

Sustainability Appraisal Publication Draft

Appendix H: Appraisal of Site Allocations for Housing and Employment

Local Planning Document
May 2016



Introduction

Appendix H provides the full detailed findings of the SA assessment of the site allocations contained in Part B of the Local Planning Document. The recommendations and the outcome of the recommendations are also provided.

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

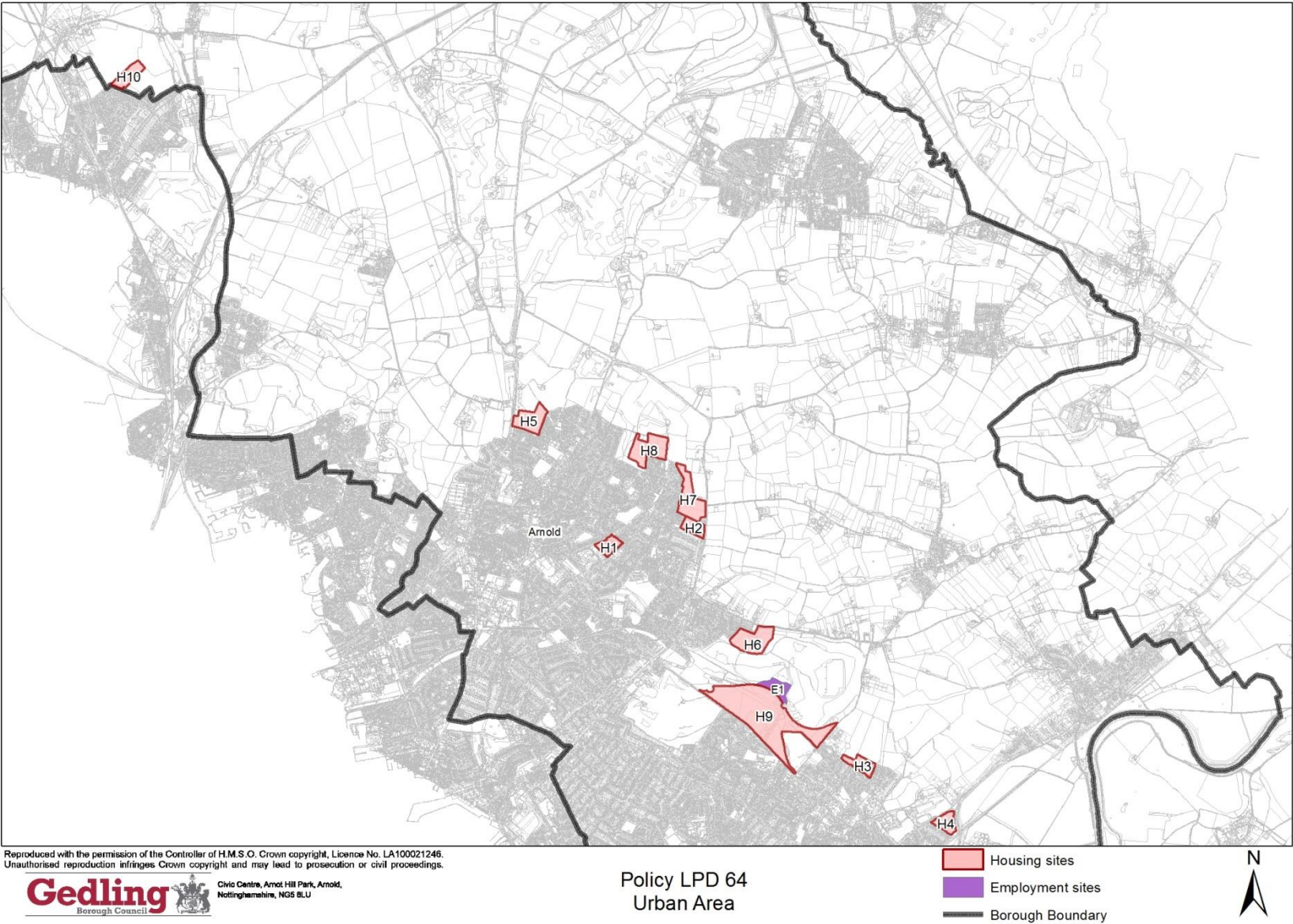
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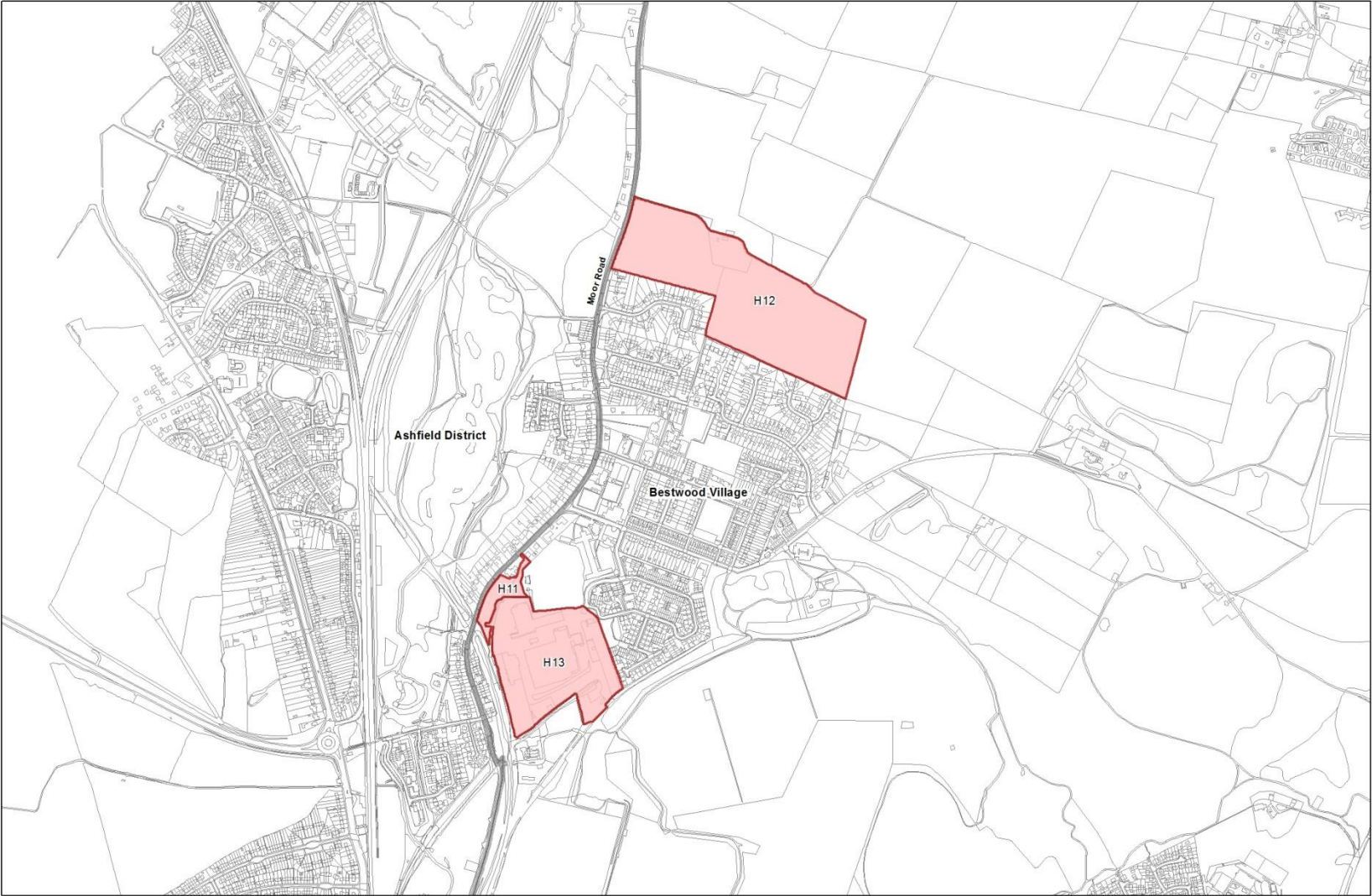
Maps of Site Allocations

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Policy LPD 64 (urban area)



Policy LPD 65 (Bestwood Village)





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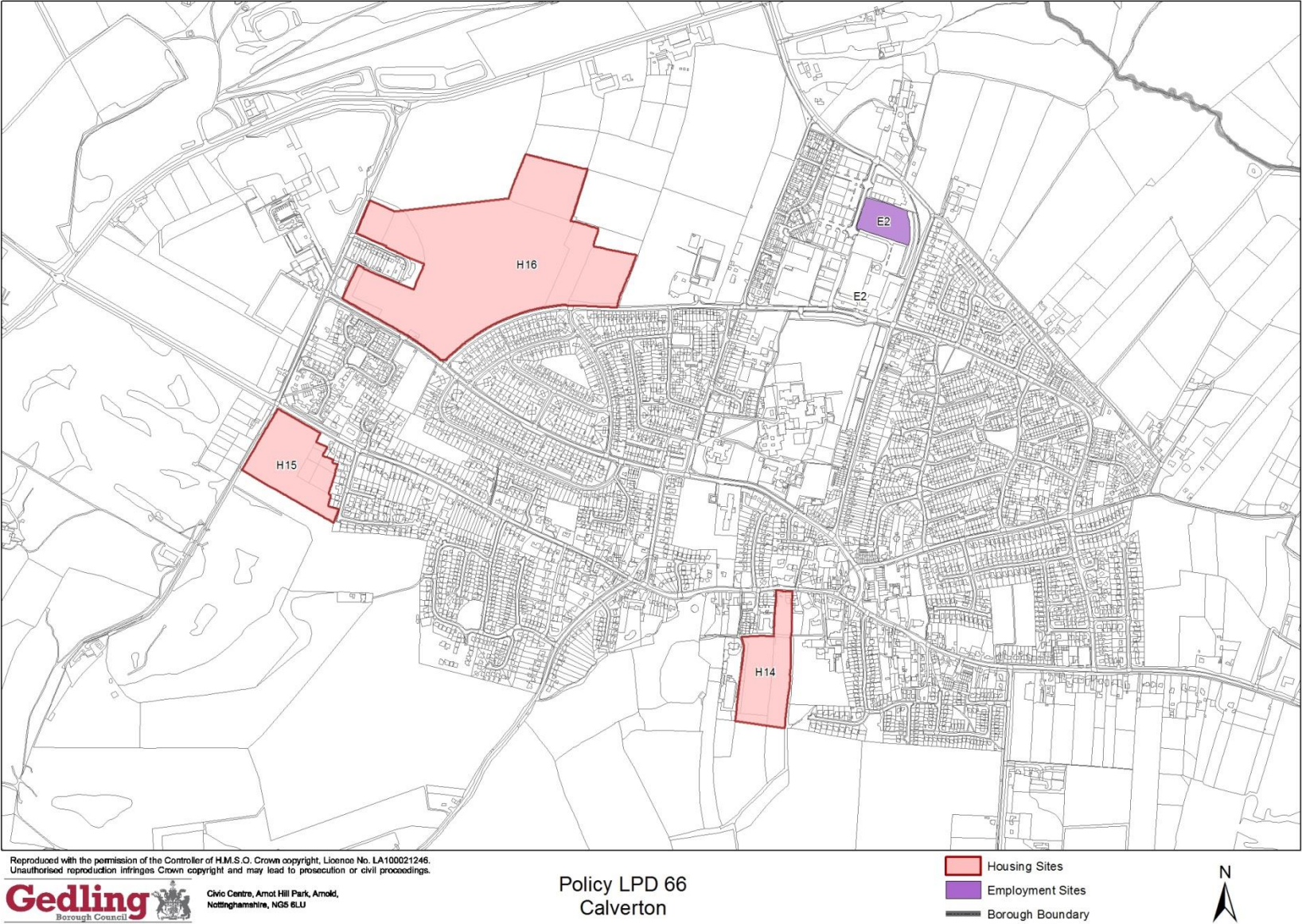
Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

