

Sustainability Appraisal Publication Draft

Main Report

Local Planning Document
May 2016



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Key to SA Scoring

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

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

Non-Technical Summary

Introduction

1. This Non-Technical Summary summarises the Sustainability Appraisal of the Local Planning Document.
2. The Sustainability Appraisal is published alongside the publication draft of the Local Planning Document in order to seek comments. This will provide the opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal to help inform any comments which may be made on the Local Planning Document.
3. The deadline for comments is **5pm on Monday 4 July 2016**.
4. **Section 1** of the Sustainability Appraisal report explains the Local Plan. The Aligned Core Strategy (Part 1 Local Plan) was adopted on the 10 September 2014. A separate Sustainability Appraisal has been undertaken for the Aligned Core Strategy. There have been some changes to the approach of undertaking the SA appraisals for the Local Planning Document. Further details on the changes are in **Section 5** of the Sustainability Appraisal report.
5. **Section 1** and **Section 13** explain what will happen following the consultation period. The Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.

Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment

6. **Section 2** of the Sustainability Appraisal report explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment. The section also summarises the outcome of the Habitats Regulations Assessment and Equality Impact Assessment.

Sustainability Appraisal

7. The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of new or revised Local Plan. Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.
8. The National Planning Policy Framework states that a sustainability appraisal should meet the requirements of the European Directive on strategic environmental assessment. **Table 1** in the Sustainability Appraisal report

shows how the requirements of SEA Directive are met in the Sustainability Appraisal of the Local Planning Document.

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Section 1 introduces the Local Planning Document. Section 3 looks at the other plans, policies and programmes. Section 6 looks at the testing of the Local Planning Document objectives against the SA Framework.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4 describes the characteristics of the Borough and Section 7 looks at the scenario without the Local Planning Document.
(c) The environmental characteristics of areas likely to be significantly affected	Section 4 describes the characteristics of the Borough. Appendix A contains the updated baseline data.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4 describes the characteristics of the Borough. Section 2 refers to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC.
(e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3 describes the sustainability issues facing the Borough. Appendix A contains the key messages from the reviews of plans, policies and programmes.
(f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Section 9 looks at the likely effects of the development management policies and Section 11 looks at the likely effects of the site allocations for housing and employment. Appendix G and Appendix H contain the detailed SA assessments.
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Mitigation measures have been considered as part of the SA assessment on the reasonable alternative options as well as the proposed policies and site allocations. Mitigation recommendations are provided in Section 9 and Section 11. Full details of mitigation measures are contained in Appendix G and Appendix H.

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 8 looks at the findings of the reasonable alternative options for the policies and Section 10 looks at the findings of the reasonable alternative sites for the site allocations for housing and employment. Section 10 refers to problems/difficulties encountered in compiling the information. Appendices B, C, D, E and F contain the detailed SA assessments.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10	Section 12 looks at the monitoring framework.
(j) A non-technical summary of the information provided under the above headings	Non-Technical Summary included in the Sustainability Appraisal report.

Habitats Regulations Assessment

9. The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment is made of the effects of land-use plans on sites of European importance for nature conservation. Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area (SPA).
10. Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document. As the Local Planning Document is in general conformity with the Aligned Core Strategy no significant impact has been revealed. A review of the proposed site allocations for housing and employment in the Local Planning Document also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.
11. If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

Equality Impact Assessment

12. Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community.
13. A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Local Planning Document have been assessed for their relevancy to the nine characteristics protected by the Equality Act. The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.

The Scoping Stage

14. **Section 3** of the Sustainability Appraisal report looks at the Scoping Report which was consulted alongside the Issues and Options stage of the Local Planning Document during a 8 week consultation period in October 2013. The Scoping Report sets out the review of all documents and strategies considered relevant to the Local Planning Document. It contains issues and objectives, targets, the implications for the Local Planning Document and the implications for the Sustainability Appraisal. Responses from the consultation on the Scoping Report highlight a number of documents missing from the list of plans, policies and programmes. The review of the plans, policies and programmes and the table identifying the key messages have been updated and are included in **Appendix A**.
15. It is considered that the amended list of plans, policies and programmes in the light of the responses from the consultation on the Scoping Report and the updated baseline information to 2015 do not change the sustainability issues identified in the Scoping Report. **Table 3** in the Sustainability Appraisal report summarises the sustainability issues facing the Borough.

Baseline Data and Characteristics

16. **Section 4** of the Sustainability Appraisal report describes the social, economic and environmental characteristics of the Borough. The baseline data in the Scoping Report was published in 2013. Where available, the baseline data has been updated to 2015 and included in **Appendix A**.

The Sustainability Appraisal Framework

17. **Section 5** of the Sustainability Appraisal report looks at the SA Framework that is used to assess the sustainability of the Local Planning Document. The SA Framework is usually based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues. The Scoping Report explains that the SA Framework has been established for the Aligned Core Strategy, the issues have not changed significantly since and therefore it was viewed appropriate to use the same SA Framework to test the sustainability of the Local Planning Document. Responses from the consultation on the Scoping Report suggest a number of changes to the SA Framework. The SA Framework has been amended as the result of the consultation comments of the Scoping Report and also the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy.
18. In the light of the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy, a group was set up to undertake the SA assessment of the Local Planning Document. The SA group consists of:
- Officers from Planning Policy, Housing Strategy, Economic Development, Public Protection and Parks and Street Care at Gedling Borough Council;
 - Officers from Nature Conservation, Historic Environment and Highways at Nottinghamshire County Council;
 - Representative from Natural England;
 - Representative from Historic England¹; and
 - Representative from Environment Agency.
19. A series of policy questions in the SA Framework were used to assess the reasonable alternative options for the policies and the proposed development management policies in the Local Planning Document. The SA Matrix, which also includes a series of site questions, was used to assess the reasonable alternative options for the sites and the proposed site allocations in the Local Planning Document. The SA Framework and the SA Matrix are included in **Appendix A**.
20. **Table 5** in the Sustainability Appraisal report shows the relationship between SA objectives and SEA Directive topics which supersedes Table 6 in the Scoping Report.

Testing the Local Plan objectives against the SA Framework

21. **Section 6** of the Sustainability Appraisal report looks at the Local Plan objectives against the SA objectives as set out in the SA Framework. For clarification, the Local Plan comprises the Aligned Core Strategy and the Local Planning Document. The spatial vision and objectives set out in the Aligned Core Strategy have been rolled forward into the Local Planning

¹ Previously known as English Heritage.

Document. The 12 spatial objectives were appraised as part of the Sustainability Appraisal for the Aligned Core Strategy. As the SA Framework has been amended (i.e. there are now 15 SA objectives instead 14 SA objectives), the appraisal carried out as part of the Sustainability Appraisal for the Aligned Core Strategy has been revisited and updated to reflect the changes to the SA Framework. **Table 6** in the Sustainability Appraisal report shows the compatibility matrix of the Local Plan objectives and the SA objectives.

Assessment of a 'No Local Planning Document' Scenario

22. **Section 7** of the Sustainability Appraisal report looks at the 'do nothing' or 'business as usual' approach without the implementation of the Local Planning Document. In conclusion, the 'do nothing' or 'business as usual' approach has been assessed as having negative effects (with some neutral aspects). The absence of the Local Planning Document would have major negative implications in relation to housing, transport, employment, innovation and economic structure. There would be a risk of not meeting the housing and employment requirements and lack of control over the distribution through the unplanned approach as well as the type of housing and employment.

Appraising the Reasonable Alternative Options for the Policies

23. **Section 8** of the Sustainability Appraisal report looks at the findings of the SA assessment of the reasonable alternative options for the development management policies. The full SA assessment is provided as **Appendix B**.

