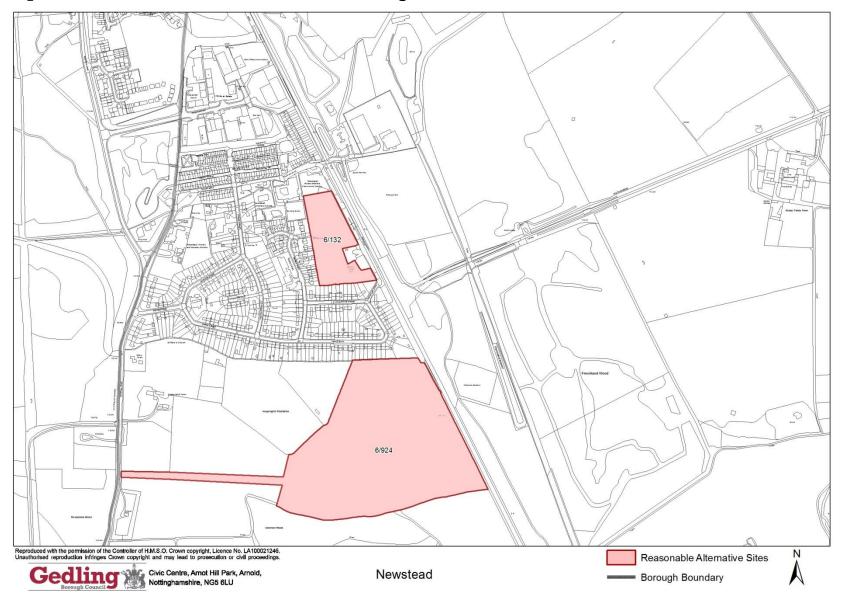
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	7 homes.	magation
2. Health	+	No GP within the village, however it is within 30 minutes public transport, walking and cycling time. Within 400 m of private recreational open space.	
3. Heritage and Design	0	No effect as the site has no impact upon the significance of heritage assets (including their settings).	
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Not within 400 m of community facilities. Within 800 m of a primary school within in Linby village. As the site is located between Linby and Hucknall, it is within 30 minutes public transport time of community facilities within Hucknall. Thus the score is minor positive.	
6. Environment, Biodiversity and Green Infrastructure	-	Site is residential garden land. Site is 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: 47. The site is an isolated piece of land within the wider landscape setting due to its current use as a private garden. There are very few receptors which observe the land and any additional development of a similar scale and mass to that of the current surrounding structures will likely go unnoticed.	- retain existing vegetation to the eastern boundary of site.

8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk surface water flooding issue to the south of the site.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.141 (hourly) and national cycle path. Although there is direct bus route to Hucknall and Nottingham City, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Ashfield District) so this scores a minor positive. Railway track 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.	

Appendix E4: Newstead

Map of Reasonable Alternative Sites for Housing in Newstead	70
Site 6/132: Newstead Sports Ground	71
Site 6/924: Land South of Newstead	74

Map of Reasonable Alternative Sites for Housing in Newstead



Site 6/132: Newstead Sports Ground

Site Details		Site Map		
Site ref:	6/132	= 111 -	11 11 11 11	
Site name:	Newstead Sports	0 51	7//////	
	Ground	The state of the s		
Locality:	Newstead			
Location:	Within named	3		
	settlement	制工品		
Site area:	1.67 ha	型用		
Existing use:	(A) Agriculural land	到金哥		
Site commentary:	Grazing land. Site	到阳重		1
	allocated in the		2	
	Replacement Local			
	Plan for residential	15 11 ==	4	
	development	MA		//// /,
Dwellings capacity:	80 homes	1571		* ()
Brownfield/greenfield:	Greenfield site		111111111111111111111111111111111111111	1 1/1/1
Environmental Charac	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 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:			dland within the site	
Air quality:			anagement Area w	
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 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	site
Accessibility		T =		T
		Public transport	Walking	Cycling
Travel time (minutes) to GP:		18 mins	41 min	12 mins
Travel time (minutes) to hospital:		> 60 mins	> 60 mins	36 mins
Travel time (minutes) to primary school:		8 mins	8 mins	2 mins
Travel time (minutes) to secondary school:		16 mins	37 mins	11 mins
Travel time (minutes) to		28 mins	> 60 mins	18 mins
Travel time (minutes) to	•	20 mins	37 mins	11 mins
Travel time (minutes) to		15 mins	15 mins	5 mins
Travel time (minutes) to	town centre:	29 mins	59 mins	18 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	80 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport 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	++	Site is within 400 m of a post office, a community centre and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	The site contains no existing designations, open space or Tree Preservation Orders. Site is adjacent to open space.	Developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation.
7. Landscape	0	Score: 44. The site is currently a derelict area surrounded by residential development and lying to the west of the Robin Hood branch line. It is situated within the village context and development of this land is considered to be infill development. Overall, the study area has a low landscape sensitivity due to the low scenic quality, high degree of human influence and the low risk of loss of key characteristics due to it being infill development on a currently derelict site. The site has little visual value and is not a key part of the landscape context for the residential and	- retain and enhance group of mature trees (to the north of the site) to provide a physical boundary between proposed development and adjacent social club

8. Natural Resources 9. Flooding	-	transport receptors in the area. Therefore the site has a low visual sensitivity. Loss of greenfield land (previously used as open space and is now grazing land). Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Approx 400 m of existing bus stops on Hucknall Road for The Threes (every 30 minutes). Adjacent to existing train station for trains to Nottingham and Worksop (hourly). Although there is direct bus route to Hucknall and Kirkby for work, the train services are hourly 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. Within 400 m of national cycle path.	
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 6/924: Land South of Newstead

Site Details		Site Map		
Site ref:	6/924			
Site name:	Land South of			111 12/11
	Newstead		//////////////////////////////////////	
Locality:	Newstead	20		
Location:	Within named	As H		
	settlement		To the second	
Site area:	10.73 ha			
Existing use:	(A) Agriculural land	4 ill' /	Y	1
Site commentary:	Greenfield land		=2	\
Dwellings capacity:	270 homes		Character Co.	\
Brownfield/greenfield:	Greenfield site			
			1 - 7 9	
Environmental Charac	toristics			1
Flood risk:	lensucs	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 intoroot.	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	
Green Belt:			within the Green E	
Greenwood Community	Forest:		e Greenwood Con	
Historic Characteristic		1		Í
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	44 mins	13 mins
	Travel time (minutes) to hospital:		> 60 mins	37 mins
` '	Travel time (minutes) to primary school:		12 mins	4 mins
Travel time (minutes) to secondary school:		> 60 mins	38 mins	11 mins
Travel time (minutes) to		> 60 mins	> 60 mins	19 mins
Travel time (minutes) to		> 60 mins	40 mins	12 mins
Travel time (minutes) to		> 60 mins	18 mins	5 mins
Travel time (minutes) to	town centre:	> 60 mins	> 60 mins	18 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	270 homes.	mingation
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of site is within 400 m of recreational open space. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design	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	+	Site is within 800 m of a post office, a community centre and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Adjacent to ancient woodland and Local Wildlife Sites. Unknown net biodiversity gain.	Any direct or indirect effects on Local Wildlife site and ancient woodland would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
7. Landscape	0	Score: 55. The site is a part of an arable field lying to the south-eastern corner of the village of Newstead; it is not currently publicly accessible. The surrounding landscape has a medium value, arising from the large amount of recreational provision and representativeness with the PZ in which it sits. There is a medium susceptibility to development, which occurs due	- retain site (southern area of the site) as a landscape buffer to prevent views from the south and west planting to screen views from Hucknall Road and to contain the development site establish a strong

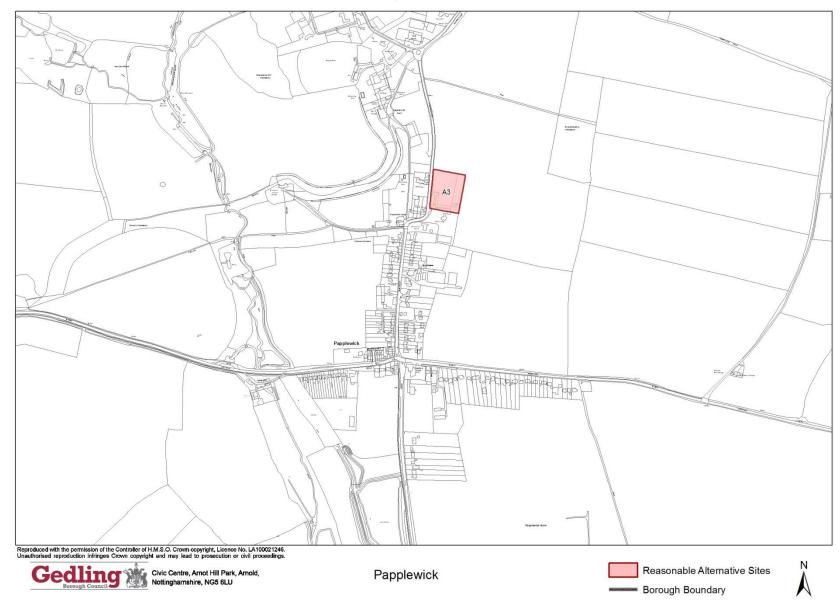
		to the site extending the urban edge into the surrounding rural countryside, especially the proposed access road as it is unrelated to the village edge and may invoke issues with lighting in a rural unlit location. Overall there is a medium landscape sensitivity. In visual terms, there is a low visual value due to the lack of recognition of value or indicators of value. The site forms part of the landscape context of adjacent residential properties, but has few receptors and this gives a low visual susceptibility and overall a low visual sensitivity to development of the site.	line of strategic planting (on south side of the access road) to screen access road
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 water flooding.	Requires adequate sustainable drainage systems to control the rate of surface water runoff.
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Majority of the site not within	

		400 m of existing bus stops on Hucknall Road for The Threes (every 30 minutes). Part of the site within 400 m of train stop for trains to Nottingham (hourly) and Worksop (hourly). Part of the site within 400 m of national cycle path. For the above reasons, 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.	