Policy LPD 65
Bestwood Village

 Housing sites
 Borough Boundary



Policy LPD 66 (Calverton)





Policy LPD 67 (Ravenshead)



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Policy LPD 67
Ravenshead

 Housing sites
 Borough Boundary



Policy LPD 68 (Burton Joyce)





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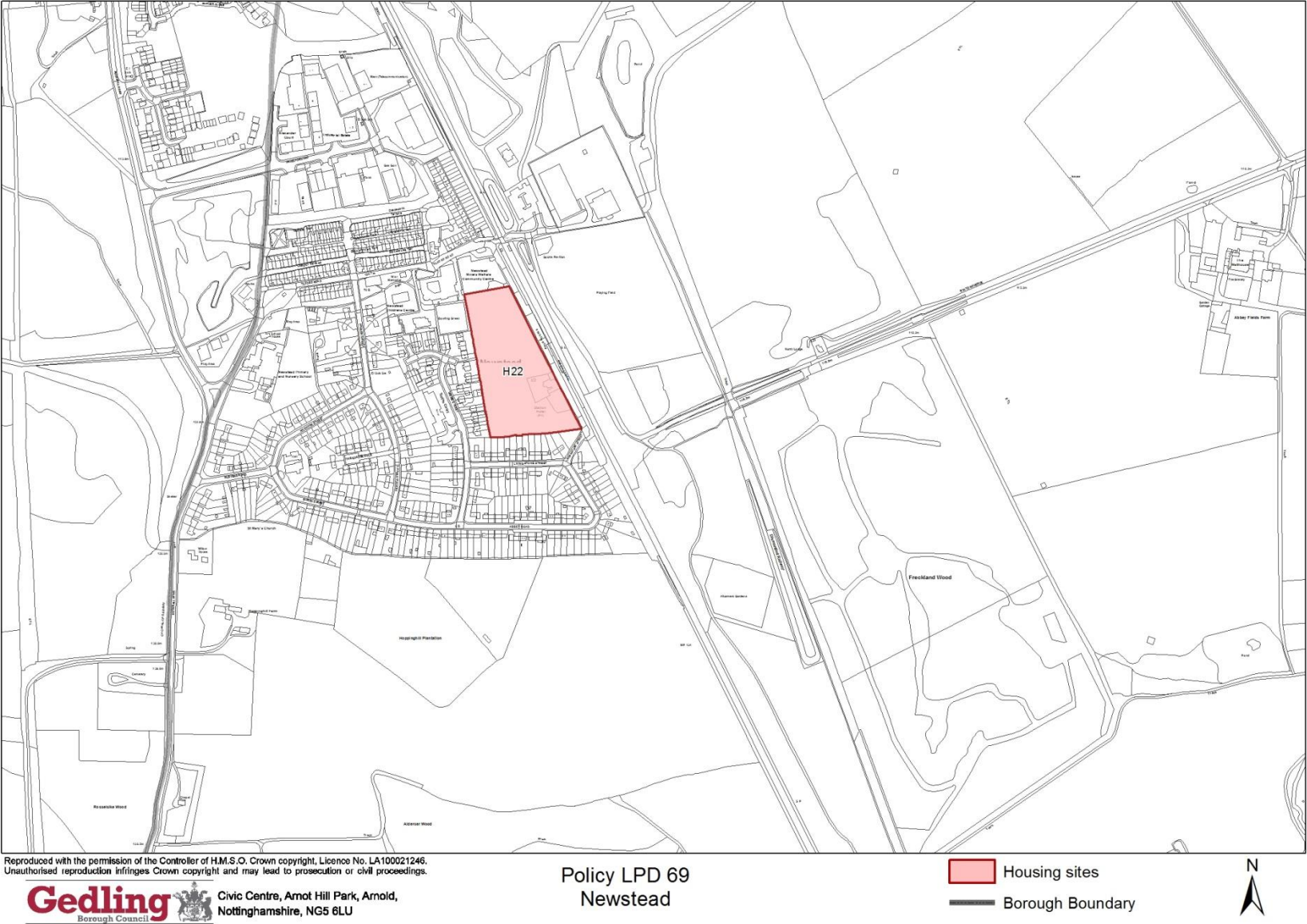
Civic Centre, Arnot Hill Park, Arnold,
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Policy LPD 68
Burton Joyce

-  Housing sites
-  Borough Boundary



Policy LPD 69 (Newstead)



Policy LPD 70 (Woodborough)





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Civic Centre, Amst Hill Park, Arnold,
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Policy LPD 70
Woodborough

-  Housing sites
-  Borough Boundary



Site Allocations in Arnold

See map on page 4

Housing sites*

- H1 Rolleston Drive
- H2 Brookfields Garden Centre
- H5 Lodge Farm Lane
- H7 Howbeck Road/Mapperley Plains
- H8 Killisick Lane

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H1	++	<ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The housing sites would provide a total of 765 new homes within and on the edge of the Arnold area. Each site would provide at least 50 homes thus they all score major positive. The range and affordability of homes for each site is not certain at this stage. It is anticipated there is a strong demand for affordable housing in Arnold area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Arnold. It is considered the effect of new houses provided within and on the edge of the urban area would be long term and permanent.</p>
	H2	++	
	H5	++	
	H7	++	
	H8	++	
2. Health	H1	+	<ul style="list-style-type: none"> • Urban area • Long term • Permanent <p>The housing sites are not within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs in the urban area. Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Arnold to cater for the new patients from Arnold if they register in Arnold. Some of the housing sites (H1, H2 and H7) are within 400 m of existing recreational open space and site H8 is adjacent to an existing recreational open space which was designated as a Local Nature Reserve in 2015.</p>
	H2	+	
	H5	+	
	H7	+	
	H8	+	

* For the purposes of Policy LPD64: Urban Area in the Local Planning Document, the site allocations for the urban area are sorted by site size. For the purposes of the SA assessment, the urban area has been split into Arnold and Carlton and thus the site refs are not consecutive.

				Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.
3. Heritage and Design	H1	0	• No effect	It is considered that the housing sites would have no impact upon the significance of heritage assets (including their settings). It is noted that site H1 is in close proximity to the Former Allen Solley Factory Grade II Listed Building ¹ . Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.
	H2	0		
	H5	0		
	H7	0		
	H8	0		
4. Crime	H1	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H2	0		
	H5	0		
	H7	0		
	H8	0		
5. Social	H1	++	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>The housing sites have good access to community facilities. Site H1 falls within 400 m of community facilities – a post office, a community centre and schools – thus this scores a major positive. The remainder of the sites score a minor positive because they are not within 400 m of at least two community facilities and they are within 30 minutes public transport time of community facilities in the urban area. It should be noted that site H2 would involve a loss of an existing garden centre business with tourist attraction benefits. However there is scope to work with the business to relocate within the Borough to mitigate this impact.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities.</p>
	H2	+		
	H5	+		
	H7	+		
	H8	+		
6. Environment, Biodiversity and	H1	0	• Urban area /	Sites H1 and H2 are brownfield land and result in a neutral score. Site H5 has trees on site and is adjacent to Tree Preservation Orders (to the north west) and
	H2	0		

¹ <https://www.historicengland.org.uk/listing/the-list/list-entry/1237292>

Green Infrastructure	H5	-	surrounding rural countryside • Long term • Permanent	<p>site H7 would involve the loss of hedgerow and natural and semi-natural land. Thus both sites result in a minor negative score. Site H8 would involve the loss of existing hedgerows and trees and is adjacent to a Local Nature Reserve. Aerial photos indicate that site H8 is an area of mature hedgerow (with the current field pattern shown on Sanderson's map of 1835), trees, rough grassland and scrub. In the absence of up to date surveys the value of the site is unknown but there is a reasonable likelihood of protected species being present. Impacts on biodiversity would certainly be greater than those presented by sites H5 and H7. Thus this site scores a major negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> • Site H5 = adequate protection during construction and design of development to protect trees and minimise any adverse effects. • Site H7 = further ecological appraisal required to assess the value of site. • Sites H7 and H8 = 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. • Site H8 = provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure issues. For site H5, there may be long term and permanent loss of trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders adjacent to the site to be protected. Development on site H7 would result in a long term and permanent effect due to the loss of natural and semi natural land. For site H8, there may be the long term and permanent loss of an area of mature hedgerow, unless mitigation is in place to protect it.</p>
	H7	-		
	H8	--		
7. Landscape	H1	0	• Urban area /	The housing sites, with the exception of site H1, have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). Site H1
	H2	0		

	H5	0	surrounding rural countryside • Short / long term • Temporary / permanent	<p>was not assessed due to its location within the built up area of the village. The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation for all sites (except for site H1) which include:</p> <ul style="list-style-type: none"> • Site H2 = north of the site to include hedgerow improvements and additional hedgerow trees to contain potential development, restrict views from the north and to align with the adjacent defined field patterns. • Site H5 = east area of the site to include landscape buffer to high ground to prevent long range views and urban sprawl; north side of the site to include mitigation tree and shrub planning to create a buffer between mature woodland setting proposed development site; and create new hedgerow to ridge line to define development area and to maintain field pattern. • Site H7 = whole site to include landscape buffer to prevent urban sprawl. • Site H8 = enhance vegetated boundary of site to ensure screening of potential development site from right of ways network and community space; and the north east area to include landscape buffer to high ground to prevent urban sprawl and to maintain rural character. <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the impact of new houses being constructed would be short term and temporary, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p>
	H7	-		
	H8	-		
8. Natural Resources	H1	-	• Urban area • Short / medium / long term • Temporary / permanent	<p>The housing sites have mixed scores for various reasons:</p> <ul style="list-style-type: none"> - although site H1 is brownfield land, it is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus the site scores a minor negative. - although site H2 is brownfield land (which is a major positive), the development of the site could worsen the air quality in terms of generating additional vehicles
	H2	+		
	H5	--		
	H7	-		
	H8	-		

				<p>travelling on Woodborough Road from the site (which is a minor negative). Overall, the site scores a minor positive.</p> <ul style="list-style-type: none"> - site H5 would involve the loss of agricultural land grade 2 and is near the Air Quality Management Area and development would result in additional vehicles travelling on the A60 from the site. Thus the site scores a major negative. - sites H7 and H8 would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Thus they score a minor negative. <p>Recommendations have been made for appropriate mitigation for all sites:</p> <ul style="list-style-type: none"> • Sites H1, H2 and H5 = sites need assessment in line with the Air Quality Emissions Guidance document. • Sites H7 and H8 = Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a. • Site H5, H7 and H8 = design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. <p>It is noted that the development of the new housing would impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. Development on site H5 would lead to the long term and permanent loss of agricultural land grade 2. For sites H7 and H8, there may be the long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
9. Flooding	H1	--	<ul style="list-style-type: none"> • Urban area • Short term • Temporary 	<p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is a very small surface water flooding issue to the south of site H5, surface water flooding along Mansfield Road and a route of surface water flooding that follows the north and east edges of site H1 on</p>
	H2	0		
	H5	-		
	H7	0		