Appraising the Reasonable Alternative Options for the Site Allocations

24. **Section 10** of the Sustainability Appraisal report looks at the findings of the SA assessment of the reasonable alternative options for the site allocations. The section also describes the methodology and information used to inform the SA assessment. A site sustainability schedule has been created to give background information on each site and to assist in the SA assessment. The section also describes the problems and difficulties in the SA assessment.
25. **Table 11** and **Table 12** summarise the appraisal results of the SA assessment of the reasonable alternative options considered for housing in the urban area (i.e. Arnold and Carlton) and on the edge of Hucknall respectively. The site sustainability schedule and detailed SA assessment for each site are provided as **Appendix C**. **Table 13**, **Table 14** and **Table 15** summarise the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Bestwood Village, Calverton and Ravenshead respectively. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**. **Table 16** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in the other villages. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix E**. The Site Selection Document (2016) explains how the allocated housing sites have been chosen from the 114 reasonable alternative sites. **Table 18**

in the Sustainability Appraisal report lists out the reasonable alternative sites and identifies those which have been allocated for housing.

26. **Table 17** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for employment in the Borough. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix F**. The Employment Background and Site Selection Paper (2016) explains how the employment allocated sites have been chosen from the 4 reasonable alternative sites. **Table 19** in the Sustainability Appraisal report lists out the reasonable alternative sites and identifies those which have been allocated for employment.

Appraising the Local Planning Document – Development Management Policies

27. **Section 9** of the Sustainability Appraisal report looks at the findings of the SA assessment of the proposed development management policies in the Local Planning Document. **Table 10** in the Sustainability Appraisal report summarises the appraisal results of the SA assessment of the development management policies. The detailed SA assessment is provided as **Appendix G**.
28. A number of recommendations were made to the development management policies in the light of the SA assessment. The recommendations were as follows:
- Consider adding criteria in Policies LPD13, LPD15 and LPD17 to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).
 - Consider adding criteria in Policy LPD17 to reduce impacts on landscape character and landscape visual (SA 7 Landscape).
 - Consider including reference to protection of heritage assets or local character in Policies LPD44 and LPD46 (SA 3 Heritage and Design).
 - Policy LPD50 to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings (SA 3 Heritage and Design).
 - Expand Policy LPD55 to refer to other non-designated heritage assets (SA 3 Heritage and Design).
29. It has been decided not to make change to Policies LPD13, LPD15, LPD17, LPD44 and LPD46 as the impacts on heritage assets and local character, biodiversity and landscape are covered by separate policies in the Local Planning Document. Specifically these policies are LPD18 (Protecting and Enhancing Biodiversity), LPD19 (Landscape Character and Visual Impact) and LPD26 (Heritage Assets) to LPD31 (Locally Important Heritage Assets).
30. It has been decided not to make change to Policy LPD50 as it is considered there is no need to make specific reference to heritage assets. It has been agreed to amend the wording of Policy LPD55 to refer to other non-designated heritage assets.

Appraising the Local Planning Document – Site Allocations

31. **Section 11** of the Sustainability Appraisal report looks at the findings of the SA assessment of the proposed sites to be allocated for housing and employment in the Local Planning Document. **Table 20** summarises the appraisal results of the SA assessment of the site allocations for housing and employment. The detailed SA assessment is provided as **Appendix H**.
32. A number of recommendations were made to the site allocations in the light of the SA assessment. The recommendations were as follows:
- Ensure a range and affordability of homes on the housing sites (SA 1 Housing);
 - Ensure that there is connectivity to existing bus services for site H15 in Calverton (SA 2 Health and SA 5 Social);
 - Note that site H1 in Arnold is in close proximity to a Listed Building (SA 3 Heritage and Design);
 - Recording of heritage asset for the local interest building Glebe Farm in Carlton (SA 3 Heritage and Design);
 - Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design);
 - Include a wider area for site H11 in Bestwood Village to pick up the excluded derelict building (SA 3 Heritage and Design);
 - Extend site H22 to include adjacent public house in Newstead and enable development for re-use as residential or other use (SA 3 Heritage and Design);
 - Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 in Arnold, Burton Joyce and Woodborough (SA 6 Environment, Biodiversity and Green Infrastructure);
 - Ensure reference is made to mitigation for the Local Wildlife Site for the Gedling Colliery/Chase Farm sites for housing and employment in Carlton (SA 6 Environment, Biodiversity and Green Infrastructure);
 - Acknowledge the habitat “Lowland Heathland” on site H18 in Ravenshead (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) (SA 8 Natural Resources);
 - Information required on whether the agricultural grade 3 sites are best and most versatile (BMV) land i.e. grade 3a (SA 8 Natural Resources);
 - Ensure that mitigation is in place to address air quality issues for some sites in the urban area (H1, H2 and H5 in Arnold) (SA 8 Natural Resources);
 - Need to acknowledge site specific flood risk assessments are required for sites in Arnold (SA 9 Flooding);
 - Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites for housing and employment (SA 9 Flooding);

- Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 in Bestwood Village and sites H15 and H16 in Calverton (SA 9 Flooding);
 - Need to acknowledge a holistic approach to sustainable surface water management is required in Ravenshead (SA 9 Flooding);
 - A sequential test is required for site H20 in Burton Joyce (SA 9 Flooding);
 - For the sites in Woodborough, an 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);
 - Ensure that there is connectivity to existing bus services for sites H3 and H15 (SA 12 Transport);
 - Work with existing businesses to retain them within the Borough (SA 13 Employment and Economic Structure); and
 - Ensure sufficient employment land supply in the Borough (SA 13 Employment and SA 15 Economic Structure).
33. For the majority of the recommendations they will be addressed elsewhere in the Local Planning Document. The outcome of the recommendations are as follows:
- The 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 is covered by a separate policy LPD26: Heritage Assets.
 - It was decided not to include a wider area for site H11 in order to pick up the excluded derelict building as there is an existing planning permission (2013/1178) for the demolition of the derelict building and the development of four homes.
 - It has been agreed to amend the site boundary of site H22 in Newstead to include the adjacent public house.
 - 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 biodiversity impacts and the impacts on Local Wildlife Sites are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
 - For the loss of the habitat “Lowland Heathland” on site H18 in Ravenshead, 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 to 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 site selection work has considered the mitigation recommendations including the landscape buffer.
- 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 the agricultural grade 3 sites are on best and most versatile (BMV) land will be required through the planning application stage.
- Air quality issues are covered by a separate Policy LPD11: Air Quality.
- The 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 in Woodborough has existing planning permission so the alternative access to that site cannot be resolved.
- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.
- The Council will work with applicants regarding the accommodation of existing businesses in the Borough.
- 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.

Monitoring

34. **Section 12** of the Sustainability Appraisal report looks at the monitoring framework. A monitoring framework has been created for post adoption of the Aligned Core Strategy. The monitoring framework is shown in **Table 21** in the Sustainability Appraisal report and it has been amended to include new indicators to monitor the sustainability of the policies in the Local Planning Document.

Section 1: Introduction

- 1.1 This document is the Sustainability Appraisal of the publication draft of the Local Planning Document. The Local Planning Document will form part of the Local Plan for Gedling Borough Council.
- 1.2 The purpose of the Sustainability Appraisal is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.

Sustainable Development

- 1.3 The UK Government launched a strategy for sustainable development “Securing the future – delivering UK sustainable development strategy” in 2005. The strategy defines sustainable development as to “enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations”.
- 1.4 The strategy contains a set of five guiding principles for sustainable development:

Living within Environmental Limits

Respecting the limits of the planet’s environment, resources and biodiversity, to improve our environment and ensure that natural resources needed for life are unimpaired and remain so for future generations.

Ensuring a Strong, Healthy and Just Society

Meeting the diverse needs of all people in existing and future communities, promoting personal well being, social cohesion and inclusion and creating equal opportunity for all.

Achieving a Sustainable Economy

Building a strong, stable and sustainable economy which provides prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.

Using Sound Science Responsibly

Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

Promoting Good Governance

Actively promoting effective, participative systems of governance in all levels of society, engaging people’s creativity, energy, and diversity.