Appendix E5: Papplewick

Map of Reasonable Alternative Site for Housing in Papplewick	79
Site A3: North of Altham Lodge	80

Map of Reasonable Alternative Site for Housing in Papplewick



Site A3: North of Altham Lodge

Site Details		Site Map		
Site ref:	A3		1	
Site name:	North of Altham	1/// 1 9		
	Lodge	//		
Locality:	Papplewick	/ -		
Location:	Adjacent named			
	settlement		/ /	
Site area:	0.81 ha	/	11	
Existing use:	(A) Agricultural land		77	
Site commentary:	Greenfield land			
Dwellings capacity:	15 homes	1144		
Brownfield/greenfield:	Greenfield site		n	
			2) /	
			¬ /	
Environmental Charac	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 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:			Reserve within the	
Ancient Woodland:		No Ancient Wood	lland within the site	Э
Air quality:			nagement Area w	
Green Belt:			within the Green E	
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	S			
Listed Buildings:		No Listed Building		
Conservation Areas:		Site is not within a Conservation Area		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and		
		Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient		
		Monument		
Local interest buildings:		No local interest l	ouildings within the	e site
Accessibility		I D. I. II.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	
		Public transport	Walking	Cycling
Travel time (minutes) to		12 mins	39 mins	12 mins
Travel time (minutes) to hospital:		36 mins	> 60 mins	34 mins
Travel time (minutes) to primary school:		7 mins	26 mins	8 mins
Travel time (minutes) to		8 mins	38 mins	12 mins
Travel time (minutes) to		18 mins	35 mins	10 mins
Travel time (minutes) to	•	10 mins	46 mins	14 mins
Travel time (minutes) to		4 mins	24 mins	7 mins
Travel time (minutes) to	town centre:	10 mins	41 mins	12 mins

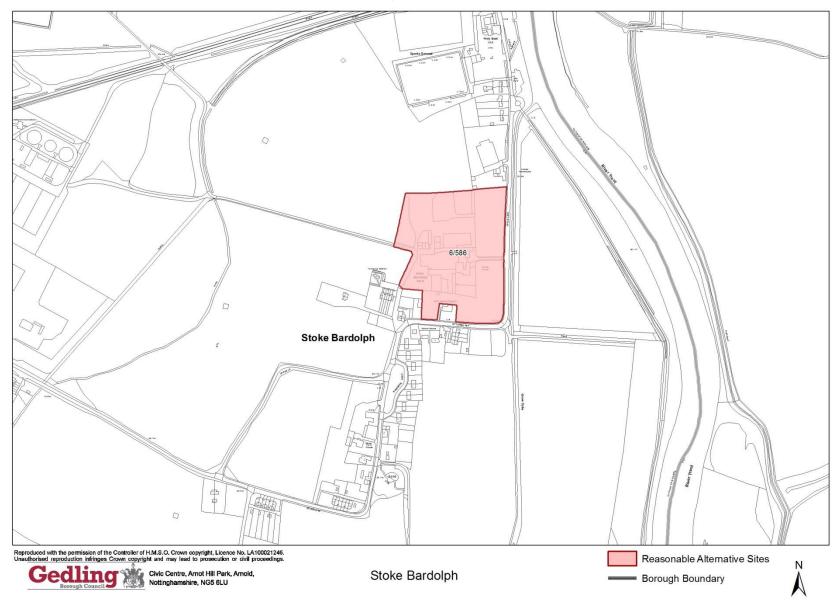
SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	15 homes.	
2. Health	+	No GP within the village,	
		however it is within 30 minutes	
		public transport and cycling	
		time.	
3. Heritage and		The development of the site	None.
Design		would have a major impact on	
		the Conservation Area.	
4. Crime	0	Impact of development upon	
		crime is dependent upon design	
		and a series of secondary	
		factors not related to site	
		allocation.	
5. Social	+	Within 800 m of a village hall in	
		Papplewick village. Site is	
		within 30 minutes public	
		transport time of community	
		facilities within Hucknall. Thus	
		the score is minor positive	
		instead a minor negative.	
6. Environment,	0	No existing designations, open	
Biodiversity and		space or Tree Preservation	
Green Infrastructure		Orders within the site.	
7. Landscape	0	Score: 58. It is not considered	- retain existing
		that developing the proposed	hedgerow to
		site would have any major	eastern boundary
		detrimental effects on the overall	of site.
		village setting other than slightly	- mitigation
		extending the village edge.	planting to soften
		However, the site forms a key	development edge
		gateway into Papplewick	at the northern
		Conservation Area which lies	boundary
		immediately beyond the	
		neighbouring Altham Lodge.	
		The site also falls adjacent to a	
		number of dispersed dwellings	
		with a strong traditional character. It is therefore	
		recommended that any future development should be of a low	
		density and remain sympathetic	
		to the traditional nature of the	
		village edge.	
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 i.e. grade 3a.	determine whether Best and Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	0	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.141 (hourly). Although there is direct bus route to Hucknall and Nottingham City, the bus services are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Ashfield 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.	

Appendix E6: Stoke Bardolph

Map of Reasonable Alternative Site for Housing in Stoke Bardolph	84
Site 6/586: Stoke Bardolph Farm and Land	85

Map of Reasonable Alternative Site for Housing in Stoke Bardolph



Site 6/586: Stoke Bardolph Farm and Land

Site Details		Site Map			
Site ref:	6/586		THE RES S RECEIVED		
Site name:	Stoke Bardolph		17 \		
	Farm and Land				
Locality:	Stoke Bardolph	_			
Location:	Adjacent named				
	settlement				
Site area:	3.59 ha				
Existing use:	(B) Agricultural				
O':	buildings				
Site commentary:	Farm buildings	8			
Dwellings capacity:	16 homes				
Brownfield/greenfield:	Greenfield site				
		117	- 111		
Environmental Charac	teristics				
Flood risk:			zone 2 and part of	site within flood	
		zone 3			
Agricultural land:		Grade 3	201.1. 01. 29		
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site No Local Wildlife Site within the site			
Local Wildlife Sites:					
Local Nature Reserves:			Reserve within the		
Ancient Woodland:			dland within the site		
Air quality:		Site falls within th	anagement Area w	itnin the site	
Green Belt: Greenwood Community Forest:				nmunity Forest	
Historic Characteristic		Site fails within the	e Greenwood Cor	illiuliity Folest	
Listed Buildings:	,3	No Listed Buildin	as within the site		
Conservation Areas:			a Conservation Ar	93	
Registered Parks & Gar	dens.		within a Registere		
registered rains a Gar	della.		Garden		
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
		Monument			
Local interest buildings:		1 local interest building within the site			
Accessibility					
•		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	> 60 mins	27 mins	8 mins	
Travel time (minutes) to	hospital:	> 60 mins	> 60 mins	32 mins	
Travel time (minutes) to	primary school:	> 60 mins	31 min	9 mins	
Travel time (minutes) to		> 60 mins	43 mins	13 mins	
Travel time (minutes) to		> 60 mins	> 60 mins	20 mins	
Travel time (minutes) to		> 60 mins	42 mins	13 mins	
Travel time (minutes) to		> 60 mins	22 mins	7 mins	
Travel time (minutes) to	town centre:	> 60 mins	52 mins	16 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing 2. Health	-	No GP within the village and the site is not within 30 minutes public transport time of GP outside the village due to bus service running every two hours. Within 400 m of private and public recreational open spaces. Thus this scores a minor negative.	Contributions to improve access to health provision or provide new provision on site.
3. Heritage and Design		The development of this site would have a major impact on the local interest building and Listed Buildings.	The retention of the open frontages to Stoke Lane to the east and south would help to reduce the impact of development. The conversion of existing dwellings with some selective demolition would help to reduce the impact of development. Then if only the farm buildings of historic importance were developed then the impact would be minor.
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 the only community facility (i.e. community centre/village hall) within the village. Other community facilities are in Burton Joyce village or within the existing built up area.	Contributions to improve access to community facility provision or provide new provision on site.
6. Environment, Biodiversity and Green Infrastructure	-	Would involve the loss of existing hedgerows and trees. No existing designations, open	Development should be designed to retain

		space or Tree Preservation Orders within the site. Unknown net biodiversity gain.	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 8. Natural	-	Score: 64. The site is a farmstead within Stoke Bardolph village. There is a local interest building on the site and it falls immediately adjacent to a listed building, as well as being close to the River Trent, which is highly valued for recreation. The landscape of the study area is high value owing to the high landscape and scenic quality and the River Trent as a recreational resource; there is a medium susceptibility to development of the site as although the site is considered to be development within the village currently has a low density and historic character that needs conserving wherever possible. Overall, this gives a medium landscape sensitivity. The site has a medium visual value, which arises from its role as the setting to a listed building, as well as the intrinsic recreational value of the site's surroundings. There is, however, a low susceptibility of the visual amenity of the study area to development of the site due to the contained nature of the site and this is fed in with the visual value to get an overall low visual sensitivity. Loss of agricultural land grade 3	- retain hedgerows and hedgerow trees (on east side of the site) in order to maintain dispersed and rural character of Stoke Lane.
o. Hatalal		Loss of agricultural land grade 5	riginoanara Lana