	H8	0		<p>Coppice Road. Sites H2, H7 and H8 drain towards a surface water attenuation facility at Coppice Road. Comments received from Environment Agency states that site specific flood risk assessments will be required focussing on surface water drainage. Further information will be required on the functioning and maintenance of the Coppice Road facility.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H1	-	<ul style="list-style-type: none"> Urban area Long term Permanent 	<p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H2	-		
	H5	-		
	H7	-		
	H8	-		
11. Energy and Climate Change	H1	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
12. Transport	H1	++	<ul style="list-style-type: none"> Urban area Long term Permanent 	<p>Housing sites H1, H2, H7 and H8 are within 400 m of existing bus stops. Bus services include the No.56 (every 10, 20 and 30 minutes depending on time of day), No.58 (every 10 minutes) and No.59 (every 30 minutes) connecting to Nottingham City. The earliest bus that passes the Killisick area (Gleneagles Drive) for Arnold and Nottingham City is the No.58 at 5am and the last return bus from Nottingham City at 12.02am. Although site H5 is adjacent to an existing bus route, only part of the site falls within 400 m of existing bus stops for the Pronto service (every 10 minutes) so this site scores a minor positive. The earliest Pronto bus to Nottingham City passes Redhill (Ram Inn) at 6.00am and the last return bus from Nottingham City is 11.10pm. There are good direct bus routes to Arnold and Nottingham City for new residents to travel to work and the journeys are shorter in comparison to other housing sites in the rural area.</p>
	H2	++		
	H5	+		
	H7	++		
	H8	++		

				Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.
13. Employment	H1	-	<ul style="list-style-type: none">• Urban area• Short term• Temporary	<p>Housing sites H1 and H2 would involve the loss of a number of jobs. Recommended mitigation is to work with these businesses to relocate within the Borough. The remainder of the sites would involve no loss of jobs.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on job opportunities. It is considered the effect of job losses resulting from sites H1 and H2 would be short term and temporary due to other job opportunities in Arnold and elsewhere.</p>
	H2	-		
	H5	0		
	H7	0		
	H8	0		
14. Innovation	H1	0	<ul style="list-style-type: none">• No effect	<p>The development of the housing sites would involve no loss of office uses. For clarification, site H1 is mainly used for storage and distribution.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p>
	H2	0		
	H5	0		
	H7	0		
	H8	0		
15. Economic Structure	H1	-	<ul style="list-style-type: none">• Urban area• Long term• Permanent	<p>Housing sites H1 and H2 would involve the loss of employment land. Site H1 is part of the protected “Brookfield Road/Rolleston Drive” employment site in the Replacement Local Plan. Site H2 would involve the loss of an existing garden centre business which is not currently protected for employment or retail use in the Replacement Local Plan. The remainder of the sites would involve no loss of employment, retail or mixed use land.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on economic structure. It is considered the effect of the loss of employment land for sites H1 and H2 would be long term and permanent because they are being developed for houses.</p>
	H2	-		
	H5	0		
	H7	0		
	H8	0		

Recommendations:

- Ensure a range and affordability of homes on the housing sites (SA 1 Housing).

- Note that site H1 is in close proximity to a Listed Building (SA 3 Heritage and Design).
- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).
- Safeguard the long term capability of best and most versatile agricultural land (grade 2) for site H5 (SA 8 Natural Resources).
- Information required on whether sites H7 and H8 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Ensure that mitigation is in place to address air quality issues for sites H1, H2 and H5 (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required (SA 9 Flooding).
- Work with existing businesses to retain them within the Borough (SA 13 Employment and SA 15 Economic Structure).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- The impacts on Listed Buildings are covered by a separate policy LPD26: Heritage Assets.
- The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- For site H5, the significant loss of best and most versatile (BMV) agricultural land has been considered as required by paragraph 112 of the National Planning Policy Framework which 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.
- Confirmation as to whether sites H7 and H8 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- Air quality issues are covered by a separate Policy LPD11: Air Quality.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- The Council will work with applicants regarding the accommodation of existing businesses in the Borough.

Site Allocations in Carlton

See map on page 4

Housing sites*

H3 Willow Farm
H4 Linden Grove
H6 Spring Lane
H9 Gedling Colliery/Chase Farm

Employment site

E1 Gedling Colliery/Chase Farm

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H3	++	<ul style="list-style-type: none"> • Within and on edge of urban area • Long term • Permanent <p>The housing sites would provide a total of 1,035 new homes within and on the edge of the Carlton area. It is noted that the Gedling Colliery/Chase Farm site (H9) will deliver a total of 1,050 new homes. However only 660 dwellings are expected to be built in the plan period up to 2028. Each site would provide at least 50 homes thus they all score major positive. Site H6 has outline permission for up to 150 homes (2014/0740) which includes 20% of affordable housing. The range and affordability of homes for the remainder of the housing sites is not agreed at this stage. The employment site E1 would not provide any new homes thus this site scores neutral. It is anticipated there is a strong demand for affordable housing in Carlton area.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Carlton (with the exception of the employment site E1). It is considered that the effect of new houses provided within and on the edge of the</p>
	H4	++	
	H6	++	
	H9	++	
	E1	0	

* For the purposes of Policy LPD64: Urban Area in the Local Planning Document, the site allocations for the urban area are sorted by site size. For the purposes of the SA assessment, the urban area has been split into Arnold and Carlton and thus the site refs are not consecutive.

				urban area would be long term and permanent.
2. Health	H3	-	<ul style="list-style-type: none"> Urban area Long term Permanent 	<p>Not all of the sites are within 400 m of existing GPs, however they are within 30 minutes public transport time of GPs in the urban area. It is noted that site H3 is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to GPs so this scores a minor negative.</p> <p>Comments received from Nottingham North & East CCG indicates that there is potentially enough capacity in Carlton to cater for the new patients if they register in Carlton. Plains View Surgery may have capacity issue if the residents from the new development in Arnold decide to travel to Plains View Surgery. Some of the sites (H3 and H4) are within 400 m of existing recreational open space and the remainder of the sites (H6, H9 and E1) are adjacent to the Gedling Country Park which opened in March 2015. As part of the planning application process for site H6, the planning report concludes the proposal would not erode the recreational function and character or public enjoyment of the Country Park.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health, with exception to H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.</p>
	H4	+		
	H6	+		
	H9	+		
	E1	+		
3. Heritage and Design	H3	0	<ul style="list-style-type: none"> Heritage assets in surrounding area Short / long term Temporary / permanent 	<p>It is considered that the development of housing sites H3 and H6 would have no effect as the sites have no impact upon the significance of heritage assets (including their settings), thus they score neutral. Development of site H4 would have an impact on the wider setting of the Gedling House Grade II Listed Building² but not directly on its immediate setting, thus this site scores a minor negative. Recommendations have been made for appropriate mitigation including the development of the site at a low density, well planted and low impact (single storey). The Gedling Colliery/Chase Farm sites H9 and E1 cannot take place without the Gedling Access Road which is required to provide access to both sites. This would result in the loss of local interest building Glebe</p>
	H4	-		
	H6	0		
	H9	-		
	E1	-		

² <https://www.historicengland.org.uk/listing/the-list/list-entry/1265315>

				<p>Farm (non-designated heritage asset) due to the construction of the Gedling Access Road, thus the Gedling Colliery/Chase Farm sites score a minor negative. The Gedling Access Road (2014/0915) was granted permission in December 2014. Condition 20 states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place to level 3 of Understanding Historic Buildings 2006 and shall be submitted to Nottinghamshire County Council Historic Environment Record.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on heritage and design. For site H4, it is considered the effect would be short term and temporary, as with mitigation recommendations in place the Gedling House Grade II Listed Building would be protected in the longer term. However for the Gedling Colliery/Chase Farm sites H9 and E1, there would be a permanent loss of a local interest building (Glebe Farm).</p>
4. Crime	H3	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H4	0		
	H6	0		
	H9	0		
	E1	0		
5. Social	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>Most of the sites are not within 400 m of community facilities, but are within 30 minutes public transport time. Although the south part of site H3 is within 400 m of a school, the site is not within 400 m of existing bus stops and due to distance to walk to existing bus stops, it will take longer to travel to community facilities so this scores a minor negative. The employment site E1 is not within 400 m of community facilities, but as the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it is assumed that the sites would be within 30 minutes public transport time of community facilities. Thus both sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues, with exception to site H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to</p>
	H4	+		
	H6	+		
	H9	+		
	E1	+		

				community facilities.
6. Environment, Biodiversity and Green Infrastructure	H3	--	<ul style="list-style-type: none"> Urban area / surrounding rural countryside Long term Permanent 	<p>Three sites score major negative for various reasons. Site H3 would involve the loss of existing hedgerows and trees and there are Tree Preservation Orders within the site. There is a Local Wildlife Site within part of the Gedling Colliery/Chase Farm sites H9 and E1. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H3 = 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. Trees protected by Tree Preservation Orders should be retained within proposal and protected during construction to avoid/minimise any adverse effects. Sites H9 and E1 = proposals should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss. Developer contribution could be used towards management/enhancement of the Local Wildlife Site or enhance area of open space to increase biodiversity and allow opportunities for recreation. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. The remainder of the sites (H4 and H6) contain no existing designations, open space or Tree Preservation Orders so they score neutral. As part of the planning application process for site H6, the planning report states it is not possible to replace the habitat which would be lost and mitigation would be provided by the planting of replacement trees and the proposed infilling of gaps in the existing hedgerows with native species. Appropriate conditions are attached to the permission. The report also states whilst some woodland vegetation removal is unavoidable to create the access and development area, this would be mitigated by the provision of new hedgerow planting around the edges of the site. The report concludes that a reasonable balance has been achieved overall between the needs of the development and the ecological interest of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on</p>
	H4	0		
	H6	0		
	H9	--		
	E1	--		

				biodiversity and green infrastructure. For site H3, there may be long term and permanent loss of hedgerows and trees on site, unless mitigation is in place to protect them. Mitigation would allow Tree Preservation Orders on site H3 to be protected. Development on the Gedling Colliery/Chase Farm sites H9 and E1 could lead to the long term and permanent loss of a Local Wildlife Site.
7. Landscape	H3	-	<ul style="list-style-type: none"> Urban area / surrounding rural countryside Short term Temporary 	<p>Sites H3, H4 and H6 have been assessed by the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development” and a minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H4 = eastern part of the site to include landscape buffer to slope in order to contain site; and infill any gaps or mitigate any areas of vegetation (on the north side of the site) to create unbroken screening from Burton Road and Gedling House. Site H6 = eastern part of the site to include landscape buffer to prevent urban edge from extending to rising landform. <p>The Gedling Colliery/Chase Farm sites H9 and E1 have not been assessed because they are identified as a strategic location in the Aligned Core Strategy and were assessed through that process. As part of the planning application process for site H6, the planning report states details of the landscaping of the proposed residential development would be required for consideration at the reserved matters stages. The current proposals for boundary treatment to the southeast/east of the site include hedgerows to property frontages and informal tree planting to soften views of the development from the Gedling Country Park. A further hedgerow would also be planted along the boundary between the site and the Country Park.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that new houses being constructed would result in a short term and temporary effect on landscape. With mitigation</p>
	H4	0		
	H6	--		
	H9	0		
	E1	0		

				recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.
8. Natural Resources	H3	-	<ul style="list-style-type: none"> Urban area Short / medium / long term Temporary / permanent 	<p>The housing sites H3, H4 and H6 would involve the loss of agricultural land grade 3 so they score a minor negative. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation for these sites as follows:</p> <ul style="list-style-type: none"> Agricultural Land Classification survey required to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for best and most versatile land to minimise irreversible loss. Soil management to safeguard soil resources. <p>The Gedling Colliery/Chase Farm sites H9 and E1 are on a former colliery and they score minor positive. Although the sites are not near the Air Quality Management Area, it is considered that the sites could worsen the air quality in terms of generating additional vehicles on major commuter routes into the city of Nottingham via Mapperley Plains/Plains Road and the ring road. Thus all sites, including the Gedling Colliery/Chase Farm sites H9 and E1, score minor negative. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles would be short term and temporary for the air quality issue, as with mitigation recommendations through implementing the Council's informal guidance on air quality in place the air quality issue would be managed in the longer term. For sites H3, H4 and H6, there may be a long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
	H4	-		
	H6	-		
	H9	-		
	E1	-		
9. Flooding	H3	0	<ul style="list-style-type: none"> Urban area Short term Temporary 	<p>Site H4 falls within Flood Zone 2 which requires a Sequential Test. Housing sites H3 and H9 and employment site E1 do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates that there is low risk of surface water flooding for the Gedling Colliery/Chase Farm sites H9 and E1. Comments</p>
	H4	-		
	H6	0		
	H9	-		