Local Plan

- 1.5 The Local Planning Document will form part of the Local Plan for Gedling Borough Council. The Local Plan is illustrated in **Figure 1** and shows how the Local Planning Document will fit into the overall scheme for the Council.

Figure 1: The Local Plan



Aligned Core Strategy

- 1.6 The Aligned Core Strategy (Part 1 Local Plan) was adopted on the 10 September 2014. The Aligned Core Strategy has been prepared in partnership with other Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe Borough, Gedling Borough and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.
- 1.7 The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The Aligned Core Strategy includes

strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. The allocation of strategic sites in Gedling Borough includes Teal Close, North of Papplewick Lane and Top Wighay Farm. The Aligned Core Strategy also includes Gedling Colliery/Chase Farm as a strategic location.

- 1.8 A separate Sustainability Appraisal has been undertaken for the Aligned Core Strategy. The policies in the Aligned Core Strategy and the three strategic sites (i.e. Teal Close, North of Papplewick Lane and Top Wighay Farm) have not been re-appraised as part of the Sustainability Appraisal process for the Local Planning Document. The Gedling Colliery/Chase Farm site has been re-appraised as the site is allocated in the Local Planning Document. There have been some changes to the approach of undertaking the SA appraisals for the Local Planning Document. For instance the SA Framework used for the Sustainability Appraisal of the Aligned Core Strategy has been amended and used as part of the Sustainability Appraisal process for the Local Planning Document. Further details on the changes are in **Section 5**.

Local Planning Document

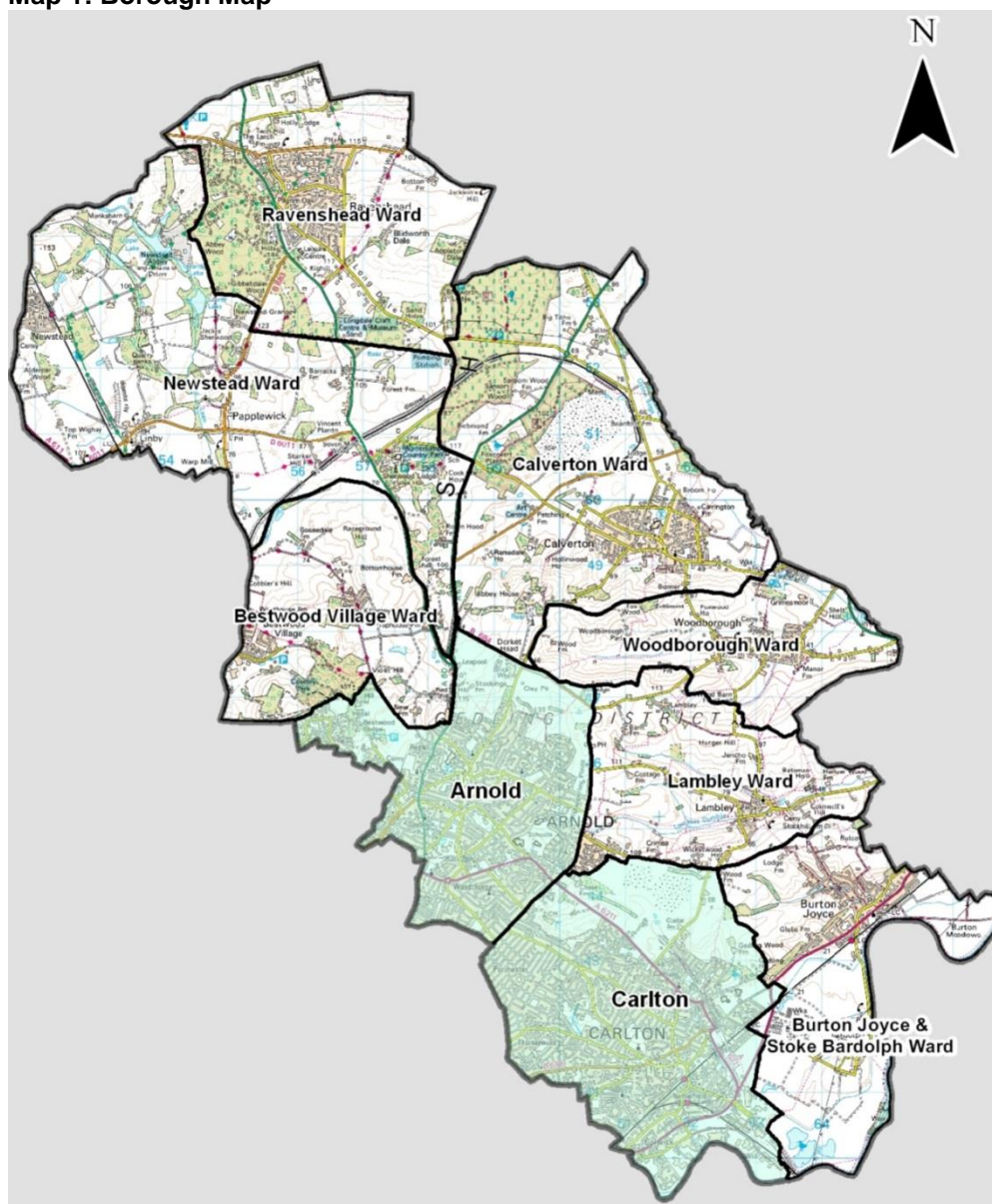
- 1.9 The Local Planning Document (Part 2 Local Plan) includes more detailed planning policies that compliment the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites.
- 1.10 The first stage of the Local Planning Document took place in October 2013. The Issues and Options document sets out the issues facing Gedling Borough. A series of topic based workshops were held during late 2014 and early 2015 involving parish councils, adjoining local authorities, people with specialist knowledge, community representatives, community groups and organisations with particular interests. These workshops explored options and detailed policy wording and have influenced the contents of the publication draft of the Local Planning Document.
- 1.11 The publication draft of the Local Planning Document has been divided into four parts. Part A contains 61 development management policies and Part B contains 9 policies that relate to the site allocations. Part C contains the Policies Map which geographically illustrates the policies of the Local Plan². Part D contains four appendices.
- 1.12 The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The development management policies and site allocations in the publication draft of the Local Planning Document have been appraised. The findings and outcomes of the Sustainability Appraisal of the Local Planning Document are in this document.

² This includes the strategic sites allocated in the Aligned Core Strategy

Map of area covered by the Local Planning Document

- 1.13 **Map 1** shows the area covered by the Local Planning Document which relates to the whole of Gedling Borough. The baseline data collected for the Scoping Report (2013) has been split into specific areas (2 urban areas³ and 7 rural wards) which are shown on Map 1. The baseline data has been updated up to 31 March 2015 to reflect any new information since the Scoping Report was published in 2013. Further details on the baseline data are in **Section 4** and **Appendix A**.
- 1.14 It should be noted that on 1 April 2015 the number of wards was reduced from 22 wards to 19 wards. The baseline data used in the Sustainability Appraisal will be updated to reflect the new ward boundaries in the Authority Monitoring Report 2015/16 and future reports.

Map 1: Borough Map



³ At the time, Arnold consisted of 7 wards and Carlton 8 wards.

Consultation

- 1.15 This Sustainability Appraisal is published alongside the publication draft of the Local Planning Document in order to seek comments. This will provide the opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal to help inform any comments which may be made on the Local Planning Document.
- 1.16 The deadline for comments is **5pm on Monday 4 July 2016.**
- 1.17 Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.

Section 2: Sustainability Appraisal, Habitats Regulations Assessment and Equality Impact Assessment

- 2.1 This section explains the legal requirements for Sustainability Appraisal and Strategic Environmental Assessment.
- 2.2 In addition to this process, local planning authorities are also required to carry out a Habitats Regulations Assessment and an Equality Impact Assessment. The separate Habitats Regulations Assessment and Equality Impact Assessment have been undertaken for the Local Planning Document. This section also summarises the outcome of both assessments.