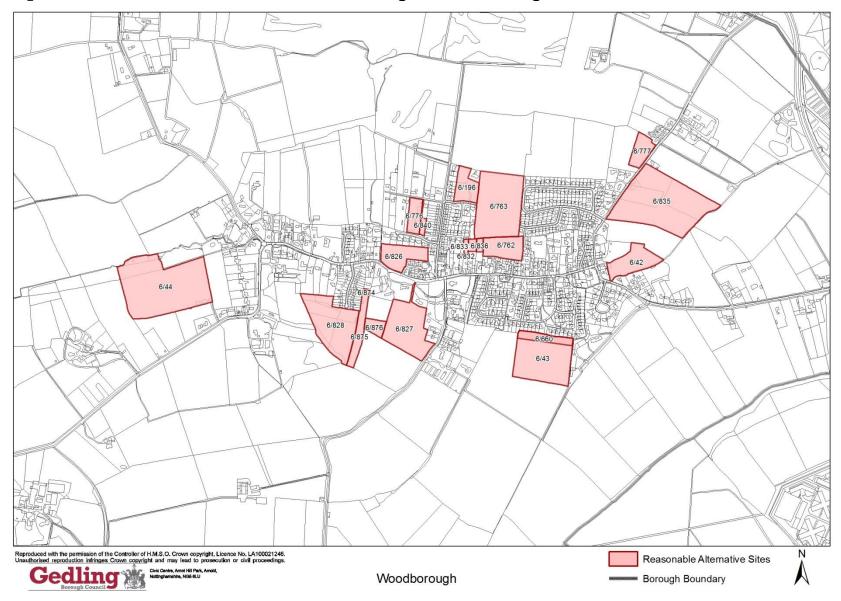
Resources		and greenfield land. No information on whether the site is best and most versatile land i.e. grade 3a.	Classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a. Design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding		Site within flood zone 2. Both northern and eastern boundaries of the site influenced by flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	Application of the flood risk Sequential Test is required before mitigation is proposed to site located within the floodplain (wholly or partially) to ensure that wherever possible new development is steered away from areas at risk of flooding (avoidance over mitigation).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.705 (every two hours). Scores minor positive due to the frequency of bus service.	
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.	

Appendix E7: Woodborough

Map of Reasonable Alternative Sites for Housing in Woodborough	91
Site 6/42: Lowdham Lane	92
Site 6/43: Old Manor Farm (Land adj to)	97
Site 6/44: Bank Hill	101
Site 6/196: Ash Grove	106
Site 6/660: Land South of Smalls Croft	110
Site 6/762: Land at Grimesmoor Farm Shelt Hill (Phase 1)	114
Site 6/763: Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)	118
Site 6/776: Land at Broad Close/Private Road	122
Site 6/777: Land on Shelt Hill adj 67	126
Site 6/826: Main Street/Taylor's Croft	130
Site 6/827: Lingwood Lane (land adj Rose Marie cottage)	134
Site 6/828: Park Avenue (land south of)	138
Site 6/832: 109 Main Street	142
Site 6/833: 111 Main Street	146
Site 6/835: 40 Shelt Hill	150
Site 6/836: Main Street (119)	155
Site 6/840: Plemont	159
Site 6/874: Long Meadow Farm (Site A)	163
Site 6/875: Long Meadow Farm (Site B)	166
Site 6/876: Long Meadow Farm (Site C)	170

Map of Reasonable Alternative Sites for Housing in Woodborough



Site 6/42: Lowdham Lane

Site Details Site Map			
Site ref: 6/42			
Site name: Lowdham Lane			
Locality: Woodborough			
Location: Adjacent named			
settlement			
Site area: 1.41 ha			
Existing use: (A) Agricultural land			
Site commentary: Greenfield land			
Dwellings capacity: 42 homes			
Brownfield/greenfield: Greenfield site			
1:-1:11 (a) / /// /			
Environmental Characteristics			
Flood risk: Part of site within flood zones 2 and 3			
Agricultural land: Grade 2			
	No open space within the site		
	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 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 at	nd		
Garden			
Scheduled Ancient Monuments: Site does not contain a Scheduled Ancient	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: 24 mins 45 mins 13 mins	3		
Travel time (minutes) to hospital: 50 mins > 60 mins 32 mins	3		
Travel time (minutes) to primary school: 12 mins 12 mins 4 mins			
Travel time (minutes) to secondary school: 27 mins 41 mins 12 mins	3		
Travel time (minutes) to leisure centre: 28 mins 49 mins 15 mins	3		
Travel time (minutes) to community centre: 49 mins 43 mins 13 mins	3		
Travel time (minutes) to employment zone: 7 mins 7 mins 2 mins			
Travel time (minutes) to town centre: 49 mins > 60 mins 28 mins	3		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	42 homes.	Intigation
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a significant impact on the approach to the Conservation Area and an impact on the openness 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	+	Site within 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure		Tree Preservation Orders on eastern side of the site. Unknown 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	0	Score: 59. The site is located in a sensitive position though the position of TPO'd tree groups creates an enclosure which would ensure that development would be retained within the settlement edge with sympathetic design and a landscape buffer beyond the TPO line.	- eastern area of the site to include strategic open space to ensure that potential development does not encroach past existing settlement edge extend existing tree line (on north side of the site) in order to ensure

		screening from the rural north and west extend existing tree line (on south east side of the site) in order to ensure screening from the rural north and west.
8. Natural Resources	Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	 Southern boundary influenced by flood zone 3 which is a very small percentage of the site. Southern area of site falls within flood zone 2. The surface water flood risk map indicates there is a high risk of surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of	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

10 Masta		flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	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. Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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.47A (every two	

		hours). Scores minor positive due to the frequency of bus service.	
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 6/43: Old Manor Farm (Land adj to)

Site Details		Site Map			
Site ref:	6/43	M1511717 m1/ ~5174411	ht	-1 0 N	
Site name:	Old Manor Farm		到任别四人品		
	(Land adj to)		The state of	出采为	
Locality:	Woodborough			# 79	
Location:	Adjacent named	POINTH	THE WAR	31	
	settlement		THE PORT		
Site area:	3.61 ha		O		
Existing use:	(A) Agricultural land		74(% //	
Site commentary:	Greenfield land		-	3	
Dwellings capacity:	108 homes		The state of the s		
Brownfield/greenfield:	Greenfield site		13/	N .	
			1/	,	
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space w	rithin 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	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 Characteristic	s				
Listed Buildings:		No Listed Building			
Conservation Areas:			a Conservation Are		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
		Garden			
Scheduled Ancient Mon	uments:		tain a Scheduled	Ancient	
		Monument			
Local interest buildings:		No local interest l	ouildings within the	e site	
Accessibility		I D. L. P. C.	14/ H :		
T 10 ()	0.0		Walking	Cycling	
Travel time (minutes) to		18 mins	44 mins	13 mins	
Travel time (minutes) to		44 mins	> 60 mins	32 mins	
Travel time (minutes) to		12 mins	11 min	3 mins	
Travel time (minutes) to	·	21 min	40 mins	12 mins	
Travel time (minutes) to		22 mins	48 mins	15 mins	
Travel time (minutes) to	·	43 mins	49 mins	15 mins	
Travel time (minutes) to		7 mins	6 mins	2 mins	
Travel time (minutes) to	town centre:	44 mins	> 60 mins	28 mins	

SA Objectives	Score	Commentary notes	Ideas for
4 11		1001	mitigation
1. Housing	++	108 homes.	
2. Health	+	No GP within the village,	
		however it is within 30 minutes	
		public transport and cycling time	
		of GP outside the village. Within 400 m of recreational open	
		space.	
3. Heritage and	_	The development of the site	A more restrictive
Design		would have an impact on the	amount of
Doolgii		setting of the heritage asset.	development
		The site is not adjacent to the	concentrated on
		Conservation Area, or really	the northern part of
		visible from the Conservation	the site and a less
		Area. It is more about the setting	rigid boundary,
		of the Conservation Area which	accompanied by
		is already affected by existing	tree planting belts,
		housing development.	could reduce the
			impact on the
			Conservation Area
			and create a more
			natural edge to the
4 Onima	0	Leave at at development were	village.
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 and a primary school	
		with the village.	
6. Environment,	0	No existing designations, open	
Biodiversity and		space or Tree Preservation	
Green Infrastructure		Orders within the site. Unknown	
7. Landscape	-		
		_	
		l	<u>-</u>
			•
		I	•
			·
		·	•
			• •
		village and disrupt the nestled	screening aligned
		settlement pattern, in addition it	with right of way
7. Landscape	-	net biodiversity gain. Score: 72. The site is an arable field on the edge of the settlement; it has several rights of way running close to the site boundary and has a medium landscape value arising from a high landscape quality and recreational value. Development of the site would add a block of development to the south of the	- southern area of the site to include landscape buffer to ensure potential development does not encroach past existing settlement sight line supplement existing vegetated

	would result in a localised reduction of tranquility and rural character. Giving this high susceptibility to development, it is considered that overall the study area has a high sensitivity to development. Visually, the site has a low value despite its proximity to the rights of way network. The site forms a part of the landscape setting of the study area and is a part of long views from the south; therefore the study area is considered to have a medium visual susceptibility to development.	(west and south sides of the side of the adjacent site to the south).
8. Natural Resources	Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	 Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the	Design of development site needs to include means of dealing with surface water

		Local Lead Flood Authority, the site is impacted by surface water flow route. The site is also impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/44: Bank Hill

Site Details		Site Map			
Site ref: 6/44				NO. 100 000 10	
Site name:	Site name: Bank Hill			/a P	
Locality:	Woodborough	7			
Location:	Adjacent named	\			
	settlement	\		THE SALE	
Site area:	6.12 ha		一个	12 GE	
Existing use: (A) Agricultural land					
Site commentary: Greenfield land			F	THE THE PERSON NAMED IN COLUMN TO PERSON NAM	
Dwellings capacity:	184 homes	7		311	
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics				
Flood risk:		Part of site within	flood zone 3		
Agricultural land:		Grade 2			
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	rithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	e Greenwood Cor	nmunity Forest	
Historic Characteristics					
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 Monuments:		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:	17 mins	35 mins	10 mins	
Travel time (minutes) to	hospital:	47 mins	> 60 mins	26 mins	
Travel time (minutes) to	primary school:	15 mins	20 mins	6 mins	
Travel time (minutes) to	secondary school:	21 min	34 mins	10 mins	
Travel time (minutes) to	leisure centre:	21 min	40 mins	12 mins	
Travel time (minutes) to	community centre:	52 mins	60 mins	18 mins	
Travel time (minutes) to	employment zone:	18 mins	22 mins	7 mins	
Travel time (minutes) to	town centre:	43 min	> 60 mins	21 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	184 homes.	Initigation
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village.	
3. Heritage and Design		The development of the site would result in a major impact on the Conservation Area as the site would not relate to the Conservation Area in any way, and would detract from the rural approach to the Woodborough Conservation Area. Foxwood Scheduled Ancient Monument is too far away to be affected by this site.	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 a village hall and a primary school within the village. Other community facilities are within public transport travel time.	
6. Environment, Biodiversity and Green Infrastructure		Tree Preservation Orders on north side of the 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: 75. The site is an arable field which is adjacent to but separate to the settlement edge and Conservation Area of Woodborough. The valley in which the site sits has a strong rural and unspoiled character and is screened from the settlement by a strong vegetated edge, which falls to the east of the site. There is a	- the whole site to include landscape buffer to retain rural character and to prevent urban areas extending past settlement edge.