	E1	-		<p>received from the Environment Agency state that a holistic approach to surface water management is required on site H9. However if housing site H9 is being delivered in phases, the Environment Agency request consideration of the site as a whole, not just individual parcels. As part of the planning application process for site H6, the Environment Agency has no objection to the proposals but confirmed the need for a sustainable surface water scheme, a remediation strategy to deal with the risks associated with contamination of the site and a scheme to treat and remove suspended solids from surface water run-off during construction works. Appropriate conditions are attached to the permission.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>The housing sites and employment site would result in increased household and commercial waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household and commercial waste.</p>
	H4	-		
	H6	-		
	H9	-		
	E1	-		
11. Energy and Climate Change	H3	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p> <p>It is noted that there is an opportunity for a heat scheme for the housing site H9. This could be through negotiation as part of the planning application process.</p>
	H4	0		
	H6	0		
	H9	0		
	E1	0		
12. Transport	H3	-	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>Housing sites H4, H6 and employment site E1 are within 400 m of existing bus stops. Bus services include the No.44, No.45 (both every 7-10 minutes), No.47/47A/47B (depending on daytime – mostly hourly) and No.100 (every 30 minutes) connecting to Nottingham City. Housing sites H3 and H9 and employment site E1 are within 800 m of existing bus stops. The earliest bus for Nottingham City which passes H6 is the No.47 at approx 06.15am and the last</p>
	H4	++		
	H6	++		
	H9	++		
	E1	++		

				<p>return bus (No.47B) is 23.05pm. The earliest bus for Nottingham City passes Wykes Avenue (which is in close proximity to site H3) is No.44 at 05.04am and the last return bus is 00.02am. The earliest bus for Nottingham City passes site H6 is the No.100 at 06.09am and the last return bus is 23.05pm. There are good direct bus routes to Carlton and Nottingham City for new residents to travel to work and the journeys are shorted in comparison to other housing sites in the rural area. As the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites H9 and E1, it will enable public transport services to be routed through the new development via the Gedling Access Road. Thus both sites score a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport, with exception to site H3. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing and future transport networks and facilities.</p>
13. Employment	H3	0	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>Employment site E1 would provide new buildings for employment uses and create new jobs. Housing sites H3-H9 would involve no loss of jobs. It is noted that housing site H9 is within close proximity of employment site E1.</p> <p>It is considered there is a major positive effect in relation to the impact on job opportunities in Carlton. It is considered the effect of new jobs created would be long term and permanent.</p>
	H4	0		
	H6	0		
	H9	0		
	E1	++		
14. Innovation	H3	0	<ul style="list-style-type: none"> • Urban area • Long term • Permanent 	<p>Employment site E1 is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H3-H9 would involve no loss of office uses. It is noted that housing site H9 is within close proximity of the employment site E1.</p> <p>It is considered there is a positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on employment site E1 would be long term and permanent.</p>
	H4	0		
	H6	0		
	H9	0		
	E1	++		
15. Economic Structure	H3	0	<ul style="list-style-type: none"> • Urban area 	<p>Employment site E1 would provide new employment land for B1 to B8 uses. Housing sites H3-H9 would involve no loss of employment, retail or mixed use</p>
	H4	0		

	H6	0	<ul style="list-style-type: none"> • Long term • Permanent 	<p>land. It is noted that housing site H9 is within close proximity of employment site E1.</p> <p>It is considered there is a positive effect in relation to the impact on economic structure in Carlton. It is considered the effect would be long term and permanent.</p>
	H9	0		
	E1	++		

Recommendations:

- Ensure a range and affordability of homes on the housing sites (SA 1 Housing).
- Recording of heritage asset for the local interest building Glebe Farm (SA 3 Heritage and Design).
- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design).
- Ensure reference is made to mitigation for the Local Wildlife Site for the Gedling Colliery/Chase Farm sites for housing and employment (SA 6 Environment, Biodiversity and Green Infrastructure).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).
- Information required on whether sites H4, H9 and E1 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites for housing and employment (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H3 (SA 2 Health, SA 5 Social and SA 12 Transport).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- Condition 20 of planning permission 2014/0915 for the Gedling Access Road states prior to the demolition of the non-designated heritage asset of Glebe Farm, a historic building recording shall take place. Should the permission lapse, the recording of the local interest building of Glebe Farm would be covered by a separate Policy LPD31: Locally Important Heritage Assets.
- The site selection work has considered the impact on heritage assets. The impacts on heritage assets are covered by a separate policy LPD26: Heritage Assets.
- The impacts on the Local Wildlife Site are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.

- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Confirmation as to whether sites H4, H9 and E1 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- Flood issues are covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocation on the edge of Hucknall

See map on page 4

Housing site

H10 Hayden Lane

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H10	++ <ul style="list-style-type: none"> On edge of Hucknall Long term Permanent 	<p>The housing site would provide 120 new homes on the edge of Hucknall thus this scores major positive. The range and affordability of homes is not certain at this stage. It is anticipated there is strong demand for affordable housing in Hucknall area.</p> <p>It is considered there is a major positive effect in relation to the impact on housing on the edge of Hucknall. It is considered the effect of new houses provided on the edge of Hucknall would be long term and permanent.</p>
2. Health	H10	+ <ul style="list-style-type: none"> Hucknall Long term Permanent 	<p>The housing site is not within 400 m of existing GPs, however it is within 30 minutes public transport time of GPs in Hucknall. The site is within 400 m of existing recreational open space.</p> <p>It is considered there is a minor positive effect in relation to the impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs.</p>
3. Heritage and Design	H10	0 <ul style="list-style-type: none"> No effect 	<p>It is considered that the site has no impact upon the significance of heritage assets (including their settings).</p> <p>It is considered there is a neutral effect in relation to the impact on heritage and design.</p>
4. Crime	H10	0 <ul style="list-style-type: none"> No effect 	<p>The impact of development upon crime is dependent upon design and a series</p>

				of secondary factors not related to site allocation.
5. Social	H10	+	<ul style="list-style-type: none"> • Hucknall • Long term • Permanent 	<p>The housing site is not within 400 m of community facilities, however it is within 30 minutes public transport time of community facilities in Hucknall.</p> <p>It is considered there is a minor positive effect in relation to the impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities in Hucknall.</p>
6. Environment, Biodiversity and Green Infrastructure	H10	0	<ul style="list-style-type: none"> • No effect 	<p>There are no existing designations, open space or Tree Preservation Orders within the site. It is unknown whether the development of the site would result in a net increase in biodiversity gain.</p> <p>It is considered there is a neutral effect in relation to the impact on biodiversity and green infrastructure.</p>
7. Landscape	H10	-	<ul style="list-style-type: none"> • Hucknall / surrounding area • Short term • Temporary 	<p>The site has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The score in this table is based on the score used in the previous SA assessment on the reasonable alternative option. The score reflects the landscape report findings. A minor negative (-) means “develop with caution”. Recommendations have been made for appropriate mitigation including the need for a landscape buffer to restrict urban creep beyond the existing settlement edge for the northern area of the site; and enhancement of the hedgerows to contain the development edge and reinforce field patterns and definition.</p> <p>It is considered there is a minor negative effect in relation to the impact on landscape. It is considered that new houses being constructed would be short term and temporary effect for the landscape, as with mitigation recommendations in place relating to the location of new development within the site and new planting the landscape would be protected in the longer term.</p>
8. Natural Resources	H10	--	<ul style="list-style-type: none"> • Hucknall / surrounding area • Long term 	<p>The housing site would involve the loss of agricultural land grade 2. Recommendations have been made for appropriate mitigation which include the need for the design of development to seek ‘soft uses’ for BMV agricultural land to minimise irreversible loss and soil management to safeguard soil resources.</p>

			<ul style="list-style-type: none"> • Permanent 	<p>It is considered the site would have no impact on air quality in terms of additional vehicles from the site. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>It is considered there is a major negative effect in relation to the impact on natural resources. Development on the site would lead to the long term and permanent loss of agricultural land grade 2.</p>
9. Flooding	H10	-	<ul style="list-style-type: none"> • Hucknall / surrounding area • Short term • Temporary 	<p>The housing site does not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue.</p> <p>It is considered there is a minor negative effect in relation to the impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H10	-	<ul style="list-style-type: none"> • Hucknall / surrounding area • Long term • Permanent 	<p>The housing site would result in increased household waste.</p> <p>It is considered there is a minor negative effect in relation to the impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
11. Energy and Climate Change	H10	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
12. Transport	H10	+	<ul style="list-style-type: none"> • Hucknall • Long term • Permanent 	<p>Part of the site is within 400 m of existing bus stops for No.141 (hourly). The site is within 400 m of existing bus stops for No.728 (every two hours) connecting to Hucknall and Nottingham City. The earliest No.141 bus to Hucknall and Nottingham City passes the Papplewick Griffin's Head (on Papplewick Lane) at 6.38am and the last return bus from Nottingham City is 7.30pm. Although there are direct bus routes to Hucknall and Nottingham City for new residents to travel to work, the bus services are not as frequent as those in Arnold and Carlton. Although it would be difficult to travel directly to employment areas to the south of the Borough, it would be less difficult to travel directly to employment areas within Hucknall and the strategic site at Top Wighay Farm.</p>

				It is considered there is a minor positive effect in relation to the impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks and facilities.
13. Employment	H10	0	• No effect	<p>The development of the housing site would involve no loss of jobs.</p> <p>It is considered there is a neutral effect in relation to the impact on economic structure.</p>
14. Innovation	H10	0	• No effect	<p>The development of the housing site would involve no loss of office uses.</p> <p>It is considered there is a neutral effect in relation to the impact on innovation.</p>
15. Economic Structure	H10	0	• No effect	<p>The development of the housing site would involve no loss of employment, retail or mixed use land.</p> <p>It is considered there is a neutral effect in relation to the impact on economic structure.</p>
<p>Recommendations:</p> <ul style="list-style-type: none"> • Ensure a range and affordability of homes on site (SA 1 Housing). • Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape). 				
<p>Outcome:</p> <ul style="list-style-type: none"> • A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing. • The site selection work has considered the mitigation recommendations including the landscape buffer. 				