Sustainability Appraisal

- 2.3 The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out a Sustainability Appraisal as an integral part of the preparation of new or revised Local Plan.
- 2.4 Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.
- 2.5 The SA is an ongoing process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

Strategic Environmental Assessment

- 2.6 European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) which was translated into legislation in the UK in July 2004, requires that local planning authorities undertake an ‘environmental assessment’ of any plans and programmes they prepare that are likely to have a significant effect upon the environment.
- 2.7 The objective of SEA is stated in Article 1 of the Directive: ‘[to] provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans ... with a view to promoting sustainable development’.
- 2.8 The SEA should consider the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage

including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Relationship between SEA and SA

- 2.9 Both SEA and SA are similar processes that involve a comparable series of tasks. The main difference is that the SEA focuses on environmental effects, whereas the SA covers environmental, social and economic matters. The National Planning Policy Framework states that a sustainability appraisal should meet the requirements of the European Directive on strategic environmental assessment.
- 2.10 For clarification, throughout this report the term ‘Sustainability Appraisal’ and SA are used to encompass the requirement of UK planning guidance and European law.
- 2.11 **Table 1** shows how the requirements of SEA Directive are met in the Sustainability Appraisal of the Local Planning Document.

Table 1: How the requirements of the SEA Directive are met in the SA

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Section 1 introduces the Local Planning Document. Section 3 looks at the other plans, policies and programmes. Section 6 looks at the testing of the Local Planning Document objectives against the SA Framework.
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Section 4 describes the characteristics of the Borough and Section 7 looks at the scenario without the Local Planning Document.
(c) The environmental characteristics of areas likely to be significantly affected	Section 4 describes the characteristics of the Borough. Appendix A contains the updated baseline data.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Section 4 describes the characteristics of the Borough. Section 2 refers to the Appropriate Assessment (Habitats Regulations Assessment) as required by the European Directive 92/43/EEC.
(e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Section 3 describes the sustainability issues facing the Borough. Appendix A contains the key messages from the reviews of plans, policies and programmes.

Requirements of the Strategic Environmental Assessment Directive (As referred to in Article 5 (1))	Where requirement is met in the Sustainability Appraisal
(f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.	Section 9 looks at the likely effects of the development management policies and Section 11 looks at the likely effects of the site allocations for housing and employment. Appendix G and Appendix H contain the detailed SA assessments.
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Mitigation measures have been considered as part of the SA assessment on the reasonable alternative options as well as the proposed policies and site allocations. Mitigation recommendations are provided in Section 9 and Section 11. Full details of mitigation measures are contained in Appendix G and Appendix H.
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Section 8 looks at the findings of the reasonable alternative options for the policies and Section 10 looks at the findings of the reasonable alternative sites for the site allocations for housing and employment. Appendices B, C, D, E and F contain the detailed SA assessments.
(i) A description of measures envisaged concerning monitoring in accordance with Article 10	Section 12 looks at the monitoring framework.
(j) A non-technical summary of the information provided under the above headings	Non-Technical Summary included in the Sustainability Appraisal report.

Stages of Sustainability Appraisal

- 2.12 The Council's approach to undertaking Sustainability Appraisal is based on the Government's planning practice guidance. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 2.13 The Government's guidance identifies 5 stages of carrying out an SA. **Table 2** shows the main stages of a Sustainability Appraisal.
- 2.14 The Scoping Report covers Stage A of the SA process. As the Scoping Report was published in 2013, the baseline data in the Scoping Report has been updated. In response to the consultation comments received on the Scoping Report, the list of plans, policies and programmes has been updated and the SA Framework has been amended. Further details are contained in **Section 3** and **Appendix A**.
- 2.15 This report covers Stages A, B and C of the SA process. Stage D represents the consultation stage which this Sustainability Appraisal is published

alongside the publication draft of the Local Planning Document in order to seek comments. The remaining stage E of the SA will be completed at the adoption stage.

Table 2: Stages in the Sustainability Appraisal

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope	A1	Identify other relevant policies, plans and programmes, and sustainability objectives	✓
		A2	Collect baseline information	✓
		A3	Identify sustainability issues and problems	✓
		A4	Develop the sustainability appraisal framework	✓
		A5	Consult the consultation bodies on the scope of the sustainability appraisal report	✓
Stage B	Developing and refining alternatives and assessing effects	B1	Test the Local Plan objectives against the sustainability appraisal framework	✓
		B2	Develop the Local Plan options including reasonable alternatives	✓
		B3	Evaluate the likely effects of the Local Plan and alternatives	✓
		B4	Consider ways of mitigating adverse effects and maximising beneficial effects	✓
		B5	Propose measures to monitor the significant effects of implementing the Local Plan	✓
Stage C	Preparing the sustainability appraisal report			✓
Stage D	Seek representations on the sustainability appraisal report from consultation bodies and the public			
Stage E	Post adoption reporting and monitoring	E1	Prepare and publish post-adoption statement	
		E2	Monitor significant effects of implementing the Local Plan	
		E3	Response to adverse effects	

Habitats Regulations Assessment (Appropriate Assessment)

- 2.16 The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate Assessment (AA) is made of the effects of land-use plans on sites of European importance for nature conservation.
- 2.17 The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the Birds Directive.
- 2.18 Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to Sustainability Appraisal.
- 2.19 Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land

that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it has not been confirmed when a decision on its final status is expected).

- 2.20 Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document. The work confirms that there has not been any significant change in policy to housing distribution. The screening of the policies has been undertaken. The screening exercise as it relates to the prospective Sherwood Forest Special Protection Area is effectively a 'shadow' HRA given that the area is not yet a designated site. However, as the Local Planning Document is in general conformity with the Aligned Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of assessment.
- 2.21 A review of the proposed site allocations for housing and employment in the Local Planning Document also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.
- 2.22 If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.
- 2.23 For further information, please see the separate document on the Habitats Regulations Assessment.

Equality Impact Assessment

- 2.24 Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics⁴:
- Age;
 - Disability;

⁴ <http://www.equalityhumanrights.com/advice-and-guidance/new-equality-act-guidance/protected-characteristics-definitions>

- Gender;
- Gender reassignment;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief; and
- Sexual orientation.

- 2.25 An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody"⁵. Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.
- 2.26 A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Local Planning Document have been assessed for their relevancy to the nine characteristics protected by the Equality Act. The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.
- 2.27 For further information, please see the separate document on the Equality Impact Assessment.

⁵ Equality & Human Rights Commission "Equality Impact Assessment Guidance" (2009)

Section 3: The Scoping Stage (Stages A1-A5)

- 3.1 This section looks at the first stage of the Sustainability Appraisal. The Scoping Report covers Stage A of the Sustainability Appraisal.
- 3.2 In October 2013, the Scoping Report was consulted alongside the Issues and Options stage of the Local Planning Document during a 8 week consultation period. The key issues raised from the consultation on the Scoping Report and the Council response are summarised in **Appendix A**.

Plans, Policies and Programmes (Stage A1)

- 3.3 Article 5 (1) (a) of the SEA Directive requires an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes. The Scoping Report explains that the first stage of Sustainability Appraisal involves reviewing relevant international, national and local policy guidance, plans and strategies to identify their key requirements, and assess their relationship to the Local Planning Document.
- 3.4 The Scoping Report sets out the review of all documents and strategies considered relevant to the Local Planning Document. It establishes the environmental, social and economic situation and allows opportunities and synergies between the plans and the Local Planning Document to be identified, as well as any potential conflicts. It contains issues and objectives, targets, the implications for the Local Planning Document and the implications for the Sustainability Appraisal. As there was no definitive list of plans that must be reviewed, the review of the plans that are deemed relevant to the Local Planning Document have been included in Appendix 1 of the Scoping Report.
- 3.5 The Scoping Report identified the key messages from the reviews of plans, policies and programmes. The key messages list is split into different themes:
- Accessibility and transport
 - Air quality
 - Biodiversity and habitats
 - Business development and the economy
 - Climate change
 - Community safety
 - Education
 - Employment
 - Energy
 - Flood risk
 - Health
 - Housing
 - Land use
 - Landscape
 - Resources

- Rural
- Sustainable communities
- Waste
- Water

3.6 Responses from the consultation on the Scoping Report highlight a number of documents missing from the list of plans, policies and programmes. The review of the plans, policies and programmes and the table identifying the key messages have been updated and are included in **Appendix A**.