	high landscape value given the high scenic quality and number of conservation interests and the fact that the site is separated from the main settlement means that the study area has a high susceptibility to development. Visually, the site has a medium visual value as the setting to the Woodborough Conservation Area, as well as the scheduled monument at Fox Wood. Overall, there is a medium visual sensitivity of the study area to development on the site.	
8. Natural Resources	Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	 Northern-east boundary influenced by flood zone 3 (very small percentage of site). The surface water flood risk map indicates there is high risk of surface water flooding issue to	Where possible site boundaries should be amended to remove development in the

risk, possible mitigation considerations could include whether flood in can be avoided reduced by amending the lay-out or whether density can be varied to reduce the number of units located in higher risk particles. Design of development is needs to include means of dealth with surface we runoff and to improve the situation to exiproperties in the part of the villa. An alternative means of acce would need to guaranteed the would not invo access through Main Street (at away from the main flood risk area).
waste. 11. Energy and 0 Impact of development upon

Climate Change		energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Part of the site within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). 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 6/196: Ash Grove

Site Details		Site Map		
Site ref:	6/196			
Site name:	Ash Grove	7		
Locality:	Woodborough			
Location:	Within named			
	settlement			
Site area: 0.89 ha		n	D	
Existing use:	(R) Residential	3		F
Site commentary:	Residential garden			
	land and			
	undeveloped land	000		
Dwellings capacity:	12 homes			
Brownfield/greenfield:	Greenfield site			庄
			या मि	
			TI I	
Environmental Charac	teristics	Net with to the city	22202	
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 2		
Open space network:	'- I-((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 No Local Nature Reserve within the site		
Local Nature Reserves:		1		
Ancient Woodland:			dland within the site	
Air quality:			anagement Area w	itnin the site
Green Belt:		Site falls within th		
Greenwood Community		Site fails within th	e Greenwood Cor	nmunity Forest
Historic Characteristics No Listed Dividing as within the city				
Listed Buildings: Conservation Areas:		No Listed Buildings within the site Site is not within a Conservation Area		
	dono	Site does not fall within a Registered Park and		
Registered Parks & Gar	dens.	Garden		
Schodulad Angiont Man	umonte	Site does not contain a Scheduled Ancient		
Scheduled Ancient Monuments:		Monument		
Local interest buildings:		No local interest buildings within the site		
Accessibility				
Accomming		Public transport	Walking	Cycling
Travel time (minutes) to	GP·	14 mins	39 mins	12 mins
Travel time (minutes) to		41 mins	> 60 mins	31 mins
Travel time (minutes) to	•	8 mins	8 mins	2 mins
Travel time (minutes) to		17 mins	37 mins	11 mins
Travel time (minutes) to		18 mins	44 mins	13 mins
Travel time (minutes) to		39 mins	56 mins	17 mind
Travel time (minutes) to	•	10 mins	10 mins	3 mins
Travel time (minutes) to		39 mins	> 60 mins	26 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1 Housing		12 homes.	initigation
1. Housing 2. Health	++	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area.	There is limited opportunity for a small amount of development that retains the hedgerow, perhaps one unit (single storey) on garden, mowed land in front of the bungalow on only part of the site.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Within 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure		Part of site is residential garden land and there appears to include a moderately extensive area of woodland. 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: 41. The site falls at the edge of the village and is already partly developed, with the rest of it being unmanaged scrub. The development of the site will not result in a notable extension to the village edge and visibility will be restricted, especially if the boundary	- strategic planting to the northern boundary of site to ensure screening from a rights of way network - retain and enhance vegetation (on east

	ı		T
		vegetation is maintained and enhanced. Overall, there is a low landscape sensitivity and low visual sensitivity to development of the site.	side of the site) to contain site form potential views from the east
8. Natural Resources	+	Part of site is residential garden land and part of site is undeveloped land. It is assumed the undeveloped land is on non-agricultural soil.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to 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 employment areas within the Borough (and Newark and Sherwood 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 6/660: Land South of Smalls Croft

Site Details		Site Map		
Site ref:	6/660	HE	H-1-1-1-1	
Site name: Land South of				五百
	Smalls Croft	ADPTO VIEW		田田
Locality:	Woodborough		HAI COLON	
Location:	Adjacent named	man la	2 PILL HEREIN	# 74
0'11	settlement	THE COMPANY	在中一个一个	丑
Site area:	0.57 ha		111111111111111111111111111111111111111	III.
Existing use:	(A) Agricultural land Greenfield land			
Site commentary:	15 homes	- /	H	
Dwellings capacity: Brownfield/greenfield:	Greenfield site	- /	E-7	
browniieid/greeniieid.	Greenileid Site		1	
				y
				/
			HI	
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 2		
Open space network:		No open space within the site		
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		No Local Wildlife Site within the site		
Local Nature Reserves:		No Local Nature Reserve within the site No Ancient Woodland within the site		
Ancient Woodland:				
Air quality:			anagement Area w	ithin the site
Green Belt:	E(Site falls within th		
Greenwood Community Historic Characteristic		Site fails within th	e Greenwood Con	nmunity Forest
	<u> </u>	No Listed Duildin	ao within the cite	
Listed Buildings: Conservation Areas:		No Listed Building	gs within the site a Conservation Are	••
	dono:			
Registered Parks & Gar	uens.	Site does not fall within a Registered Park and Garden		
Scheduled Ancient Mon	uments:	0 0.1 0.0 1 1	tain a Scheduled	Ancient
Correction / troicing twon	diffortio.	Monument		
Local interest buildings:			ouildings within the	e site
Accessibility		1		
		Public transport	Walking	Cycling
Travel time (minutes) to	GP:	17 mins	43 mins	13 mins
Travel time (minutes) to		43 mins	> 60 mins	32 mins
Travel time (minutes) to		11 min	10 mins	3 mins
Travel time (minutes) to		20 mins	39 mins	12 mins
Travel time (minutes) to		21 min	47 mins	14 mins
Travel time (minutes) to		42 mins	48 mins	15 mins
Travel time (minutes) to		5 mins	5 mins	2 mins
Travel time (minutes) to	town centre:	43 mins	> 60 mins	27 mins

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		15 homos	mitigation
1. Housing 2. Health	++	15 homes. No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of the site would result in a minor impact on 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	+	Part of site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	No existing designations, open space or Tree Preservation Orders within the site. Site is adjacent to Tree Preservation Orders. Unknown net biodiversity gain.	Adequate protection during construction and design of development to protect trees and minimise any adverse effects.
7. Landscape	0	Score: 50. The site is an arable field on the edge of the settlement; it has several rights of way running close to the site boundary and has a medium landscape value arising from the high landscape quality and representativeness. Development of the site would be a coherent extension, at least in landscape terms, to the south of the village and conserve the nestled settlement pattern. Given this low susceptibility to	- mitigation tree and shrub planting (on south side of the adjacent site to the south) to existing rough ground in order to screen views from the rural south supplement existing vegetated screening aligned with right of way (on west and south

development, it is considered that overall the study area has a low landscape sensitivity to development. Visually, the site has a low value despite its proximity to the rights of way network. The site facilitates views of the wider landscape setting, rather than forming a part of it, but is a part of long views from the south and	the
therefore the study area is considered to have a medium visual susceptibility to development. Overall, there is a low visual sensitivity to	
development.	
8. Natural Resources Loss of agricultural land grade 2 and greenfield land. Planning Policy Framework state "Where significate development of agricultural land demonstrated to be necessary, local planning authorities show seek to use area of poorer quality". Where Best and Most Versatile (BMV) land is affected grades 1, 2 and 3a, design of development should seek 'sof uses' for BMV late to minimise irreversible loss Soil management to safeguard soi resources.	es int lis o ld as ce er i.e.
9. Flooding —— Does not fall within flood zone 2 Design of	
or 3. The surface water flood development sit risk map indicates there is high risk of surface water flooding means of dealin)

		issue. According to the Local Lead Flood Authority, the site is impacted by surface water flow route. The site is also impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	with surface water runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/762: Land at Grimesmoor Farm Shelt Hill (Phase 1)

Site Details		Site Map			
Site ref:	6/762	****	1		
Site name:	Land at Grimesmoor Farm Shelt Hill (Phase 1)				
Locality:	Woodborough	100			
Location:	Adjacent named settlement				
Site area:	1.16 ha	PH 1		1	
Existing use:	(A) Agricultural land	I hathan I	SHI-HOW POH		
Site commentary:	Greenfield land				
Dwellings capacity:	34 homes	142 1 51 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ोगिट	
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space 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	rithin the site	
Green Belt:		Site falls within th			
Greenwood Community		Site falls within th	e Greenwood Cor	nmunity Forest	
Historic Characteristic	S	1			
Listed Buildings:		No Listed Building			
Conservation Areas:		Site is within a Co			
Registered Parks & Gar		Site does not fall within a Registered Park and Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient Monument			
Local interest buildings:		No local interest l	ouildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		13 mins	39 mins	12 mins	
Travel time (minutes) to		39 mins	> 60 mins	31 mins	
Travel time (minutes) to		6 mins	6 mins	2 mins	
Travel time (minutes) to		16 mins	37 mins	11 mins	
Travel time (minutes) to		17 mins	43 mins	13 mins	
Travel time (minutes) to		38 mins	49 mins	15 mins	
Travel time (minutes) to		3 mins	3 mins	1 min	
Travel time (minutes) to	town centre:	38 mins	> 60 mins	26 mins	