Site Allocations in Bestwood Village

See map on page 5

Housing sites

H11 The Sycamores

H12 Westhouse Farm

H13 Bestwood Business Park

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H11	++	<p>The housing sites would provide a total of 455 new homes for Bestwood Village. Each site would provide at least 10 homes thus they all score major positive. Site H11 has planning permission (2007/0887) allowed by appeal (APP/N3020/A/08/2080951) for 25 homes (which consists of 16 x two, three and four bedroom houses and a single block of 9 x two bedroom apartments). A Lawful Development Certificate (2012/0479) to confirm that site has been implemented was granted in June 2012. No affordable housing is provided on site because the permission was granted before the threshold for affordable housing was changed. Site H12 has outline permission for 101 homes subject to a section 106 agreement (2014/0238) and the range and affordability of homes for the site has not been confirmed at this stage. Site H13 has outline permission for up to 220 homes (2014/0214) and s106 requirements include an affordable housing contribution in lieu of 220 dwellings on site. The range of homes is not known at this stage.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Bestwood Village. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H12	++	
	H13	++	
2. Health	H11	+	<p>There is no GP in the village. The housing sites are within 30 minutes public transport time of GPs outside the village. Comments received from Nottingham</p>
	H12	+	

	H13	+	<ul style="list-style-type: none"> Village Long term Permanent 	<p>North & East CCG indicate that the number of new houses does not warrant a new surgery in the village. New patients will have to travel to existing practices in Nottingham City and Hucknall. Hucknall has four practices of which three are generally at capacity. Sites H11 and H13 are adjacent to existing recreational open space with close access to Bestwood Country Park.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.</p>
3. Heritage and Design	H11	-	<ul style="list-style-type: none"> Heritage assets within Bestwood Village and surrounding area Short term Temporary 	<p>Site H11 is within a Conservation Area, thus there would be a minor impact on heritage assets. It is noted the site excludes the derelict house. Site H12 is some distance from the Conservation Area so this scores a neutral. Site H13 is adjacent to the Conservation Area and has impact on non-designated heritage assets (Parkland) identified in the Historic Environment Record. Thus this scores a minor negative. Heritage was one of the two main issues the Planning Inspector considered during an appeal against the planning decision for site H11. The Planning Inspector concluded that the proposal on site H11 would preserve and enhance the character and appearance of the Conservation Area. As part of the planning application process for site H13, the planning report concluded that no archaeological assets would be affected and there would be no effect on the Conservation Area or its settings.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on heritage and design. It is considered that the effect would be short term and temporary effect for the heritage assets and their settings, as with mitigation recommendations in place the heritage assets would be protected in the longer term.</p>
	H12	0		
	H13	-		
4. Crime	H11	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H12	0		
	H13	0		
5. Social	H11	+	• Bestwood	The housing sites are within 400 m of at least one of the community facilities

	H12	+	Village <ul style="list-style-type: none"> • Long term • Permanent 	<p>within the village. All sites are also within 30 minutes public transport time of other community facilities outside the village. Thus they score minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H13	+		
6. Environment, Biodiversity and Green Infrastructure	H11	--	Village <ul style="list-style-type: none"> • Bestwood • Short / long term • Temporary / permanent 	<p>Site H11 contains Tree Preservation Orders within the site and is adjacent to a Local Wildlife Site. Site H12 would involve the loss of existing hedgerow and trees. Site H13 (which is brownfield land) is adjacent to a Local Wildlife Site, Tree Preservations Orders and Bestwood Country Park. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> • Site H11 = trees protected by Tree Preservation Orders should be retained within a development scheme and protected during construction to avoid/minimise any adverse effects. • Site H12 = 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. • Site H13 = any direct or indirect effects on the Local Wildlife Site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of the Local Wildlife Site; and provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H11, the planning report states two trees would be removed as they have been indicated as being of poor quality within the tree survey submitted as part of the application. Conditions are attached to the permission to ensure that other trees will be retained during and after construction. As part of the planning application process for site H12, the planning report confirms the proposed development</p>
	H12	-		
	H13	-		

				<p>would protect existing areas of biodiversity interest and provide new biodiversity features. As part of the planning application process for site H13, the planning report confirms that no objections were raised by the County Council's Nature Conservation Team and Nottinghamshire Wildlife Trust, subject to appropriate conditions to enhance or minimise any potential impacts on biodiversity.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place they would be protected in the longer term. Development on site H11 would lead to the long term and permanent loss of two poor quality trees.</p>
7. Landscape	H11	0	<ul style="list-style-type: none"> • Bestwood Village • Long term • Permanent 	<p>Site H12 has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The score for site H12 reflects the landscape report findings. A neutral score (0) means "suitable for development". Recommendations have been made for appropriate mitigation which includes the north eastern area of the site to include a landscape buffer to restrict urban creep beyond the existing settlement edge and to preserve the integrity of the rights of way network. As part of the planning application process for site H12, the planning report confirms that the majority of the existing hedgerows and trees along the site boundaries would be retained and enhanced as part of any development, which would provide both good visual amenity and screening. In addition, the retained hedgerows would allow the wildlife corridors to continue to function and provide connectivity through the landscape. Sites H11 and H13 were not assessed in the Landscape and Visual Analysis of Potential Development Sites (2014) because site H11 has planning permission (and is currently under construction) and site H13 located within the built up area. As part of the planning application process for site H13, the planning report notes a small group of trees which extend into the south-eastern part of the site from the boundary. The report confirms the loss of trees would be negligible in relation to the overall contribution the trees make to the wider landscape and would be more than mitigated by the additional tree planting</p>
	H12	0		
	H13	0		

				<p>proposed.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
8. Natural Resources	H11	+	<ul style="list-style-type: none"> Bestwood Village Long term Permanent 	<p>Site H11 is residential garden land so this scores a minor positive. As part of the planning application process for site H12, the planning report states the agricultural land classification map shows the land as being grade 3B and 4. Thus the site scores a neutral because they would not involve the loss of best and most versatile (BMV) land. Site H13 is brownfield land so this scores a major positive. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents. As part of the planning application process for site H13, the planning report confirms that an air quality assessment report has been submitted. Condition 6 of the permission requires the submission of a Dust Management Plan to control potential air pollution.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on natural resources. The new houses will be built on brownfield land and agricultural land grade 3b and 4 which are not particularly good quality farm land which needs to be safeguarded from development.</p>
	H12	0		
	H13	++		
9. Flooding	H11	-	<ul style="list-style-type: none"> Bestwood Village Short term Temporary 	<p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a very small area of high risk surface water flooding issue to the south of site H11 and there is a considerable amount of surface water flooding on site H13. Comments received from Environment Agency state that sites H12 and H13 require a site specific flood risk assessment to focus sustainable surface water drainage. As part of the planning application process for site H12, the planning report states that the proposal includes a sustainable drainage system to manage surface water runoff and the Environment Agency objected to the proposals. As part of the planning application process for site H13, the planning report states the Flood Risk Assessment confirms the surface water drainage systems will be designed to cope with surface water run off to standards acceptable to the Environment</p>
	H12	0		
	H13	--		

				<p>Agency.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H11	-	<ul style="list-style-type: none"> Bestwood Village Long term Permanent 	<p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H12	-		
	H13	-		
11. Energy and Climate Change	H11	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H12	0		
	H13	0		
12. Transport	H11	+	<ul style="list-style-type: none"> Bestwood Village / surrounding area Long term Permanent 	<p>The housing sites are within 400 m of existing bus stops. Bus services include the No.141 (hourly) connecting to Nottingham City and Sutton and No.728 (every two hours) connecting to Hucknall and Bulwell. The earliest No.141 bus passes the Bowling Green in the village at 7am and the last return bus from Nottingham City is 7.30pm. Although there are direct bus routes to Hucknall and Nottingham City for new residents to travel to work, the bus services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in the Borough (and Ashfield District). Thus the sites score minor positive. Sites H11 and H13 are adjacent to Sustrans National Cycle Route 6 connecting Hucknall and Nottingham City.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be term and permanent as new houses would be provided in close proximity to existing transport networks.</p>
	H12	+		
	H13	+		
13. Employment	H11	0	<ul style="list-style-type: none"> Bestwood Village / surrounding 	<p>Sites H11 and H12 would involve no loss of jobs. Site H13 would involve the loss of large number of jobs. As part of the planning application process for site H13, the planning report has considered the loss of employment land which</p>
	H12	0		
	H13	--		

			<div>area</div> <ul style="list-style-type: none">• Short term• Temporary	<p>would result in the loss of jobs. The report states that the applicant’s evidence suggests that the Bestwood Business Park does not support many jobs (about 60) which is collaborated by the views of local people as reported through the URS master planning work. The report concludes that the Bestwood Business Park is not an important source of local jobs.</p> <p>Overall, there is a significant neutral effect in relation to the cumulative impact on job opportunities, with the exception of site H13. It is considered the effect of job losses as the result of the development of new housing on site H13 would be short term and temporary because there would be other job opportunities elsewhere.</p>
14. Innovation	H11	0	<ul style="list-style-type: none">• No effect	<p>Sites H11 and H12 would involve no loss of office uses. Site H13 contains mainly depot buildings with little office use.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on innovation.</p>
	H12	0		
	H13	0		
15. Economic Structure	H11	0	<ul style="list-style-type: none">• Bestwood Village / surrounding area• Long term• Permanent	<p>Sites H11 and H12 would involve no loss of employment, retail or mixed use land. Site H13 would involve the loss of an existing employment site. Loss of employment land was considered as part of the planning application process for site H13. The planning report concludes that the Bestwood Business Park is under occupied despite the active marketing of the site (which has not been successful) and in terms of future needs for employment land in the Borough there is sufficient employment land supply to meet the requirements in Policy 4 of the Aligned Core Strategy.</p> <p>Overall, there is a significant neutral effect in relation to the cumulative impact on economic structure, with the exception of site H13. Although there would be long term and permanent loss of employment land for site H13, there is sufficient employment land supply elsewhere in the Borough to meet the requirements in Policy 4 of the Aligned Core Strategy.</p>
	H12	0		
	H13	--		
Recommendations:				

- Ensure a range and affordability of homes on sites H12 and H13 (SA 1 Housing).
- Include a wider area for site H11 to pick up the excluded derelict building (SA 1 Housing and SA 3 Heritage and Design).
- Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 (SA 9 Flooding).
- Ensure sufficient employment land supply in the Borough (SA 13 Employment and SA 15 Economic Structure).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- For site H11, there is an existing planning permission (2013/1178) for the demolition of the derelict building and the development of four homes.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- The Employment Background and Site Selection Paper (2016) has confirmed sufficient employment land despite the loss of Bestwood Business Park for the plan period up to 2028.

Site Allocations in Calverton

See map on page 6

Housing sites

H14 Dark Lane

H15 Main Street

H16 Park Road

Employment site

E2 Hillcrest Park

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H14	++	<ul style="list-style-type: none"> Calverton Long term Permanent <p>The housing sites would provide a total of 537 new homes for Calverton. Each site would provide at least 10 homes thus they all score major positive. Site H14 has planning permission for 72 homes which consists of 4 x two bedroom flats, 21 x two bedroom dwellings, 18 x three bedroom dwellings, 19 x four bedroom dwellings, 6 x five bedroom dwellings and 4 x two bedroom bungalows (2012/1503). 15 of the 72 homes (20%) would be affordable housing. The range and affordability of homes is not certain at this stage for sites H15 and H16. The employment site E2 would not provide any new homes thus this site scores neutral.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Calverton (with exception to the employment site E2). It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H15	++	
	H16	++	
	E2	0	
2. Health	H14	++	<p>There is one existing GP in the village. Housing site H14 is within 400 m of the GP in the village so this scores a major positive. Sites H16 and E2 are not within 400 m of GP but are within 30 minutes public transport time. It is noted</p>
	H15	+	
	H16	+	

	E2	+	<ul style="list-style-type: none"> Permanent 	<p>that the majority of the site H15 is not within 400 m of existing bus stops but it is within 30 minutes of public transport, walking and cycling time to GP. Thus this scores a minor positive. Comments received from Nottingham North & East CCG indicate that there is only one practice in Calverton and, although they do have capacity, they are seeking changes to their premises to cater for an increase in population. All sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.</p>
3. Heritage and Design	H14	--	<ul style="list-style-type: none"> Heritage assets within Calverton and surrounding area Long term Permanent 	<p>It is considered that there would be heritage impacts for site H14 due to the access to the site, thus this scores a major negative. The planning report for Conservation Area consent (2010/0514) to demolish a barn fronting Main Street to allow for vehicular access to the site are justified given the substantial public benefit that can be demonstrated. The report for the outline permission (2005/0910) states that English Heritage has confirmed that the harm to the Conservation Area would be less than substantial and the report concludes the design proposals would provide suitable mitigation ensuring that the scheme is sympathetic the Conservation Area setting. The planning report for the reserved matters for the residential development (2012/1503) states that the Conservation Consultant has no concerns to raise with regards to the proposed plans or schedule of works to the barns and that the details provided meet the pre-commencement requirements of condition 3 of the Conservation Area consent (2010/0514). The 2005/0910 report also concludes that on balance the provision of 72 new houses in a sustainable location constitutes a substantial public benefit sufficient to outweigh any potential harm to the setting of the Scheduled Ancient Monument at Fox Wood. An area of woodland has been proposed to further soften the boundary and conditions attached to the outline permission to ensure it is in keeping with the rural character of the area and are retained in the long term. The reserved matters report concludes that the details</p>
	H15	0		
	H16	0		
	E2	0		