Baseline Information (Stage A2)

3.7 Article 5 (1) (b) and (c) of the SEA Directive require the information on the relevant aspects of the current state of the environment and the environmental characteristics of areas that are likely to be significantly affected. The Scoping Report describes the characteristics of the Borough based on the baseline data as of 2013. Where available, the baseline data has been updated to 2015 and included in **Appendix A**. The updated characteristics of Gedling Borough are included in **Section 4**.

Sustainability Issues (Stage A3)

3.8 Through the analysis of the baseline data and officer knowledge, a number of sustainability issues facing the Borough have been identified and reported in the Scoping Report. It is considered that the amended list of plans, policies and programmes in the light of the responses from the consultation on the Scoping Report and the updated baseline information to 2015 do not change the sustainability issues identified in the Scoping Report. **Table 3** summarises the sustainability issues facing the Borough.

Table 3: Sustainability Issues

Key issue	Potential influence	Role of Local Planning Document
Spatial Issues		
Population growth has been high in the Borough and further population growth is projected. The Aligned Core Strategy sets out a housing requirement of 7,250 new homes between 2011 and 2028. New homes will be built in and adjoining built up area of Nottingham (approx 2,840 homes), adjoining Hucknall Sub Regional Centre (approx 1,600 homes), in three Key Settlements of Bestwood Village, Calverton and Ravenshead (approx 2,543 homes) and in other villages (up to 260 homes).	Major	The impacts of the projected population increases for the Borough are likely to be significant. The Local Planning Document can ensure that new homes are developed in appropriate locations in line with the Aligned Core Strategy. The Local Planning Document will make provision for appropriate employment opportunities and deliver infrastructure for existing and future residents of Gedling Borough.

Key issue	Potential influence	Role of Local Planning Document
There is significant need for affordable housing provision. Different areas of the Borough would require specific types of housing.		
Some of the rural settlements within the Borough are very isolated and suffer from poor transport links. Access to facilities is vital.	Major	There is a need to reduce the reliance on the private car and increase the use of alternative transport modes.
There is a need to reduce the reliance on the private car and increase the use of alternative transport modes, including public transport.	Moderate	The Local Planning Document can help reduce the need to travel by allocating sites in areas well served by public transport.
Built and Natural Environmental		
A high proportion of land within the Borough is Green Belt. There is potential for conflict between the need to protect Green Belt from inappropriate development and the need to provide sufficient land for housing in line with the Aligned Core Strategy requirement.	Major	The Local Planning Development needs to balance the need to provide sufficient land for housing growth with the need to protect the Green Belt (where possible) within the context of the relevant policies of the Aligned Core Strategy.
There are a large number of sites which are important in landscape and biodiversity terms and should be conserved and enhanced where possible.	Major	The Local Planning Document will look to protect and enhance green infrastructure, landscape and biodiversity within the context of the relevant policies of the Aligned Core Strategy.
There is a need to conserve and enhance the Borough's distinctive character and contribute towards creating a sense of place within new developments.	Major	The Local Planning Document will set out an approach on the design of new developments within the context of the relevant policies of the Aligned Core Strategy.
Significant areas within the Borough are at risk from flooding.	Moderate/ Major	The Local Planning Document can ensure that sites at risk from flooding are protected from development within the context of the relevant policies of the Aligned Core Strategy.
There is a need to improve energy efficiency and reduce contributions to climate change.	Moderate	The Local Planning Document will set out an approach to reduce carbon emissions within the context of the relevant policies of the Aligned Core Strategy.
Economic Issues		
The Aligned Core Strategy sets out employment requirement of 23,000 sq m for new office and	Major	The Local Planning Document can ensure that new employment uses are developed in appropriate locations in line with the Aligned Core Strategy.

Key issue	Potential influence	Role of Local Planning Document
research development and 10 hectares for new and relocating industrial and warehouse uses.		
The proportion of the Borough's workforce employed in the service sector is very large.	Moderate/ Major	The Local Planning Document should provide for different types of employment to ensure that the Borough's economic base does not continue to narrow as this could have a detrimental effect on the Borough's economy as a whole.
Social / Community Issues		
Parts of the Borough have relatively high deprivation.	Moderate/ Major	The provision of housing and employment developments with improved linkages to existing communities alongside improvements to facilities and the local environment can help to address deprivation.
House prices are relatively high within the Borough and there is a significant need for affordable housing provision.	Major	The Local Planning Document can ensure that new affordable dwellings are provided in appropriate locations.
Population of the Borough is ageing in a number of villages including Ravenshead.	Major	The Local Planning Document will have a role in ensuring the right type of new homes, services and facilities are delivered to suit the needs of the ageing population.

Sustainability Framework (Stage A4)

- 3.9 The SA Framework is usually based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues. The Scoping Report explains that the SA Framework has been established for the Aligned Core Strategy, the issues have not changed significantly since and therefore it was viewed appropriate to use the same SA Framework to test the sustainability of the Local Planning Document. Responses from the consultation on the Scoping Report suggest a number of changes to the SA Framework. The SA Framework has been amended as the result of the consultation comments of the Scoping Report and also the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy. Further details on the revised SA Framework are in **Section 5**.

Section 4: Baseline Data and Characteristics (Stage A2 Update)

- 4.1 The section looks at the baseline information on social, economic and environmental characteristics of the Borough. Article 5 (1) (b) and (c) of the SEA Directive require the relevant aspects of the current state of the environment and the environmental characteristics of areas likely to be significantly affected.
- 4.2 The baseline data in the Scoping Report was published in 2013. Where available, the baseline data has been updated to 2015 and included in **Appendix A**.
- 4.3 The description of the characteristics of Gedling Borough set out in the Scoping Report was taken from the Aligned Core Strategy submission document (June 2013). Some of the statistics have been updated in the Scoping Report using Census 2011 statistics which are available from the Gedling Insight webpage (<http://www.gedlinginsight.org.uk>) and other statistics. The statistics in this section have been updated using the latest baseline data.

Spatial Issues

- 4.4 Gedling Borough is a mix of urban and rural with a large proportion of residents living in the Greater Nottingham suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located outside the Borough in Ashfield District but has close links to Nottingham. Other significant settlements within the Borough include Bestwood Village, Calverton and Ravenshead which have good accessibility to a range of services and facilities. Other villages in the Borough include Burton Joyce, Lambley, Linby, Newstead, Stoke Bardolph and Woodborough.
- 4.5 Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.
- 4.6 In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

Built and Natural Environment

- 4.7 Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is 1 Site of Special Scientific Interest which is located near Linby as well as 4 Local Nature Reserves, over 80 Local Wildlife Sites and several areas of fine landscape previously designated as Mature Landscape Areas. In addition, some areas of woodland to the north and west of the Borough have been identified as a prospective Special Protection Area (SPA). It has not been confirmed when a decision on the extent of any possible SPA will be made.
- 4.8 A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I Listed Abbey and Boundary Wall and is a major feature in the North of the Borough. There are 189 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 168 Grade II), 9 Scheduled Ancient Monuments and 4 Registered Parks and Gardens. However some of these heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Ancient Monument included on the national Heritage at Risk register.
- 4.9 Bestwood Village, Calverton, Gedling Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

Economic Issues

- 4.10 As a regional economic hub, Nottingham City is the main work destination for the majority of residents with over half of those employed working there. While Gedling Borough is below the national average for the percentage of people aged 16+ who are qualified to Bachelors degree or equivalent and high qualifications, the main areas of occupation are in managerial, administrative and professional occupations. Employment within Gedling Borough tends to be towards the lower skilled end of the market and the Borough is popular with smaller, more locally focussed business due to lower costs. Within the Borough, there are 3,500 businesses and 24 per cent of these are based within the rural areas.
- 4.11 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery/Chase Farm, Teal Close and also at Top Wighay Farm which offers good access to the M1. Other key existing areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.
- 4.12 There are a number of town and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold town centre is the largest town centre in the Borough and ranked the highest centre in the hierarchy. It is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

Social / Community Issues

- 4.13 While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield and Colwick and Killisick wards in Carlton and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.
- 4.14 Reflecting national trends the population of the Borough is ageing and this is especially clear in a number of villages including Lambley and Ravenshead. The ethnic minority population has increased from 5.2% in 2001 to 9.7% in 2011.