SA Objectives	Score	Commentary notes	Ideas for
1 Hausing		24 hamas	mitigation
1. Housing 2. Health	++	34 homes. No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on 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	++	Site is within 400 m of a village hall and a primary school 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	0	Score: 42. The site falls within a conservation area but is surrounded by existing development on all sides. The site is low quality scrub land, is not viewed from any publicly	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no

		accessible areas and does not	mitigation
		contribute to the landscape	recommendations.
		•	
8. Natural Resources		setting of the village. Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas
			of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and	0	Impact of development upon	
Climate Change		energy and climate change is	

12. Transport	+	dependent upon opportunities for either renewable energy provision or energy efficiency measures. Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to 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 employment areas within the Borough (and Newark and Sherwood 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 6/763: Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)

Site Details		Site Map				
Site ref:	6/763					
Site name:	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)					
Locality:	Woodborough		OF DEPTH A			
Location:	Adjacent named settlement					
Site area:	3.89 ha			原理		
Existing use:	(A) Agricultural land		JIGHT THE	DOJ GITT		
Site commentary:	Greenfield land			計器		
Dwellings capacity:	116 homes	電影红山		1308		
Brownfield/greenfield:	Greenfield site	Greenfield site				
Environmental Charac	teristics					
Flood risk:		Not within flood z	one 2 or 3			
Agricultural land:		Grade 2				
Open space network:		No open space 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:			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	gs 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				
Accessibility						
		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	28 mins	49 mins	15 mins		
Travel time (minutes) to		54 mins	> 60 mins	34 mins		
Travel time (minutes) to	primary school:	17 mins	16 mins	5 mins		
Travel time (minutes) to		31 mins	44 mins	13 mins		
Travel time (minutes) to	leisure centre:	32 mins	53 mins	16 mins		
Travel time (minutes) to	community centre:	53 mins	50 mins	15 mins		
Travel time (minutes) to		11 mins	11 mins	3 mins		
Travel time (minutes) to	town centre:	54 mins	> 60 mins	29 mins		

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	116 homes.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Part of the site within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on the 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	+	Within 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure		Tree Preservation Orders within the site. Would involve loss of existing hedgerows. 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. Development should be designed to retain hedgerows and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure

			network and
			biodiversity.
7. Landscape	0	Score: 47. Site falls in between existing built form of the village edge. Any new development would be relatively well screened from the within the village and would be perceived as urban infill.	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.
8. Natural Resources		Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).

		guaranteed that does not involve access through Main Street.	
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to 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 employment areas within the Borough (and Newark and Sherwood 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 6/776: Land at Broad Close/Private Road

Site Details		Site Map				
Site ref:	6/776	1 1 1 1	1 Im V I			
Site name:	Land at Broad			115		
	Close/Private Road					
Locality:	Woodborough					
Location:	Within named					
	settlement		TOPR	司百		
Site area:	0.61 ha]]		9 1		
Existing use:	(N) Natural and			11 17		
	semi-natural land	7		#-27		
Site commentary:	Greenfield land	- HOLL				
Dwellings capacity:	20 homes		0-6			
Brownfield/greenfield:	Greenfield site	4				
		T		5.41		
		和日川				
Environmental Charac	toristics					
Flood risk:	toriotios	Not within flood z	one 2 or 3			
Agricultural land:		Grade 2	0110 2 01 0			
Open space network:		No open space within the site				
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site				
Local Wildlife Sites:		No Local Wildlife Site within the site				
Local Nature Reserves:		No Local Nature Reserve within the site				
Ancient Woodland:		No Ancient Woodland within the site				
Air quality:			anagement Area w	ithin the site		
Green Belt:		Site falls within the Green Belt				
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				
Lagalistaraat kuildisaa		Monument No local interest buildings within the site				
Local interest buildings: Accessibility		INO local interest i	oundings within the	SILE		
Accessibility		Public transport	Walking	Cycling		
Travel time (minutes) to	GP:	12 mins	38 mins	11 min		
Travel time (minutes) to		39 mins	> 60 mins	30 mins		
Travel time (minutes) to		7 mins	7 mins	2 mins		
Travel time (minutes) to		16 mins	36 mins	11 mins		
Travel time (minutes) to		16 mins	43 mins	13 mins		
Travel time (minutes) to		37 mins	55 mins	16 mins		
Travel time (minutes) to		9 mins	8 mins	3 mins		
Travel time (minutes) to		38 mins	> 60 mins	26 mins		
	· · · · · · · · · · · · · · · · · · ·					

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	20 homes.	mingation
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on 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	+	Part of site is within 400 m of a primary school within the village. Within 800 m of a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of natural and semi-natural land. 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: 48. The site is currently a private garden with mature vegetation within the context of Woodborough village; it slopes to the south, affording long views across the valley to farmland beyond. The study area has a medium landscape quality, arising mainly from its high landscape quality; however is it is a residential area, it is	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		considered that the susceptibility to change is low. Overall, there is a low landscape sensitivity to development of the site. There is a low visual value contributed by the site to the study area and the limited views of the site afford a low susceptibility to visual change. Overall, the study area has a low visual sensitivity to development of the site.	
8. Natural	-	Loss of greenfield land i.e.	
Resources		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 no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/777: Land on Shelt Hill adj 67

Site Details		Site Map			
Site ref:	6/777	<u> </u>		500	
Site name:	Land on Shelt Hill adj 67				
Locality:	Woodborough		100		
Location:	Separated from				
	urban/village			1	
	boundary				
Site area:	0.72 ha				
Existing use:	(A) Agricultural land		<i> </i>		
Site commentary:	Greenfield land				
Dwellings capacity:	32 homes	PAR			
Brownfield/greenfield:	Greenfield site				
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space 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 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 Monument			
Local interest buildings:		No local interest l	ouildings within the	site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		27 mins	48 mins	14 mins	
Travel time (minutes) to	•	53 mins	> 60 mins	33 mins	
Travel time (minutes) to	· · · · · · · · · · · · · · · · · · ·	16 mins	16 mins	5 mins	
Travel time (minutes) to	•	30 mins	40 mins	13 mins	
Travel time (minutes) to		31 mins	53 mins	16 mins	
Travel time (minutes) to	·	52 mins	50 mins	15 mins	
Travel time (minutes) to		11 mins	10 mins	3 mins	
Travel time (minutes) to	town centre:	53 mins	> 60 mins	29 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	32 homes.	
2. Health	+	No GP within the village,	
		however it is within 30 minutes	
		public transport and cycling time	
		of GP outside the village.	
3. Heritage and		The development of the site	The Impact of
Design		would result in a major impact	Possible
		on Woodborough Conservation	Development Sites
		Area.	on Heritage Assets
			in Gedling
			Borough Council
			(2015) provides no
			mitigation
4. Oriena	0	lean and of development on an	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 a village hall	
5. 300lai		and a primary school within the	
		village. Other community	
		facilities are within public	
		transport travel time.	
6. Environment,	0	No existing designations, open	
Biodiversity and		space or Tree Preservation	
Green Infrastructure		Orders within the site. Unknown	
		net biodiversity gain.	
7. Landscape	-	Score: 63. Though the site is not	- enhance
		highly sensitive it is perceived	hedgerows and
		that any development here	supplement with
		would make the shift from rural	hedgerow trees
		to urban and therefore set the	(on opposite side
		precedent for development in	of Shelt Hill) to
		other areas which may be of	screen views from
		greater importance. This affords	the south.
		the site greater consideration	
		and therefore increases its	
O No.		inherent sensitivity.	D
8. Natural		Loss of agricultural land grade 2	Paragraph 112 of
Resources		and greenfield land.	the National
			Planning Policy Framework states
			"Where significant
			development of
			agricultural land is
			agriculturar land is

0. Flooding		Door not fall within flood zono 2	demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding		Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is high risk of surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/826: Main Street/Taylor's Croft

Site Details		Site Map		
Site ref:	6/826			
Site name:	Main Street/			
	Taylor's Croft			
Locality:	Woodborough		JULIAN G	
Location:	Within named	10-11-		
	settlement	745/177		
Site area:	1.21 ha		. [
Existing use:	(A) Agricultural land		3665	- - - - - - - - - -
Site commentary:	Importance open			
,	space within	1 STILL ON	THE SHE	XIU PIL
	Conservation Area.			
	Currently grazing	到了了	ا المتا)	4
	land	ST_1 1	-OK H	
Dwellings capacity:	36 homes			
Brownfield/greenfield:	Greenfield site			
Environmental Charac	teristics			
Flood risk:			flood zones 2 and	13
Agricultural land:		Grade 2		
Open space network:		Importance open space within Conservation Area		
Sites of Special Scientifi	ic Interest:	No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		No Local Wildlife Site within the site		
Local Nature Reserves:		No Local Nature Reserve within the site		
Ancient Woodland:			dland within the site	
Air quality:			anagement Area w	ithin the site
Green Belt:		Site falls within th		
Greenwood Community		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	:S	T		
Listed Buildings:		No Listed Building		
Conservation Areas:		Site is 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		
Local interest buildings		Monument No local interest buildings within the site		
Local interest buildings: Accessibility		ino local interest i	buildings within the	e site
Accessibility		Public transport	Walking	Cycling
Traval time (minutes) to	CD		•	Cycling
Travel time (minutes) to Travel time (minutes) to		11 min 38 mins	32 mins > 60 mins	10 mins 29 mins
Travel time (minutes) to		6 mins	5 mins	29 mins 2 mins
Travel time (minutes) to		14 mins	31 mins	9 min
Travel time (minutes) to	· · · · · · · · · · · · · · · · · · ·	15 mins	37 mins	11 min
Travel time (minutes) to		36 mins	54 mins	16 mins
Travel time (minutes) to	·	7 mins	7 mins	2 mins
Travel time (minutes) to	. ,	37 mins	> 60 mins	24 mins
Traver ume (minutes) to	LOWIT CETTLE.	or mino	/ 00 1111113	4 IIIII 10