				<p>of the landscaping will have an acceptable relationship with the Conservation Area and the Scheduled Ancient Monument at Fox Wood. It is considered that sites H15, H16 and E2 have no impact upon the significance of heritage assets (including their settings).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on heritage and design, with exception to housing site H14. For site H14, there would be a permanent loss of the barn within the Conversation Area to allow for vehicular access to the site.</p>
4. Crime	H14	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>
	H15	0		
	H16	0		
	E2	0		
5. Social	H14	++	<ul style="list-style-type: none"> Calverton / surrounding area Long term Permanent 	<p>Housing site H14 is within 400 m of community facilities in the village so this scores a major positive. The remainder of the sites are not within 400 m of community facilities within the village, however they are within 30 minutes public transport time. It is noted that the majority of site H15 is not within 400 m of existing bus stops, but within 30 minutes of public transport, walking and cycling time. Thus this scores a minor positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H15	+		
	H16	+		
	E2	+		
6. Environment, Biodiversity and Green Infrastructure	H14	-	<ul style="list-style-type: none"> Calverton Short / long term Temporary / permanent 	<p>All sites contain no existing designations, open space or Tree Preservation Orders. Site H14 would involve the loss of existing hedgerows and trees and is adjacent to Tree Preservation Orders. Site H15 would involve the loss of existing hedgerows and trees. Site H16 is adjacent to existing open space. Thus the sites score a minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H14 = adequate protection during construction and design of
	H15	-		
	H16	-		
	E2	0		

				<p>development to protect trees and minimise any adverse effects.</p> <ul style="list-style-type: none"> Site H15 = 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. Site H16 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. As part of the planning application process for site H14, the existing hedgerow to the centre of the upper site is to be removed to facilitate development and further hedges are proposed to the southern and western boundaries of the upper site, to properties fronting the public open space and to some of the properties fronting cul-de-sacs on the upper site. The new hedgerows will help to integrate the development into the rural setting and also help in offering biodiversity benefits.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the landscape would be protected in the longer term. Development on sites H15 and H16 would lead to the long term and permanent loss of existing hedgerows.</p>
7. Landscape	H14	0	<ul style="list-style-type: none"> Calverton Short term Temporary 	<p>Sites H15 and H16 have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development” and a minor negative means “develop with caution”. Recommendations have been made for appropriate mitigation for both sites as follows:</p> <ul style="list-style-type: none"> Site H15 = - retain and enhance existing boundary planting (on northern and western sides of the site) to contain site and to maintain a strong division between development site and right of way. Site H16 = retain and enhance existing boundary planting to contain site and
	H15	0		
	H16	-		
	E2	0		

				<p>mitigate against long range views into site from the north and east; strengthen hedgerows and enhance roadside planting along Park Road (and Collyer Road).</p> <p>Site H16 only forms part of the southern part of reasonable alternative site 6/47 to avoid areas of higher landscape value to the north. Sites H14 and E2 have not been assessed due to site H14 being allocated in the Replacement Local Plan and site E2 being located within the built up area of the village. As part of the planning application process for site H14, the planting of the new hedgerows will help to integrate the development into the rural setting.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on landscape. It is considered that the effect would be short term and temporary. With mitigation recommendations in place they would be protected in the longer term.</p>
8. Natural Resources	H14	-	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Sites H15 and E2 would involve the loss of agricultural land grade 3. A small part of site H16 is currently a car park which is a brownfield land and the majority is greenfield land and would involve the loss of agricultural land grade 3. It is not known whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation and include requirement for Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek 'soft uses' for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing and employment would have an impact on water supply in terms of water usage by new residents and employees. No reference was made to the agricultural land classification as part of the planning application process for site H14.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural</p>
	H15	-		
	H16	-		
	E2	-		

				land grade 3a, unless development is directed towards any grade 3b land.
9. Flooding	H14	0	<ul style="list-style-type: none"> • Calverton • Short term • Temporary 	<p>The sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is a surface water route that runs across site H16. Comments received from Environment Agency states that sites H15 and H16 require specific flood risk assessments focussing on a holistic approach to sustainable surface water management. As part of the planning application process for site H14, a Flood Risk Assessment has been submitted and the Environment Agency confirmed they had no objections.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	H15	0		
	H16	-		
	E2	0		
10. Waste	H14	-	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>The housing sites and employment site would result in increased household and commercial waste.</p> <p>Overall, there is a cumulative minor negative effect in relation to waste. It is considered the effect would be long term and permanent as this would generate household and commercial waste.</p>
	H15	-		
	H16	-		
	E2	-		
11. Energy and Climate Change	H14	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H15	0		
	H16	0		
	E2	0		
12. Transport	H14	+	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Housing sites H14, H16 and employment site E2 are within 400 m of existing bus stops on Main Street, Park Road and Collyer Road. Bus services include the Calverton Connection (every 15 minutes) connecting to Nottingham City. The earliest bus from Calverton Gleaners to Arnold and Nottingham City is 6.04am and the last return bus from Nottingham City is 11.30pm. The majority of housing site H15 is not within 400 m of existing bus stops, thus this scores a minor negative. Although there are direct bus routes to Arnold and Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City. There is a limited range of bus routes and also it would be</p>
	H15	-		
	H16	+		
	E2	+		

				<p>difficult to travel directly to other employment areas in the Borough. Thus the sites score minor positive. It is noted there are existing employment sites (as well as the new allocated employment site E2) within the village so there is good access to those sites without the use of private car.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks.</p>
13. Employment	H14	0	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Employment site E2 would provide new buildings for employment uses and create new jobs. Housing sites H14, H15 and H16 would involve no loss of jobs.</p> <p>For site E2, there is a major positive effect in relation to the impact on job opportunities. It is considered the effect of new jobs created would be long term and permanent.</p>
	H15	0		
	H16	0		
	E2	++		
14. Innovation	H14	0	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Employment site E2 is allocated for specific employment uses including office uses and this could provide opportunities for training. Housing sites H14, H15 and H16 would involve no loss of office uses.</p> <p>For site E2, there is a major positive effect in relation to the impact on innovation. It is considered the effect of new offices provided on site would be long term and permanent.</p>
	H15	0		
	H16	0		
	E2	++		
15. Economic Structure	H14	0	<ul style="list-style-type: none"> • Calverton • Long term • Permanent 	<p>Employment site E2 would provide new employment land for B1 to B8 uses. Housing sites H14, H15 and H16 would involve no loss of employment, retail or mixed use land. It is noted that the housing sites H15 and H16 are within proximity of the protected employment site at the former Calverton Colliery.</p> <p>For site E2, there is a major positive effect in relation to the impact on economic structure. It is considered the effect would be long term and permanent.</p>
	H15	0		
	H16	0		
	E2	++		

Recommendations:

- Ensure a range and affordability of homes on housing sites H15 and H16 (SA 1 Housing).
- Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).

- Information required on whether sites H15, E2 and part of H16 are on best and most versatile (BMV) land i.e. agricultural grade 3a (SA 8 Natural Resources).
- Need to acknowledge site specific flood risk assessments are required for sites H15 and H16 (SA 9 Flooding).
- Ensure that there is connectivity to existing bus services for site H15 (SA 2 Health, SA 5 Social and SA 12 Transport).

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- Confirmation as to whether sites H4, H9 and E1 are on best and most versatile (BMV) agricultural land will be required through the planning application stage.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.

Site Allocations in Ravenshead

See map on page 7

Housing sites

H17 Longdale Lane A

H18 Longdale Lane B

H19 Longdale Lane C

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	H17	++	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>The housing sites would provide a total of 130 new homes in Ravenshead. Each site would provide at least 10 homes thus they all score major positive. Site H19 has outline permission for up to 70 homes (2013/0836) comprising 21 retirement homes (bungalows) and 49 other dwellings. 9 of the 70 homes are proposed to be affordable 2 bedroom bungalows and there would be a commuted sum for the provision of 12 affordable units elsewhere in the Borough. The range and affordability of homes for each site is not certain at this stage for sites H17 and H18.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Ravenshead. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H18	++		
	H19	++		
2. Health	H17	+	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>There is one existing GP in the village. The housing sites are within 800 m of GP in the village, not 400 m. Comments received from Nottingham North & East CCG indicate that patients tend to travel into Hucknall, Kirkby or Blidworth. The number of anticipated additional patients is small so the new housing sites should not have a great impact on the existing practices. Site H17 is adjacent to recreational open space and sites H18 and H19 are within 400 m of existing recreational open space.</p>
	H18	+		
	H19	+		

				Overall, there is a minor positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GP within the village.
3. Heritage and Design	H17	0	• No effect	It is considered that the sites have no impact upon the significance of heritage assets (including their settings). Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.
	H18	0		
	H19	0		
4. Crime	H17	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H18	0		
	H19	0		
5. Social	H17	+	• Ravenshead • Long term • Permanent	The housing sites are within 400 m of a leisure centre which is located on the edge of the village. The sites are within 800 m of community facilities – a post office, a village hall, a library and a primary school – within the village. Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as the new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.
	H18	+		
	H19	+		
6. Environment, Biodiversity and Green Infrastructure	H17	-	• Ravenshead • Long term • Permanent	None of the sites contain existing designations, open space or Tree Preservation Orders. However they would involve the loss of natural and semi-natural land. Site H17 is adjacent to an area of open space. Sites H18 and H19 are adjacent to a Local Wildlife Site and Tree Preservation Orders. Recommendations have been made for appropriate mitigation as follows: • All sites = further ecological appraisal required to assess the value of site. • Site H17 = developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. • Sites H18 and H19 = any direct or indirect effects on the Local Wildlife Site and Tree Preservation Orders would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local
	H18	--		
	H19	-		

				<p>Wildlife Site.</p> <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain. It is noted that site H18 was formerly a Local Wildlife Site and is likely to still qualify as the Section 41 habitat “Lowland Heathland”, despite ongoing attempts to remove this habitat. Thus this site scores a major negative. As part of the planning application process for site H19, an Ecological Appraisal has been submitted and Nottinghamshire Wildlife Trust raise no objections to the proposed development. The Ecological Appraisal has identified the key habitats present on the site and makes recommendations for the retention and enhancement of biodiversity assets within the site masterplan to achieve a clear net gain for biodiversity with a strong green infrastructure focus running through the site. The plans include provision of a 15 m wide buffer strip of landscaping along the south eastern boundary and creation of a green corridor (with planting) across the site separating site H19 and site H17. The plans also include a landscaped buffer strip to the south east part of the site.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that effect on development on the sites would be the long term and result in the permanent loss of natural and semi natural land. Development on site H18 could lead to the long term and permanent loss of the Section 41 habitat “Lowland Heathland”.</p>
7. Landscape	H17	0	• No effect	<p>The reasonable alternative site 6/39 that makes up the three housing sites has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the score used in the previous SA assessment on site 6/39. The scores reflect the landscape report findings. A neutral score means “suitable for development”. Recommendations have been made for appropriate mitigation for the sites as follows:</p> <ul style="list-style-type: none"> • Site H17 = mitigation planting (on south western and south eastern sides of the site) to extend from wooded area, providing screening from recreation ground. • Site H19 = retain established trees (on north eastern side of the site) to
	H18	0		
	H19	0		