Section 5: The Sustainability Appraisal Framework (Stage A4 Update)

- 5.1 The section looks at the SA Framework that is used to assess the sustainability of the Local Planning Document.
- 5.2 The SA Framework is usually based on the review of plans, policies and programmes, the analysis of the baseline data and the identification of sustainability issues. The Scoping Report explains that the SA Framework has been established for the Aligned Core Strategy, the issues have not changed significantly since and therefore it was viewed appropriate to use the same SA Framework to test the sustainability of the Local Planning Document. Responses from the consultation on the Scoping Report suggest a number of changes to the SA Framework. The SA Framework has been amended as the result of the consultation comments of the Scoping Report and also the comments received on the Sustainability Appraisal of the publication version of the Aligned Core Strategy.

Comments from the Scoping Report consultation

- 5.3 The comments of Environment Agency, Historic England⁶, Severn Trent Water Ltd and the Borough Scientific Officer from the consultation on the Scoping Report suggested a number of changes to the SA Framework. The changes to the SA Framework included:-
- SA objective 3: Heritage to include additional questions;
 - SA objective 6. Environment, Biodiversity and Green Infrastructure to include question on net biodiversity gain;
 - SA objective 8. Natural Resources and Flooding to include questions on Source Protection Zone, water conservation and air pollution and remove reference to flooding; and
 - A new stand-alone SA objective 9 on flooding was created. This involved the re-numbering of the remainder of the SA objectives (now re-numbered 10 to 15).

Addressing the comments on the SA for the Aligned Core Strategy

- 5.4 The comments raised from the Sustainability Appraisal of the publication version of the Aligned Core Strategy were:-
- Concerns about the SA objectives chosen and that more weight should have been given to environmental considerations;
 - The colour coding scheme used was arbitrary / lack of consistency between SA assessment and SA objectives; and
 - The team producing the SA was not sufficiently independent of the policy writing process.

⁶ Previously known as English Heritage.

- 5.5 It is not considered appropriate to give environmental criteria greater weight than another as the Sustainability Appraisal process was looking to ensure that the Local Plan was balanced in sustainability terms against the three themes; social, economic and environmental. Non-designated landscape of high value, loss of Green Belt, loss of good quality agricultural land and education were argued to be the missing factors from the SA assessment of the Aligned Core Strategy. Landscape of high value and good quality agricultural land are now included as part of the SA Framework for the Local Planning Document. The Green Belt Review work is a separate piece of work undertaken for the Local Planning Document and not viewed appropriate to include a policy tool as part of the environmental criteria.
- 5.6 The colour coding scheme has been amended for the SA assessment of the Local Planning Document. The colour coding scheme has been simplified to address the consistency issue between the main report (which contain the summaries of the SA assessment) and the appendices (which contain the full SA assessment results). A SA matrix was created and used for the assessment of the sites for consistency purposes. The SA Matrix is included in **Appendix A**.
- 5.7 Paragraph 2.20 of A Practice Guide to the Strategic Environmental Assessment Directive (2005) states that the Directive does not prescribe who is to carry out an SEA, but normally it is the task of the Responsible Authority i.e. the body which prepares and/or adopts the plan. In the light of the comments, a group was set up to undertake the SA assessment of the Local Planning Document. The SA group consists of:
- Officers from Planning Policy, Housing Strategy, Economic Development, Public Protection and Parks and Street Care at Gedling Borough Council;
 - Officers from Nature Conservation, Historic Environment and Highways at Nottinghamshire County Council;
 - Representative from Natural England;
 - Representative from Historic England⁷; and
 - Representative from Environment Agency.
- 5.8 The SA group suggested a number of minor changes to the SA Framework. The SA Matrix was agreed with the SA group.

SA Framework

- 5.9 A series of policy questions in the SA Framework were used to assess the reasonable alternative options for the policies and the proposed policies in Part A of the Local Planning Document. The SA Matrix, which also includes a series of site questions, was used to assess the reasonable alternative options for the sites and the proposed site allocations in Part B of the Local Planning Document. The SA Framework and the SA Matrix are included in **Appendix A**.

⁷ Previously known as English Heritage.

5.10 **Table 4** provides the revised SA Framework incorporating the series of policy and site questions used in the SA appraisals.

Table 4: Revised SA Framework

SA Objectives	Decision Making Criteria	
	Policy Questions	Site Specific Questions
1. Housing To ensure that the housing stock meets the housing needs	Will it increase the range and affordability of housing for all social groups? Will it reduce homelessness? Will it reduce the number of unfit/vacant homes?	Is the site allocated for housing? Is the site allocated for gypsy, traveller and travelling showpeople?
2. Health To improve health and reduce health inequalities	Will it reduce health inequalities? Will it improve access to health services? Will it increase the opportunities for recreational physical activity?	Is the site within 30 minutes travel time of a health facility? Is the site within 400 m walking distance of a recreational area? Will the development result in a loss of outdoor recreational space?
3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)	Will it conserve and enhance the historic environment, designated and non-designated heritage assets and their settings? Will it respect, maintain and strengthen the local character and distinctiveness e.g. landscape/ townscape character? Will it conserve and enhance the archaeological environment? Will it protect/improve access and enjoyment of the historic environment? Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?	Will the development result in a loss or harm of designated and non-designated heritage assets and their settings? Designated assets = Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, Historic Parks and Gardens Non-designated assets = local listed buildings Will the development result in a loss or erosion of landscape/townscape character? Will the development promote heritage based tourism?
4. Crime To improve community safety, reduce crime and the fear of crime	Will it reduce crime and the fear of crime? Will it increase the prevalence of diversionary activities? Will it contribute to a safe secure built environment through designing out crime?	Will the site be designed to a safe secure built environment through designing out crime?

Decision Making Criteria		
SA Objectives	Policy Questions	Site Specific Questions
5. Social To promote and support the development and growth of social capital	<p>Will it protect and enhance existing cultural assets?</p> <p>Will it improve access to, encourage engagement with and residents satisfaction in community activities?</p> <p>Will it improve ethnic and intergenerational relations?</p>	<p>Will it improve access to cultural assets e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the development result in a loss of a community facility?</p>
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment	<p>Will it help protect and improve biodiversity and avoid harm to protected species?</p> <p>Will it increase, maintain and enhance sites designated for their nature conservation interest?</p> <p>Will it conserve and enhance the geological environment?</p> <p>Will it help protect and improve habitats?</p> <p>Will it maintain and enhance woodland cover and management?</p> <p>Will it provide new open space?</p> <p>Will it improve the quality of existing open space?</p> <p>Will it encourage and protect Green Infrastructure opportunities?</p>	<p>Will it create net biodiversity gain?</p> <p>Will the development result in a loss of all or part of or impact of a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will the development involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision on-site or off-site open space?</p> <p>Will the development involve the loss of existing open space?</p> <p>Will the development improve the underused or undervalued open space?</p>
7. Landscape To protect and enhance the landscape character, including heritage and its setting	<p>Does it respect identified landscape character?</p> <p>Does it have a positive impact on visual amenity?</p>	<p>The landscape and visual sensitivity for each site has been assessed in the URS Landscape and Visual Analysis of Potential Development Sites (December 2014) and the Addendum (2015) which inform this SA objective</p>