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	36 homes.	magaaon
2. Health		Loss of open space. No GP within the village and it is within 30 minutes public transport and cycling time of GP outside the village.	Provision of green space on-site to provide recreational opportunities.
3. Heritage and Design		Major impact on heritage assets, both Conservation Area and Listed Buildings.	The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) provides no mitigation recommendations.
4. Crime	0	Impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	
5. Social	+	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure		Loss of existing 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	-	South-western boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-western area of the site. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is high risk of surface water flooding on Main Street adjacent to the site.	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

		According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	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. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/827: Lingwood Lane (land adj Rose Marie cottage)

Site Details		Site Map			
Site ref:	6/827			20.000 200 2003	
Site name:	Lingwood Lane (land adj Rose Marie cottage)				
Locality:	Woodborough				
Location:	Adjacent named settlement	1/			
Site area:	2.74 ha		O Y P		
Existing use:	(A) Agricultural land				
Site commentary:	Greenfield land				
Dwellings capacity:	82 homes		JAPA .		
Brownfield/greenfield:	Greenfield site			2/50/	
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special Scientifi	c Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:		No Local Nature Reserve within the site			
Ancient Woodland:		No Ancient Wood	lland within the site	9	
Air quality:			anagement Area w	rithin the site	
Green Belt:		Site falls within the Green Belt Site falls within the Greenwood Community Forest			
Greenwood Community		Site falls within th	e Greenwood Cor	nmunity Forest	
Historic Characteristic	S	T			
Listed Buildings:		No Listed Building			
Conservation Areas:		Part of site is 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		13 mins	39 mins	12 mins	
Travel time (minutes) to	hospital:	39 mins	> 60 mins	31 mins	
Travel time (minutes) to		4 mins	3 mins	1 min	
Travel time (minutes) to	secondary school:	17 mins	37 mins	11 mins	
Travel time (minutes) to	leisure centre:	17 mins	44 mins	13 mins	
Travel time (minutes) to	community centre:	38 mins	55 mins	16 mins	
Travel time (minutes) to	employment zone:	9 mins	9 mins	3 mins	
Travel time (minutes) to	town centre:	39 mins	> 60 mins	26 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	82 homes.	Intigation
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on the heritage asset local interest buildings and 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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure		Tree Preservation Orders within the site. Would involve the loss of existing trees. 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	0	Score: 56. The site is an undulating field in equestrian use on the edge of the village and Conservation Area of Woodborough. There is a medium landscape value arising from the high landscape quality and representativeness, as well as the scenic quality and recreational value of the area. Given the site's village edge location, the study area has a low susceptibility to	- southern area of the side to include key open space to restrict development from encroaching past settlement edge retain small tree group (south east area of the site).

		development of the site, although there may be a perceived erosion of the settlement edge. Overall, there is a medium landscape sensitivity. In visual terms, there is a low value and a low susceptibility to change arising from the site's visual containment. There is therefore a low visual sensitivity to	
8. Natural Resources		development of the site. Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	-	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk

		problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood District) so this scores a minor positive.	
13. Employment 14. Innovation	0	No loss of jobs. No loss of opportunity for training or high knowledge	
15. Economic Structure	0	sectors. No loss of employment/retail/ mixed use land.	

Site 6/828: Park Avenue (land south of)

Site Details		Site Map		
Site ref:	6/828	11 171 7	- 1 1 7 4 4 10 5 1 1	
Site name:	Park Avenue (land south of)			
Locality:	Woodborough			
Location:	Adjacent named settlement	110		
Site area:	3.05 ha	7	TOP TOP	\$
Existing use:	(A) Agricultural land	TO THE STATE OF TH		
Site commentary:	Greenfield land			
Dwellings capacity:	92 homes	120		
Brownfield/greenfield:	Greenfield site			
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 2		
Open space network:		No open space 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:			Reserve within the	
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	T		
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		> 60 mins	> 60 mins	31 mins
Travel time (minutes) to		> 60 mins	> 60 mins	42 mins
Travel time (minutes) to		> 60 mins	> 60 mins	29 mins
Travel time (minutes) to		> 60 mins	> 60 mins	27 min
Travel time (minutes) to	leisure centre:	> 60 mins	> 60 mins	42 min
Travel time (minutes) to		> 60 mins	> 60 mins	37 mins
Travel time (minutes) to		10 mins	9 mins	3 mins
Travel time (minutes) to	town centre:	> 60 mins	> 60 mins	36 mins

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	92 homes.	muyauon
2. Health	-	No GP within the village and it is not within 30 minutes public transport time of GP outside the village. Part of site is within 400 m of recreational open space. Thus this scores a minor negative.	
3. Heritage and Design		The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent.	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	+	Within 800 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure		Tree Preservation Orders within the 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	0	Score: 53. The site is a sloping field within an urban context, currently used for equestrian purposes. It sits just outside of Woodborough's conservation area and is bounded by TPO'd trees as well as containing a mature TPO'd oak. The positioning of this oak has the potential to make access difficult and reduces the overall viability of the site, as do the line of	- southern area of the site to include key open space to preserve tree groups and to ensure that development foes not encroach up the sloping landform beyond the development edge.

		TPO'd trees to the south of the site. There is a low landscape value within the study area, but a medium susceptibility to development as there is the possibility of encroachment over the ridge into open countryside and threat of removal of TPO'd trees. Overall, there is a low landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's relative containment within the village setting. Overall, this results in a low visual sensitivity.	- retain as much as mature vegetation as possible (on north east of the site), specifically the mature Oak covered by Tree Preservation Order.
8. Natural Resources		Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
9. Flooding	•	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the	An alternative means of access would need to be guaranteed that would not involve

		Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/832: 109 Main Street

Site Details		Site Map			
Site ref:	6/832	1711112111	ו חרו - אייון		
Site name:	109 Main Street				
Locality:	Woodborough				
Location:	Within named				
	settlement	71211		{	
Site area:	0.09 ha				
Existing use:	(R) Residential			1	
Site commentary:	Residential garden				
	land		116		
Dwellings capacity:	3 homes	I Verdon A			
Brownfield/greenfield:	Greenfield site				
			147/13/17/	<u></u>	
		7			
		TO THE PARTY OF TH			
Environmental Charac	teristics				
Flood risk:	toriotios	Not within flood z	one 2 or 3		
Agricultural land:		Grade 2	0110 2 01 0		
Open space network:		No open space w	ithin the site		
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:	io intoroot.	No Local Wildlife Site within the site			
Local Nature Reserves:			No Local Nature Reserve within the site		
Ancient Woodland:			dland within the site		
Air quality:			anagement Area w		
Green Belt:		Site falls within th			
Greenwood Community	Forest:		e Greenwood Con	nmunity Forest	
Historic Characteristic				Í	
Listed Buildings:		No Listed Buildin	gs within the site		
Conservation Areas:		Site is within a Co			
Registered Parks & Gar	dens:	Site does not fall	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 I	buildings within the	e site	
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to		11 min	37 mins	11 min	
Travel time (minutes) to		38 mins	> 60 mins	30 mins	
Travel time (minutes) to		6 mins	5 mins	2 mins	
Travel time (minutes) to	•	15 mins	35 min	10 mins	
Travel time (minutes) to		15 mins	42 mins	13 mins	
Travel time (minutes) to		36 mins	54 mins	16 mins	
Travel time (minutes) to		8 mins	7 mins	2 mins	
Travel time (minutes) to	town centre:	37 mins	> 60 mins	25 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing 2. Health	+	3 homes. No GP within the village, however it is within 30 minutes public transport and cycling time	
		of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of this site would have a major impact on Woodborough 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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 49. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however is it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

Γ	1	T	
		contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site.	
8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/833: 111 Main Street

Site Details		Site Map			
Site ref:	6/833	C 111 1994 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
Site name:	111 Main Street	111111111111111111111111111111111111111	7 n		
Locality:	Woodborough				
Location:	Within named				
	settlement				
Site area:	0.14 ha	निया जा है			
Existing use:	(R) Residential				
Site commentary:	Residential garden				
,	land				
Dwellings capacity:	4 homes		 		
Brownfield/greenfield:	Greenfield site		1 1 1 h Fr	X P E	
			中山門中		
			1131 1 1		
			A 818 11	-11-	
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special 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:			Reserve within the		
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	1			
Listed Buildings:		No Listed Buildin			
Conservation Areas:			Site is 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	Accessibility				
T 10 () ()	0.0	Public transport	Walking	Cycling	
Travel time (minutes) to		11 min	37 mins	11 min	
Travel time (minutes) to		38 mins	> 60 mins	30 mins	
Travel time (minutes) to		5 mins	5 mins	1 min	
Travel time (minutes) to		15 mins	35 min	11 mins	
Travel time (minutes) to		15 mins	42 mins	13 mins	
Travel time (minutes) to		36 mins	50 mins	15 mins	
Travel time (minutes) to	1 7	4 mins	4 mins	1 min	
Travel time (minutes) to	town centre:	37 mins	85 mins	26 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing 2. Health	+	4 homes. No GP within the village,	
		however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of this site would have a major impact on Woodborough 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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 49. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however is it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

	I		
		contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site.	
8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/835: 40 Shelt Hill