				<p>boundary to enhance streetscape.</p> <p>As part of the planning application process for site H19, a Landscape Visual Assessment has been carried out. The assessment concludes that no key characteristics in the landscape would be lost and the visual impact would be mainly limited to effects on the approach along Longdale Lane. Views for the east would be affected but could be ameliorated by boundary screening and new planting.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
8. Natural Resources	H17	-	<ul style="list-style-type: none"> • Ravenshead • Long term • Permanent 	<p>The housing sites would involve the loss of greenfield land i.e. natural and semi-natural land. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There would be the long term and permanent loss of natural and semi-natural land.</p>
	H18	-		
	H19	-		
9. Flooding	H17	0	<ul style="list-style-type: none"> • No effect 	<p>The housing sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates surface water flooding route runs along Longdale Lane although the Environment Agency confirms there is no issue with surface water flood risk. Comments received from the Environment Agency states that a holistic approach to sustainable surface water management is required. As part of the planning application process for site H19, a Flood Risk Assessment and Drainage Strategy was submitted. The plans indicate that surface water will be accommodated by soakaways including a cellular storm water storage facility and sustainable urban drainage (SuDs) techniques are also proposed. Details will be provided at reserved matters stage.</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on flooding.</p>
	H18	0		
	H19	0		
10. Waste	H17	-	<ul style="list-style-type: none"> • Ravenshead 	<p>The housing sites would result in increased household waste.</p>

	H18	-	• Long term	Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.
	H19	-	• Permanent	
11. Energy and Climate Change	H17	0	• No effect	The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.
	H18	0		
	H19	0		
12. Transport	H17	+	• Ravenshead • Long term • Permanent	<p>There is no bus service that runs past the three housing sites. As part of the planning application process for site H19, a Transport Assessment has been submitted. The assessment recognises the need for connectivity to existing bus services if site users are to rely on these as a viable means of transport. The assessment states the site lies on a route served by the community bus which travels around the village on Tuesdays and Thursdays. Residents have to walk to the A60 to access the Pronto (every 10 minutes) connecting to Arnold, Nottingham City and Mansfield. The earliest Pronto bus to Arnold and Nottingham City passes Newstead Abbey Gates at 5.50am and the last return bus from Nottingham City is 11.10pm. For the opposite direction, the earliest Pronto bus to Mansfield passes Newstead Abbey Gates at 6.45am and the last return bus is 10.25pm. There are direct bus routes to Nottingham City, Arnold and Mansfield for new residents to travel to work, it would take approx 30 minutes to travel to Nottingham City (and approx 20 minutes to Mansfield). There is less range of bus routes and it would be difficult to travel to other employment areas in the Borough. Thus all sites score a minor positive.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p>
	H18	+		
	H19	+		
13. Employment	H17	0	• No effect	The sites would involve no loss of jobs.
	H18	0		
	H19	0		Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.
14. Innovation	H17	0	• No effect	The sites would involve no loss of office uses.

	H18	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
	H19	0		
15. Economic Structure	H17	0	• No effect	The sites would involve no loss of employment, retail or mixed use land.
	H18	0		
	H19	0		Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
Recommendations: <ul style="list-style-type: none">• Reconsider sites comprehensively in terms of requirements for public open space, flooding etc.• Ensure a range and affordability of homes on housing sites H17 and H18 (SA 1 Housing).• Acknowledge the habitat “Lowland Heathland” on site H18 (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).• Need to acknowledge a holistic approach to sustainable surface water management required (SA 9 Flooding).• Ensure that there is connectivity to existing bus services (SA 2 Health, SA 5 Social and SA 12 Transport).				
Outcome: <ul style="list-style-type: none">• Each site has different status (one has planning permission) so unable to reconsider sites comprehensively.• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.• For the loss of the habitat “Lowland Heathland” on site H18, Policy 17: Biodiversity of the Aligned Core Strategy sets out the hierarchical approach to the consideration of any impacts on biodiversity in the order of avoidance to mitigation and as a last resort compensation for any damage where it cannot be avoided. Policy LPD18: Protecting and Enhancing Biodiversity in the Local Planning Document refers to compensation measures.• The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.• The site selection work has considered the mitigation recommendations including the landscape buffer.• A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.• Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19:				

Developer Contributions.

Site Allocations in Burton Joyce

See map on page 8

Housing sites

H20 Millfield Close

H21 Orchard Close

SA Objectives	Score		Assessment of effect	Commentary
1. Housing	H20	++	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>The housing sites would provide a total of 35 new homes in Burton Joyce. Each site would provide at least 10 homes thus they all score major positive. The range and affordability of homes for each site is not certain at this stage. The sites are for 15 homes which meet the threshold for affordable housing.</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Burton Joyce. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H21	++		
2. Health	H20	+	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>There are two existing GPs in the village. Site H20 is not within 400 of the two GPs, however it is within 800 m of one of the two GPs. Site H21 is within 400 m of one GP. Comments received from Nottingham North & East CCG indicates that there are two practises in the village which currently have capacity so it is expected they could cater for the number of additional patients. The sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and GPs within the village.</p>
	H21	++		
3. Heritage and Design	H20	0	<ul style="list-style-type: none"> No effect 	<p>It is considered that the housing sites have no impact upon the significance of heritage assets (including their settings).</p>
	H21	0		

				Overall, there is a neutral effect in relation to the cumulative impact on heritage and design.
4. Crime	H20	0	• No effect	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H21	0		
5. Social	H20	+	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>Site H20 is not within 400 m of community facilities within the village, however it is within 30 minutes public transport time. Site H21 is within 400 m of community facilities – a post office, a library and a primary school – within the village. Thus this site scores a major positive.</p> <p>Overall, there is a positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H21	++		
6. Environment, Biodiversity and Green Infrastructure	H20	-	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>None of the sites contain existing designations, open space or Tree Preservation Orders. Site H20 would involve the loss of existing rough grassland, bracken and trees. Site H21 would involve the loss of existing trees. Thus both sites score minor negative. Recommendations have been made for appropriate mitigation as follows:</p> <ul style="list-style-type: none"> Site H20 = 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. Sites H20 and H21 = 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. <p>It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect would be</p>
	H21	-		

				permanent loss of trees on all sites and permanent loss of rough grassland and bracken on site H20.
7. Landscape	H20	0	• No effect	<p>The housing sites have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score means “suitable for development”. Recommendations have been made for appropriate mitigation for both sites and include:</p> <ul style="list-style-type: none"> • Site H20 = retain and enhance existing planting (on southern side of the site). • Site H21 = mitigation planting (on north eastern and north western 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 (on the south western side of the site) at the edge of the existing settlement edge. <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
	H21	0		
8. Natural Resources	H20	-	<ul style="list-style-type: none"> • Burton Joyce • Long term • Permanent 	<p>All sites score minor negative because they would involve the loss of agricultural land grade 3. It is unknown whether these sites comprise best and most versatile (BMV) land i.e. grade 3a. Recommendations have been made for appropriate mitigation which include the need for a Agricultural Land Classification survey to confirm whether best and most versatile land i.e. agricultural grade 3a. Design of development should seek ‘soft uses’ for Best and Most Versatile (BMV) agricultural land to minimise irreversible loss. Soil management to safeguard soil resources. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on natural resources. There may be long term and permanent loss of agricultural land grade 3a, unless development is directed towards any grade 3b land.</p>
	H21	-		

9. Flooding	H20	--	<ul style="list-style-type: none"> Burton Joyce Short term Temporary 	<p>Site H21 does not fall within Flood Zones 2 and 3 and is on relatively steep sloping catchment. The site requires good sustainable drainage systems in place to ensure surface water runoff does not occur to neighbouring downstream properties. Site H20 falls within Flood Zone 2 and 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. Comments received from the Environment Agency states site H20 requires a sequential test to be applied.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the flooding issue would be managed in the longer term.</p>
	H21	0		
10. Waste	H20	-	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>The housing sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H21	-		
11. Energy and Climate Change	H20	0	<ul style="list-style-type: none"> No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H21	0		
12. Transport	H20	+	<ul style="list-style-type: none"> Burton Joyce Long term Permanent 	<p>The housing sites are within 400 m of existing bus stops on Main Street and A612 Nottingham Road. Bus services include the No.100 (every 30 minutes) connecting to Nottingham City and Southwell. The earliest bus to Nottingham City passes Wheathsheaf Court in the village at 06.04am and the last return bus is 23.05pm. Site H21 is within 400 m of the train station in the village for trains connecting to Leicester, Nottingham, Newark and Matlock. Although there are direct bus and train routes to Nottingham City and elsewhere for new residents to travel to work, the services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in the Borough.</p>
	H21	+		

				Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.
13. Employment	H20	0	• No effect	The sites would involve no loss of jobs.
	H21	0		Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.
14. Innovation	H20	0	• No effect	The sites would involve no loss of office uses.
	H21	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
15. Economic Structure	H20	0	• No effect	The sites would involve no loss of employment, retail or mixed use land.
	H21	0		Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
Recommendations: <ul style="list-style-type: none">• Ensure a range and affordability of homes on the housing sites (SA 1 Housing).• Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).• A sequential test is required for site H20 (SA 9 Flooding).				
Outcome: <ul style="list-style-type: none">• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.• The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.• The site selection work has considered the mitigation recommendations including the landscape buffer.• A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management.				

Site Allocation in Newstead

See map on page 9

Housing site

H22 Station Road

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H22	++ <ul style="list-style-type: none"> Newstead Long term Permanent 	<p>One housing site allocated in Newstead for 40 new homes. This scores a major positive. The range and affordability of homes on site is not certain at this stage. It is considered that Newstead is unlikely to need to accommodate people on the housing register. The important role is to increase the housing supply and regenerate the area.</p> <p>It is considered there is a major positive effect in relation to the impact on housing in Newstead. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
2. Health	H22	+ <ul style="list-style-type: none"> Newstead Long term Permanent 	<p>There is no GP in the village. The site is within 30 minutes public transport time of existing GPs outside the village. The site is within 400 m of existing recreational open space.</p> <p>It is considered there is a minor positive effect in relation to the impact on health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.</p>
3. Heritage and Design	H22	0 <ul style="list-style-type: none"> No effect 	<p>It is considered that the site has no impact upon the significance of heritage assets (including their settings). It is noted that the site is adjacent to a public house.</p> <p>It is considered there is a neutral effect in relation to the impact on heritage and</p>

				design.
4. Crime	H22	0	<ul style="list-style-type: none"> No effect 	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
5. Social	H22	++	<ul style="list-style-type: none"> Newstead Long term Permanent 	<p>The site is within 400 m of existing community facilities – a post office, a community centre and a primary school – within the village.</p> <p>It is considered there is a major positive effect in relation to the impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
6. Environment, Biodiversity and Green Infrastructure	H22	-	<ul style="list-style-type: none"> Newstead Short term Temporary 	<p>The site contains no existing designations, open space or Tree Preservation Orders. The site is adjacent to existing open space. Recommendations have been made for appropriate mitigation which includes developer contribution could be used to enhance area of open space to increase biodiversity and allow opportunities for recreation. It is unknown whether the development of the site would result in a net increase in biodiversity gain.</p> <p>It is considered there is a minor negative effect in relation to the impact on natural environment. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the open space adjacent to the site would be protected in the longer term.</p>
7. Landscape	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site has been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The score in this table is based on the score used in the previous SA assessment on the reasonable alternative option. The score reflects the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation which includes retaining and enhancing group of mature trees (to the north of the site) to provide a physical boundary between proposed development and adjacent social club.</p> <p>It is considered there is a neutral effect in relation to the impact on landscape.</p>