Decision Making Criteria		
SA Objectives	Policy Questions	Site Specific Questions
8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals	Will it improve water quality? Will it conserve water? Will it increase levels of air pollution? Will it lead to reduced consumption of raw materials? Will it promote the use of sustainable design, materials and construction techniques? Will it prevent the loss of greenfield land to development? Will it protect the best and most versatile agricultural land?	Will the site cause any harm to the Source Protection Zone? Will the site cause additional harm to an Air Quality Management Area? Is the site a brownfield site? Is the site on agricultural land classified:- - Grade 1 (excellent); - Grade 2 (very good); - Grade 3: 3a (good); - Grade 3: 3b (moderate); - Grade 4 (poor); - Grade 5 (very poor)? Will the development lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?
9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk	Will it minimise flood risk?	Is the site within or adjacent EA flood zone - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?
10. Waste To minimise waste and increase the re-use and recycling of waste materials	Will it reduce household and commercial waste per head? Will it increase waste recovery and recycling per head? Will it reduce hazardous waste? Will it reduce waste in the construction industry?	Will the development reduce household and commercial waste per head?
11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources	Will it improve energy efficiency of new buildings? Will it support the generation and use of renewable energy? Will it support the development of community energy systems? Will it ensure that buildings are able to deal with future changes in climate?	Will the development include provision of renewable technology? Is the development for renewable energy? Is the site for the development of community energy systems?

SA Objectives	Decision Making Criteria	
	Policy Questions	Site Specific Questions
12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Will it use and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car by encouraging alternative modes of transport? Will it increase accessibility to services and facilities?	Is the site accessible by public transport? Is the site located within the main urban area?
13. Employment To create high quality employment opportunities	Will it improve the diversity and quality of jobs? Will it reduce unemployment? Will it increase average income levels?	Will the development provide jobs for unemployed people?
14. Innovation To develop a strong culture of enterprise and innovation	Will it increase levels of qualification? Will it create jobs in high knowledge sectors? Will it encourage graduates to live and work within the plan areas?	Is the proposal for new educational buildings? Is the site allocated for specific employment uses e.g. office-based? Is the site allocated for mixed live work units?
15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	Will it provide land and buildings of a type required by businesses? Will it provide the required infrastructure? Will it provide business/ university clusters?	Is the site allocated for employment, retail or mixed use? Will the development involve the loss of employment, retail or mixed use land?

5.11 Table 6 in the Scoping Report shows the relationship between SA objectives and SEA Directive topics. The table has been updated to reflect the changes to the SA Framework as shown in **Table 5**.

Table 5: SA objectives and SEA Directive topics

SA objectives	SEA Directive topics
1. Housing To ensure that the housing stock meets the housing needs	Population Material assets
2. Health To improve health and reduce health inequalities	Population Human health
3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built	Cultural heritage

environment (including archaeological assets)	
4. Crime To improve community safety, reduce crime and the fear of crime	Population Human health
5. Social To promote and support the development and growth of social capital	Population Human health
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment	Biodiversity Fauna Flora
7. Landscape To protect and enhance the landscape character, including heritage and its setting	Landscape
8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals	Soil Water Climatic factors Material assets
9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk	Water Climatic factors
10. Waste To minimise waste and increase the re-use and recycling of waste materials	Soil Material assets
11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources	Climatic factors
12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Air Climatic factors
13. Employment To create high quality employment opportunities	Population Material assets
14. Innovation To develop a strong culture of enterprise and innovation	Population
15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	Material assets

Methodology

- 5.12 The reasonable alternative options for the development management policies and the site allocations have been assessed against the SA Framework and the SA Matrix. The appraisals of the reasonable alternative options have been undertaken and the SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, neutral and uncertain.
- 5.13 The full findings of the SA assessment of the reasonable alternative options for the development management policies are included in **Section 8** and the full findings of the SA assessment of the reasonable alternative options for the site allocations are included in **Section 10**. Further details on how the appraisals of the reasonable alternative options have been undertaken are included in both sections.
- 5.14 The proposed development management policies and site allocations have been assessed against the SA Framework and the SA Matrix. The assessment has been undertaken to record the following:

- SA scoring – whether the effect is likely to be positive, negative, neutral and uncertain;
- Scale – whether the effect is likely to be in specific locations or across the Borough;
- Timescale – whether the timescale of the effect is likely to be short, medium or long term; and
- Permanency – whether the effect is likely to be temporary or permanent.

5.15 The full findings of the SA assessment of the proposed development management policies are included in **Section 9** and the full findings of the SA assessment of the proposed site allocations are included in **Section 11**. Further details on how the appraisals of the proposed development management policies and site allocations were undertaken are included in both sections.

Section 6: Testing the Local Plan objectives against the SA Framework (Stage B1)

- 6.1 This section looks at the Local Plan objectives against the SA objectives as set out in the SA Framework. This is the first step to take in the Stage B of the Sustainability Appraisal process. For clarification, the Local Plan comprises the Aligned Core Strategy and the Local Planning Document.
- 6.2 The spatial vision is set out in the Aligned Core Strategy. It is appropriate to roll forward this vision to apply to the Local Planning Document. The 12 spatial objectives to achieve the spatial vision are also set out in the Aligned Core Strategy and also apply equally to the Local Planning Document. The Local Planning Document sets out the objectives in an edited form, in that it includes only those elements which apply directly or indirectly to Gedling Borough. The Local Planning Document also explains how it addresses the spatial objectives set out in the Aligned Core Strategy.
- 6.3 The spatial objectives (in an edited form) as set out in the Local Planning Document are:

i) Environmentally responsible development addressing climate change: to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.

ii) High quality new housing: to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.

Gedling Colliery/Chase Farm is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the future necessary highway infrastructure.

The main built up area of Nottingham will be expanded with a sustainable Urban Extension at Teal Close, Netherfield.

Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (in Ashfield District) will support the regeneration of this Sub Regional Centre.

In other parts of the plan area, the key settlements of Bestwood Village, Calverton and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.

iii) Economic prosperity for all: to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported enhancing the Core City role of the Nottingham conurbation by providing for new office, commercial, residential and other uses within the Sustainable Urban Extension at Top Wighay.

Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.

iv) Flourishing and vibrant town centres: to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate improvements to the vitality and viability of the Arnold town centre

v) Regeneration: to ensure brownfield regeneration opportunities are maximised, at the former Gedling Colliery. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.

vi) Protecting and enhancing the area's individual and historic character and local distinctiveness: to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.

vii) Strong, safe and cohesive communities: to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views by designing out crime and by respecting and enhancing local distinctiveness.

viii) Health and wellbeing: to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.

ix) Opportunities for all: to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools (e.g. at Top Wighay Farm, north of Hucknall), academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.

x) Excellent transport systems and reducing the need to travel: to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.

xi) Protecting and improving natural assets: to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.

xii) Timely and viable infrastructure: to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and ensuring it is sustainable.

- 6.4 The 12 spatial objectives were appraised as part of the Sustainability Appraisal for the Aligned Core Strategy. As the SA Framework has been amended (i.e. there are now 15 SA objectives instead 14 SA objectives), the appraisal carried out as part of the Sustainability Appraisal for the Aligned Core Strategy has been revisited and updated to reflect the changes to the SA Framework.
- 6.5 **Table 6** shows the compatibility matrix of the Local Plan objectives and the SA objectives. Note the Local Plan objectives have been abbreviated in the left column of the table.