Site Details		Site Map			
Site ref:	6/835		1 > WANNESS (1997)		
Site name:	40 Shelt Hill				
Locality:	Woodborough				
Location:	Adjacent named				
	settlement	O DE			
Site area:	5.86 ha	HIRE			
Existing use:	(A) Agricultural land			4	
Site commentary:	Greenfield land				
Dwellings capacity:	176 homes				
Brownfield/greenfield:	Greenfield site		_		
			_ \	\sim	
		影曲 [1]:	7	\	
		7/4	\times		
		AMEN INTO ET	21		
Environmental Character Flood risk:	teristics	Dort of cita within	flood zonos 2 sad	1.0	
			flood zones 2 and	13	
Agricultural land:		Grade 2			
Open space network:	ia Intaraati	No open space within the site			
Sites of Special Scientification 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:			dland within the site		
			anagement Area w		
Air quality: Green Belt:		Site falls within th		ittiiii trie Site	
Greenwood Community	Forest:	Site falls within the Greenwood Community Forest			
Historic Characteristic		Site ialis within ti	ie Greenwood Con	illiullity i orest	
Listed Buildings:	, 3	No Listed Buildin	as within the site		
Conservation Areas:			a Conservation Are	22	
Registered Parks & Gar	dans:	Site does not fall within a Registered Park and			
Trogistorou i airo & Gai	dono.	Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
Contraction / motorit William	a	Monument			
Local interest buildings:		No local interest buildings within the site			
Accessibility					
		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	27 mins	48 mins	14 mins	
Travel time (minutes) to		53 mins	> 60 mins	33 mins	
Travel time (minutes) to		16 mins	15 mins	5 mins	
Travel time (minutes) to		30 mins	43 mins	13 mins	
Travel time (minutes) to		31 mins	52 mins	16 mins	
Travel time (minutes) to		52 mins	49 mins	15 mins	
Travel time (minutes) to	employment zone:	11 mins	10 mins	3 mins	
Travel time (minutes) to	town centre:	53 mins	> 60 mins	29 mins	

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing	++	176 homes.	
2. Health	+	No GP within the village,	
		however it is within 30 minutes	
		public transport and cycling time	
		of GP outside the village.	
3. Heritage and		The development of this site	The Impact of
Design		would result in a major impact	Possible
		on the wider setting and context	Development Sites
		of the Conservation Area.	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	
- O		allocation.	
5. Social	+	Not within 400 m of a village hall	
		and a primary school within the	
		village. Other community	
		facilities are within public	
0. 5		transport travel time.	T
6. Environment,		Tree Preservation Orders within	Trees protected by
Biodiversity and		the site. Unknown net	Tree Preservation
Green Infrastructure		biodiversity gain.	Orders should be
			retained within
			scheme and
			protected during
			construction to
			avoid/minimise any adverse effects.
7 Landagana		Score: 87. The site is an	- landscape buffer
7. Landscape		important setting to the village	to the whole site in
		conservation area. It consists of	order to maintain
			rural character and
		well established field patterns	
		and mature vegetation which greatly contribute to the	prevent urban
		character of the area. Due to the	creep to high ground.
		nature of the sloping valley side,	ground.
		views into site are obtained from	
		a wide range of points within the	
		landscape. It is considered that	
		any development within this site	
		would detrimental to the setting	
		would detrimental to the Setting	

	of Woodborough and damaging	
	to the surrounding rural context.	
8. Natural Resources	Loss of agricultural land grade 2 and greenfield land.	Paragraph 112 of the National Planning Policy Framework states "Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality". Where Best and Most Versatile (BMV) land is affected i.e. grades 1, 2 and 3a, design of development should seek 'soft uses' for BMV land to minimise irreversible loss. Soil management to safeguard soil
9. Flooding	 South-eastern boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-eastern area of the site. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	resources. 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. Design of development site needs to include means of dealing with surface water runoff and to improve the situation to existing properties in this part of the village. An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
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.47A (every two hours). Scores minor positive due to the frequency of bus service.	
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 6/836: Main Street (119)

Site Details		Site Map		
Site ref:	6/836		۲۳۱	1
Site name:	Main Street (119)			
Locality:	Woodborough			
Location:	Within named			
	settlement	THOME	1 1	
Site area:	0.12 ha		1 1	
Existing use:	(R) Residential	7/45		
Site commentary:	Residential garden			
_	land		1- h 780	
Dwellings capacity:	3 homes	机品目中		
Brownfield/greenfield:	Greenfield site		HILL ALIGH	
_		0 11 1411131		
			W A TO	图加
		14.5		1 () 10)
Environmental Charac	teristics			
Flood risk:		Not within flood z	one 2 or 3	
Agricultural land:		Grade 2		
Open space network:		No open space within the site		
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site		
Local Wildlife Sites:		No Local Wildlife Site within the site		
Local Nature Reserves:		No Local Nature Reserve within the 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		Site falls within th	e Greenwood Con	nmunity Forest
Historic Characteristic	s			
Listed Buildings:		No Listed Buildin	gs within the site	
Conservation Areas:		Site is 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	ouildings within the	e site
Accessibility				
		Public transport		Cycling
Travel time (minutes) to	GP:	12 mins	38 mins	11 min
Travel time (minutes) to hospital:		38 mins	> 60 mins	30 mins
Travel time (minutes) to	primary school:	6 mins	5 mins	2 mins
Travel time (minutes) to	secondary school:	15 mins	36 mins	11 mins
Travel time (minutes) to	leisure centre:	16 mins	42 mins	13 mins
Travel time (minutes) to	community centre:	37 mins	50 mins	15 mins
Travel time (minutes) to	employment zone:	4 mins	4 mins	1 min
Travel time (minutes) to	town centre:	38 mins	> 60 mins	26 mins

SA Objectives	Score	Commentary notes	Ideas for
			mitigation
1. Housing 2. Health	+ +	3 homes. No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open	
3. Heritage and Design		space. The development of this site would have a major impact on Woodborough 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	+	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 51. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its inclusion within the Woodborough Conservation Area; however is it is a residential area and therefore it is considered that the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the study area to development of the site. There is a medium visual value	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		·	
		contributed by the site to the study area as part of Woodborough's conservation area. However, the limited views of the site afford a low susceptibility to visual change and overall, the study area has a low visual sensitivity to development of the site.	
8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly) and No.47A (every two hours). Although there are direct bus routes to Nottingham City for work, they are not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/840: Plemont

Site Details		Site Map			
Site ref:	6/840				
Site name:	Plemont		M2 14 12		
Locality:	Woodborough				
Location:	Adjacent named				
	settlement		2	116571	
Site area:	0.14 ha				
Existing use:	(R) Residential				
Site commentary:	Residential garden			1	
	land				
Dwellings capacity:	2 homes				
Brownfield/greenfield:	Greenfield site	1			
				त जा	
				世間	
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:		No Local Nature Reserve within the site			
Ancient Woodland:		No Ancient Wood	dland within the site	Э	
Air quality:		No Air Quality Ma	anagement Area w	ithin the site	
Green Belt:		Site falls within th	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:			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 con	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:	11 mins	37 mins	11 min	
Travel time (minutes) to		39 mins	> 60 mins	30 mins	
Travel time (minutes) to	primary school:	6 mins	6 mins	2 mins	
Travel time (minutes) to	secondary school:	15 mins	35 mins	11 mins	
Travel time (minutes) to	leisure centre:	16 mins	42 mins	13 mins	
Travel time (minutes) to	community centre:	37 mins	54 mins	16 mins	
Travel time (minutes) to	employment zone:	8 mins	8 mins	2 mins	
Travel time (minutes) to	town centre:	37 mins	> 60 mins	26 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	2 homes.	mitigation
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design	-	The development of this site would result in a minor impact on the Conservation Area if occurring in isolation with one low key building. However, the cumulative impact of developing both this and the adjoining sites would result in the erosion of the green fringe forming the setting of the Conservation Area and the impact would be major. The precedent would be set for other sites to come forward in this area if one small site was allowed.	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	+	Site is within 400 m of a primary school within the village. Within 800 m of a village hall within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 45. The site is currently a private garden bounded by mature vegetation within the context of Woodborough village; it slopes to the south, and is visually contained from all angles. The study area has a medium landscape quality, arising mainly from its high landscape quality; however is it is a residential area and therefore it is considered that	The Landscape and Visual Analysis of Potential Development Sites (2014) provides no mitigation recommendations.

		the augeontibility to change of	
		the susceptibility to change of the study area is low. Overall, there is a low landscape sensitivity within the to	
		development of the site. There	
		is a low visual value contributed	
		by the site to the study area and	
		the limited views of the site	
		afford a low susceptibility to	
		visual change. Overall, the study	
		area has a low visual sensitivity	
		to development of the site.	
8. Natural	+	Site is residential garden land so	
Resources		no loss of agricultural land.	
9. Flooding	_	Does not fall within flood zone 2	An alternative
		or 3. The surface water flood	means of access
		risk map indicates there is no	would need to be
		significant surface water	guaranteed that
		flooding issue. According to the	would not involve
		Local Lead Flood Authority, the	access through
		site is impacted by potential	Main Street (and
		access problems in times of	away from the
		flooding on the Woodborough	main flood risk
		Brook and an alternative means	area).
		of access will need to be	,
		guaranteed that does not	
		involve access through Main	
		Street.	
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	
40 Transmit		measures.	
12. Transport	+	Within 400 m of existing bus	
		stops for No.47 (depends on	
		daytime – mostly hourly).	
		Although there is direct bus route to Nottingham City for	
		work, it is not as frequent as	
		those in Arnold and Carlton and	
		also it would be difficult to travel	
		directly to employment areas	
		within the Borough (and Newark	
		and Sherwood 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 6/874: Long Meadow Farm (Site A)