8. Natural Resources	H22	-	<ul style="list-style-type: none"> • Newstead • Long term • Permanent 	<p>The site would involve the loss of grazing land. It is considered the site would have no impact on air quality in terms of additional vehicles generating from the site. It is noted that the development of the new housing would have an impact on water supply in terms of water usage by new residents.</p> <p>It is considered there is a minor negative effect in relation to the impact on natural resources. There would be long term and permanent loss of grazing land.</p>
9. Flooding	H22	-	<ul style="list-style-type: none"> • No effect 	<p>The site does not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is low risk of surface water flooding. No comments have been received from the Environment Agency regarding this site.</p> <p>It is considered there is a minor negative effect in relation to the impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
10. Waste	H22	-	<ul style="list-style-type: none"> • Newstead • Long term • Permanent 	<p>The site would result in increased household waste.</p> <p>It is considered there is a minor negative effect in relation to the impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
11. Energy and Climate Change	H22	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
12. Transport	H22	+	<ul style="list-style-type: none"> • Newstead • Long term • Permanent 	<p>The site is within approximately 400 m of existing bus stops on Hucknall Road. Bus services include The Threes (every 30 minutes) connecting to Nottingham City, Kirkby and Mansfield. The earliest bus to Nottingham City passes Newstead Triangle in the village at 5.33am and the last return bus is 11.30pm. The earliest bus to Kirkby passes Newstead Triangle in the village at 5.40am and the last return bus is 11.31pm. The site is adjacent to train station in the village connecting to Nottingham (hourly) and Worksop (hourly). The site is also within 400 m of a national cycle path. Although there are direct bus and train</p>

				<p>routes to Nottingham City and elsewhere for new residents to travel to work, the services are not as frequent as those in Arnold and Carlton. There is less range of bus routes and it would be difficult to travel directly to employment areas in Gedling Borough (and Ashfield District). It is noted that there is an existing business park within the village so there is good access to employment without the use of private car.</p> <p>It is considered there is a minor positive effect in relation to the impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing transport networks.</p>
13. Employment	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site would involve no loss of jobs. It is noted that the housing site is within close proximity to the business park in the village.</p> <p>It is considered there is a neutral effect in relation to the impact on job opportunities.</p>
14. Innovation	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site would involve no loss of office uses.</p> <p>It is considered there is a neutral effect in relation to the impact on innovation.</p>
15. Economic Structure	H22	0	<ul style="list-style-type: none"> No effect 	<p>The site would involve no loss of employment, retail or mixed use land. It is noted that the housing site is within close proximity to the business park in the village.</p> <p>It is considered there is a neutral effect in relation to the impact on economic structure.</p>
<p>Recommendations:</p> <ul style="list-style-type: none"> Ensure a range and affordability of homes on site (SA 1 Housing). Extend site to include adjacent public house and enable development for re-use as residential or other use (SA 1 Housing and Sa 3 Heritage and Design). Ensure that mitigation recommendations for landscape are implemented (SA 7 Landscape). 				

Outcome:

- A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each site is covered by a separate Policy LPD36: Affordable Housing.
- It has been agreed to amend the site boundary to include the adjacent public house.
- The site selection work has considered the mitigation recommendations including the landscape buffer.

Site Allocations in Woodborough

See map on page 10

Housing sites

H23 Ash Grove

H24 Broad Close

SA Objectives	Score	Assessment of effect	Commentary
1. Housing	H23	++	<p>The housing sites would provide a total of 25 new homes for Woodborough. Each site would provide at least 10 homes thus they all score major positive. Site H23 has planning permission for 12 homes (2005/0901) which consists of five x 3 bedroom bungalows, four x 2 bedroom bungalows and three x 3 bedroom split-level houses. The range and affordability of homes is not certain at this stage for site H24. The size of site H23 is small so there is a limited opportunity for affordable housing. Site H24 is for 15 homes which meets the threshold as set out in the Affordable Housing Supplementary Planning Document (2009).</p> <p>Overall, there is a major positive effect in relation to the cumulative impact on housing in Woodborough. It is considered the effect of new houses provided in the village would be long term and permanent.</p>
	H24	++	
2. Health	H23	+	<p>There is no GP in the village. Both sites are within 30 minutes public transport time of existing GPs outside the village. Comments received from Nottingham North & East CCG indicate that patients tend to travel to Calverton, Burton Joyce, Lowdham or Mapperley and a small increase in the number of additional patients does not warrant a new practice in the village. Both sites are within 400 m of existing recreational open space.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on</p>
	H24	+	

				health. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing recreational open space and with good public transport access to existing GPs outside the village.
3. Heritage and Design	H23	-	<ul style="list-style-type: none"> • Woodborough • Short term • Temporary 	<p>The Impact of Possible Development Sites on Heritage Assets (2015) concludes that development on site H23 would result in an impact on the open/green land on the edge of the village and important when viewed from Woodborough Conservation Area. It is noted that heritage issues were not addressed during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002). Site H24 is made up of two reasonable alternative sites and the Impact of Possible Development Sites on Heritage Assets (2015) states the cumulative impact of developing both reasonable alternative sites would cause an impact on Woodborough Conservation Area. Recommendations have been made for appropriate mitigation.</p> <p>Overall, there is a negative effect in relation to the impact on cumulative heritage and design. It is considered that the effect would be short term and temporary, as with mitigation recommendations in place the heritage assets would be protected in the longer term.</p>
	H24	--		
4. Crime	H23	0	<ul style="list-style-type: none"> • No effect 	The impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.
	H24	0		
5. Social	H23	+	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	<p>Site H23 is within 800 m of a village hall and a primary school within the village. Site H24 is within 400 m of a primary school within the village.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on social issues. It is considered the effect would be long term and permanent as new houses would be provided in close proximity to existing community facilities within the village and also within 30 minutes of public transport time of other community facilities outside the village.</p>
	H24	+		
6. Environment, Biodiversity and Green Infrastructure	H23	--	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	Site H23 is residential garden land and includes a moderately extensive area of woodland. Thus this scores a major negative. Heritage issues were not addressed during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002). Site H24 would involve the loss of
	H24	-		

				<p>natural and semi-natural land and a small part of the site is residential garden. Thus this scores a minor negative. Recommendations have been made for appropriate mitigation for both sites such as further ecological appraisal required to assess the value of the site. Some on-site mitigation and enhancement may be possible and result in biodiversity gain. It is unknown whether the development of the sites would result in a net increase in biodiversity gain.</p> <p>Overall, there is a negative effect in relation to the cumulative impact on biodiversity and green infrastructure. It is considered that the effect on development on site H24 would be the long term and permanent loss of natural and semi natural land. Development on site H23 is likely to require the removal of the woodland so this would mean long term and permanent loss.</p>
7. Landscape	H23 H24	0 0	<ul style="list-style-type: none"> No effect 	<p>The sites have been assessed in the Landscape and Visual Analysis of Potential Development Sites (2014). The scores in this table are based on the scores used in the previous SA assessment on the reasonable alternative options. The scores reflect the landscape report findings. A neutral score (0) means “suitable for development”. Recommendations have been made for appropriate mitigation for site H23 which includes strategic planting to the northern boundary of site to ensure screening from a rights of way network and retain and enhance vegetation (on the eastern side of the site) to contain site form potential views from the east. Landscape issues were not considered during the 2002/1476 planning application process for site H23 (planning permission was granted in 2002).</p> <p>Overall, there is a neutral effect in relation to the cumulative impact on landscape.</p>
8. Natural Resources	H23 H24	+ -	<ul style="list-style-type: none"> Woodborough Long term Permanent 	<p>Site H23 is part residential garden land and part undeveloped land. It is assumed the undeveloped land is non-agricultural soil. A large part of site H24 is natural and semi-natural land and the remainder of the site is residential garden so this scores a minor negative. It is considered the sites would have no impact on air quality in terms of additional vehicles generating from the sites. It is noted that the development of new housing would have an impact on water</p>

				<p>supply in terms of water usage by new residents.</p> <p>Overall, there is a major negative effect in relation to the cumulative impact on natural resources. For site H24, there would be the long term and permanent loss of natural and semi-natural land.</p>
9. Flooding	H23	-	<ul style="list-style-type: none"> • Woodborough • Short term • Temporary 	<p>The sites do not fall within Flood Zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue for both sites. According to the Local Lead Flood Authority, sites H23 and H24 would be 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. Comments received from the Environment Agency states that surface water disposal needs to be carefully considered to ensure that flood risk is not increased in the village and where possible provide an overall reduction in flood risk. A holistic approach to surface water management is required.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on flooding. It is considered the effect would be short term and temporary, as with mitigation recommendations in place the water flooding issue would be managed in the longer term.</p>
	H24	-		
10. Waste	H23	-	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	<p>The sites would result in increased household waste.</p> <p>Overall, there is a minor negative effect in relation to the cumulative impact on waste. It is considered the effect would be long term and permanent as development would generate household waste on an ongoing basis.</p>
	H24	-		
11. Energy and Climate Change	H23	0	<ul style="list-style-type: none"> • No effect 	<p>The impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures, which are unknown at this stage.</p>
	H24	0		
12. Transport	H23	+	<ul style="list-style-type: none"> • Woodborough • Long term • Permanent 	<p>All sites are within 400 m of existing bus stops on Main Street. Bus services include the No.47/47A/47B (depending on daytime – mostly hourly) connecting to Nottingham City and Lowdham. The earliest bus to Nottingham City passes the church in the village at 6.05am and the last return bus from Nottingham City</p>
	H24	+		

				<p>is 23.05pm. Although there are direct bus routes to Nottingham City for new residents to travel to work, it would take approx 30 minutes to travel. There is less range of bus routes and also it would be difficult to travel directly to other employment areas in the Borough.</p> <p>Overall, there is a minor positive effect in relation to the cumulative impact on transport. It is considered the effect would be long term and permanent as new houses would be provided in proximity to existing transport networks.</p>
13. Employment	H23	0	• No effect	The sites would involve no loss of jobs.
	H24	0		Overall, there is a neutral effect in relation to the cumulative impact on job opportunities.
14. Innovation	H23	0	• No effect	The sites would involve no loss of office uses.
	H24	0		Overall, there is a neutral effect in relation to the cumulative impact on innovation.
15. Economic Structure	H23	0	• No effect	The sites would involve no loss of employment, retail or mixed use land.
	H24	0		Overall, there is a neutral effect in relation to the cumulative impact on economic structure.
<p>Recommendations:</p> <ul style="list-style-type: none">• Ensure a range and affordability of homes on site H24 (SA 1 Housing).• Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design).• Ensure that mitigation is in place to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).• Ensure that mitigation recommendations from the landscape study are implemented (SA 7 Landscape).• Alternative means of access that does not involve access through Main Street is required and surface water disposal needs to be considered alongside a holistic approach to surface water management (SA 9 Flooding).				
<p>Outcome:</p> <ul style="list-style-type: none">• A policy on site allocations lists the requirements including affordable housing. The affordable housing requirement for each				

site is covered by a separate Policy LPD36: Affordable Housing.

- The site selection work has considered the impact on heritage assets. The impacts on heritage assets are covered by a separate policy LPD26: Heritage Assets.
- The biodiversity impacts are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- The site selection work has considered the mitigation recommendations including the landscape buffer.
- A policy on site allocations lists the requirements including the flood risk assessments. Flood issues are also covered by separate Policies LPD3: Managing Flood Risk and LPD4: Surface Water Management. One of the two sites (H23) has existing planning permission so the alternative access to that site cannot be resolved.