Site Details		Site Map			
Site ref:	6/874		C3 14		
Site name:	Long Meadow		130 LII 1	Y	
	Farm (Site A)	11/	DI T	- {	
Locality:	Woodborough	- U 1/1/4	3	П П	
Location:	Adjacent named				
	settlement	J. WIKE	5	177	
Site area:	0.05 ha			L	
Existing use:	(R) Residential				
Site commentary:	Residential garden				
	land				
Dwellings capacity:	1 home	1			
Brownfield/greenfield:	Greenfield site	-577 (-546	1		
		7			
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special Scientif	ic Interest:	No Site of Special Scientific Interest within the site			
Local Wildlife Sites:		No Local Wildlife Site within the site			
Local Nature Reserves:			No Local Nature Reserve within the 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	ne Greenwood Cor	nmunity Forest	
Historic Characteristic	S	T			
Listed Buildings:		No Listed Buildin			
Conservation Areas:		1	a Conservation Are		
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
Oct of the LA colored Man		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
Local interest buildings		Monument No local interest buildings within the site			
Local interest buildings: Accessibility		I NO local interest l	bullulings within the	5 2116	
Accessibility		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	10 mins	32 mins	10 mins	
Travel time (minutes) to		38 mins	> 60 mins	29 mins	
	Travel time (minutes) to hospital. Travel time (minutes) to primary school:		7 mins	2 mins	
, ,	Travel time (minutes) to secondary school:		31 mins	9 mins	
Travel time (minutes) to		14 mins 15 mins	37 mins	11 mins	
Travel time (minutes) to		44 mins	56 mins	17 mins	
Travel time (minutes) to		8 mins	9 mins	3 mins	
Travel time (minutes) to		36 mins	> 60 mins	24 mins	
rator timo (minatos) to		1 00 1111110	, 50 1111110		

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	1 home.	
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on the Conservation Area. The topography of rising land increases the impact here as it would make the development more visually prominent.	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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	0	Site is residential garden land. Unknown net biodiversity gain.	
7. Landscape	0	Score: 45. The site is a sloping field within the village context, with very limited access. It sits just outside of Woodborough's conservation area. There is a low landscape value within the study area and a low susceptibility to development given that the site is infill. Overall, there is a low landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's containment within the village context. Overall, this results in a low visual sensitivity.	The Landscape and Visual Analysis of Potential Development Sites – Addendum (2015) provides no mitigation recommendations.
8. Natural Resources	+	Site is residential garden land so no loss of agricultural land.	

9. Flooding	-	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/875: Long Meadow Farm (Site B)

Site Details		Site Map			
Site ref:	6/875	是 1 1 15 排 %	SA REALINA		
Site name:	Long Meadow		AL PORTON	The state of the s	
	Farm (Site B)				
Locality:	Woodborough			3 12	
Location:	Adjacent named			1	
	settlement		The same of the sa	/	
Site area:	0.77 ha		#	/	
Existing use:	(N) Natural and		71 /		
	semi-natural land	- 7\ /			
Site commentary:	Greenfield land		11	_	
Dwellings capacity:	23 homes	- > W	11		
Brownfield/greenfield:	Greenfield site		$\langle II \rangle$		
			W.		
			7	//	
Environmental Charac	teristics	T.,			
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special 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 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 the Greenwood Community Forest			
Historic Characteristic	S	I NI. I CALL I D. T.P.			
Listed Buildings:		No Listed Building			
Conservation Areas:	da	Site is not within a Conservation Area			
Registered Parks & Gar	dens:	Site does not fall within a Registered Park and			
Scheduled Ancient Mon		Garden			
Scheduled Ancient Mon	uments:	Site does not contain a Scheduled Ancient			
Local interest buildings:		Monument No local interest buildings within the site			
Accessibility		No local interest i	bullulings within the	Sile	
Accessibility		Public transport	Walking	Cycling	
Travel time (minutes) to	GP:	18 mins	43 mins	13 mins	
Travel time (minutes) to		43 mins	> 60 mins	32 mins	
Travel time (minutes) to		8 mins	8 mins	2 mins	
Travel time (minutes) to		21 mins	41 mins	12 mins	
Travel time (minutes) to	•	22 mins	48 mins	14 mins	
Travel time (minutes) to		49 mins	59 mins	18 mins	
Travel time (minutes) to		13 mins	13 mins	4 mins	
Travel time (minutes) to		44 mins	> 60 mins	27 mins	
Traver time (minutes) to	town contro.	טווווו די ווווו	/ 00 mms	£1 1111113	

SA Objectives	Score	Commentary notes	Ideas for
1 Housing		22 homos	mitigation
1. Housing 2. Health	++	23 homes. No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increased the impact here as it would make the development more visually prominent. The development erodes the rural setting of the village.	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	++	Site is within 400 m of a village hall and a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	-	Loss of natural and semi-natural land. Site adjacent to 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. Adequate protection during construction and design of development to protect trees under Tree Preservation Orders and minimise any adverse effects.

7 Landscape		Score: 66 The cite is a thin	- maintain area (in
7. Landscape		Score: 66. The site is a thin sloping field which extends from the edge of the village into open countryside. Its southern boundary sits just outside of Woodborough's conservation area and there are TPO'd trees on two of its boundaries. There is a medium landscape value within the study area, but a high susceptibility to development as development of the site would result in a finger of built development extending into the open countryside. Overall, there is a high landscape sensitivity. Visually, there is a low value and a low susceptibility to change. This is due to the site's relative containment by landform and vegetation. Overall, this results in a low visual sensitivity.	- maintain area (in central-south area of the site) as a landscape buffer to prevent sprawl beyond existing urban boundary strategic planting (on north side of the landscape buffer) to mitigate rooflines of proposed development off site strategic planting (on east side of the adjacent site to the east) to mitigate rooflines of proposed development
8. Natural	-	Loss of greenfield land i.e.	a o roi o pinio ni
Resources		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 no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is impacted by potential access problems in times of flooding on the Woodborough Brook and an alternative means of access will need to be guaranteed that does not involve access through Main Street.	An alternative means of access (onto Lingwood Road) would need to be guaranteed that would not involve access through Main Street (and away from the main flood risk area).
10. Waste	-	Results in increased household waste.	
11. Energy and Climate Change	0	Impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.	
12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus	

		route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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 6/876: Long Meadow Farm (Site C)

Site Details		Site Map			
Site ref:	6/876		ALEST IN		
Site name:	Long Meadow		NET-F		
	Farm (Site C)			50	
Locality:	Woodborough			7-1	
Location:	Adjacent named	1	3		
	settlement	1			
Site area: 0.38 ha				1	
Existing use:	(N) Natural and				
	semi-natural land				
Site commentary:	Greenfield land				
	Owellings capacity: 11 homes		7/X //		
Brownfield/greenfield:	Greenfield site				
			21 /		
Environmental Charac	teristics				
Flood risk:		Not within flood z	one 2 or 3		
Agricultural land:		Grade 2			
Open space network:		No open space within the site			
Sites of Special 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 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	<u>, </u>			
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 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. P. G. G. G. G.	14/-H-1	0	
T 100 () ()	0.0	Public transport	Walking	Cycling	
Travel time (minutes) to GP:		16 mins	41 mins	12 mins	
Travel time (minutes) to hospital:		41 mins	> 60 mins	31 mins	
Travel time (minutes) to primary school:		6 mins	5 mins	2 mins	
Travel time (minutes) to secondary school:		19 mins	39 mins	12 mins	
Travel time (minutes) to		20 mins	46 mins	14 mins	
Travel time (minutes) to		47 mins	57 mins	17 mins	
Travel time (minutes) to employment zone:		11 mins	11 mins	3 mins	
Travel time (minutes) to	town centre:	41 mins	> 60 mins	27 mins	

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	11 homes.	muyauon
2. Health	+	No GP within the village, however it is within 30 minutes public transport and cycling time of GP outside the village. Within 400 m of recreational open space.	
3. Heritage and Design		The development of the site would result in a major impact on the Conservation Area because it would remove views of the countryside. The topography of rising land increases the impact here as it would make the development more visually prominent. The site, if developed, would have a major impact on a section of the Conservation Area that is very open in nature. The detached houses set in large gardens along Main Street, combined with the meadow to the north of Main Street, create a zone of greenery in the centre of the settlement that needs protecting from any development to the south.	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	++	Site is within 400 m of a village hall and majority of the site is within 400 m of a primary school within the village.	
6. Environment, Biodiversity and Green Infrastructure	<u>-</u>	Loss of natural and semi-natural land. 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	-	Score: 60. The site is a sloping	- retain site as a
•		pastoral field near to but not	landscape buffer to
		adjacent to the edge of the	prevent the urban
		village and its Conservation	edge extending
		Area. There is a medium	into undeveloped
		landscape value arising from the	areas of high
		high landscape quality and	ground
		representativeness, as well as	
		the scenic quality and	
		recreational value of the area.	
		Given the site's village edge	
		location, but separation from the	
		edge of the village, the study	
		area has a medium	
		susceptibility to development of	
		the site as an individual	
		development cluster. Overall,	
		there is a medium landscape	
		sensitivity. In visual terms, there is a low value and a low	
		susceptibility to change arising	
		from the site's relative visual	
		containment. There is therefore	
		a low visual sensitivity to	
		development of the site.	
8. Natural	_	Loss of greenfield land i.e.	
Resources		natural and semi-natural land.	
9. Flooding	-	Does not fall within flood zone 2	An alternative
		or 3. The surface water flood	means of access
		risk map indicates there is no	(onto Lingwood
		significant surface water	Road) would need
		flooding issue. According to the	to be guaranteed
		Local Lead Flood Authority, the	that would not
		site is impacted by potential	involve access
		access problems in times of	through Main
		flooding on the Woodborough	Street (and away
		Brook and an alternative means	from the main
		of access will need to be	flood risk area).
		guaranteed that does not	
		involve access through Main	
10 1/10=4=		Street.	
10. Waste	-	Results in increased household waste.	
11. Energy and	0	Impact of development upon	
Climate Change		energy and climate change is	
		dependent upon opportunities	
		for either renewable energy	
		provision or energy efficiency	
		measures.	

12. Transport	+	Within 400 m of existing bus stops for No.47 (depends on daytime – mostly hourly). Although there is direct bus route to Nottingham City for work, it is not as frequent as those in Arnold and Carlton and also it would be difficult to travel directly to employment areas within the Borough (and Newark and Sherwood 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.	