Table 6: Local Plan objectives and SA objectives

Key ++ strongly compatible + compatible ? uncertain - no relationship		SA objectives														
		1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Local Plan objectives	i. Climate Change	+	+	+	-	+	++	++	++	++	+	++	++	?	++	++
	ii. New Housing	++	++	-	++	-	?	+	?	?	+	+	+	+	+	+
	iii. Economic Prosperity	+	+	+	+	+	?	?	?	?	?	+	?	++	++	++
	iv. Town Centres	+	?	?	+	++	-	+	?	-	?	+	++	++	+	+
	v. Regeneration	+	+	?	++	++	+	?	?	?	?	+	++	+	+	+
	vi. Local Distinctiveness	?	-	++	-	-	-	++	+	-	+	-	+	+	?	?
	vii. Communities	+	+	?	++	++	-	-	-	-	-	-	+	+	+	+
	viii. Health	++	++	?	+	++	+	+	++	+	?	+	++	+	+	-
	ix. Opportunities	++	+	+	++	++	-	-	-	-	-	-	+	++	+	+
	x. Transport	+	+	?	+	-	?	+	+	?	?	++	++	?	+	++
	xi. Natural Assets	?	++	+	+	-	++	++	++	++	-	-	+	?	-	?
	xii. Infrastructure	+	+	+	+	+	+	?	+	-	?	+	+	+	+	++

6.6 The findings of the above table are summarised in **Table 7**.

Table 7: Appraisal findings of Local Plan objectives against the SA Framework

SA Objective	Commentary
1. Housing To ensure that the housing stock meets the housing needs	The Local Plan plans spatially for timely and viable infrastructure to support housing but delivery is dependent on implementation of the plans. Good housing is known to be significant to health and access to other opportunities in life. The Council acknowledges the uncertain impacts of new housing on natural assets and existing heritage in Gedling Borough and will mitigate harm where reasonable and practicable.
2. Health To improve health and reduce health inequalities	The Local Plan is able to support the health objective, particularly through the enhancement of natural assets including green infrastructure for recreation, and providing high quality new housing.

SA Objective	Commentary
3. Heritage and Design To provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)	The Local Plan is shown to have an uncertain effect on the heritage and design objective with respect to development as it depends whether the development is heritage led or integrated with the existing heritage or whether other Local Plan objectives are given priority on site.
4. Crime To improve community safety, reduce crime and the fear of crime	The SA objective is covered by most of the Local Plan objectives with a high level of compatibility evident such as high quality housing incorporating crime prevention features to provide a safe secure built environment. New educational, community and leisure facilities for local community to tackle anti-social behaviour and a network of multi functional green spaces to increase natural surveillance through the design of landscape and facilities.
5. Social To promote and support the development and growth of social capital	The SA objective is covered by most of the Local Plan objectives with a high level of compatibility evident. Creating conditions for communities to become strong, safe and cohesive, town centre improvements or regeneration schemes would secure investment into an area and provide highest quality inclusive educational, community and leisure facilities for the local community.
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment	The SA objective is covered by some of the Local Plan objectives with a level of compatibility evident. It is uncertain what impacts new housing, economic growth and transport systems will have upon the environment, biodiversity levels and Green Infrastructure. However a high quality development incorporating the use of low carbon technologies and environmentally sensitive design and a network of multi functional green spaces would conserve, protect and enhance biodiversity levels and Green Infrastructure and the threat of new housing, economic growth and transport systems could be minimised.
7. Landscape To protect and enhance the landscape character, including heritage and its setting	There is a high degree of synergy between the SA objective and Local Plan objectives relating to the protection of natural assets, the individual/historic character and local distinctiveness of the area. The SA objective is also strongly compatible with the principles of the Local Plan objective i).
8. Natural Resources To prudently manage the natural resources including water, air quality, soils and minerals	The original SA objective has been amended to exclude the flooding element. The amended SA objective is generally compatible with the Local Plan objectives regarding reducing the causes of climate change and to minimise its impacts, requiring environmentally sensitive design and construction and providing new Green Infrastructure. However, there are some areas of uncertainty identified against some of the Local Plan objectives. For instance the Local Plan objective v) ensures that brownfield regeneration opportunities are maximised but new development on these sites will not necessarily lead to the better management of natural resources and thus the effects of this are uncertain.
9. Flooding To minimise the risk of flooding and steer development away from areas at highest flood risk	This new SA objective on flooding is generally compatible with the Local Plan objectives regarding reducing the risk of flooding and providing new Green Infrastructure (which could help to reduce the risk of flooding). However there are some areas of uncertainty identified for some of the Local Plan objectives. For instance the Local Plan objectives i), iii) and v) encourage new development but there may be new development that cannot be developed on sites that are at risk of flooding (or could contribute to the risk of flooding) and thus the effects are uncertain.

SA Objective	Commentary
10. Waste To minimise waste and increase the re-use and recycling of waste materials	There is a level of uncertainty over the compatibility between the SA objective and most of the Local Plan objectives due to unforeseen circumstances. However, there is compatibility between the SA objective and the Local Plan objectives i), ii) and vi) but there is still a certain element of doubt for example the effect that environmentally sensitive development and strategies could have on the minimisation of waste and increase the recycling and re-use of waste materials is uncertain to some extent.
11. Energy and Climate Change To minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources	The Local Plan objective i) promotes environmental responsible development directly relates to the SA objective. The SA objective is covered by most of the Local Plan objectives with a high level of compatibility evident such as new development for housing, regeneration, retail and employment would be high quality which will incorporate energy efficiency and renewable energy which would make a valuable contribution to minimising energy usage.
12. Transport To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Both Local Plan objectives x) which promotes excellent transport system and i) which promotes environmental responsible development directly relate to the SA objective. Furthermore, transport links with flourishing town centres and regeneration initiatives. The uncertainty was identified to be against the economic prosperity as the economy relies on private car use and heavy good vehicles for labour, materials and goods. The effects of this could be minimised with the Local Plan providing employment generating development in accessible and sustainable locations.
13. Employment To create high quality employment opportunities	The SA objective is compatible with the majority of the Local Plan objectives. High quality employment opportunities would result from the delivery of employment allocated sites, physical infrastructure, development of social infrastructure (e.g. training and education) and regeneration. Although new working practices such as use of IT and home working can reduce the need to travel to work, there is an uncertain relationship between this objective and the creation of new employment as some businesses will always have to use vehicles as part of their operation and function.
14. Innovation To develop a strong culture of enterprise and innovation	The SA objective is compatible with the majority of the Local Plan objectives. For instance, environmentally responsible development would require an innovative approach in the designing of new building materials and the incorporation of sustainability measures. Economic prosperity and the move towards a knowledge based economy reinforces the SA objective.
15. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	The SA objective is compatible with the majority of the Local Plan objectives related to the economy and infrastructure.

Section 7: Assessment of a ‘No Local Planning Document’ Scenario

- 7.1 This section looks at the ‘do nothing’ or ‘business as usual’ approach in Gedling Borough without the implementation of the Local Planning Document. Article 5 (1) (b) of the SEA Directive requires the likely evolution thereof without implementation of the plan or programme.
- 7.2 The ‘do nothing’ or ‘business as usual’ approach has been considered by projecting forward the existing planning framework over the life of the plan taking into account the likely planning decisions that would be made in the absence of a Local Planning Document but with the national policy (such as National Planning Policy Framework) and the Aligned Core Strategy.
- 7.3 The SA Framework has been used to structure this description of the business as usual approach as shown in **Table 8** and the associated commentary in **Table 9**.

Table 8: SA assessment of a ‘no Local Planning Document’ scenario (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Absence of Local Planning Document	-	-	-	-	-	-	-	-	0	0	0	-	-	-	-

Table 9: SA commentary of a ‘no Local Planning Document’ scenario

SA Objective	Commentary
1. Housing	The lack of housing allocations set out in the Local Planning Document would mean that the ability to meet the housing target of 7,250 new homes would be adversely affected. Without the site allocations, and with exception to the three strategic sites for housing allocated in the Aligned Core Strategy and Policy 2 of the Aligned Core Strategy which sets out the hierarchy of housing distribution, the National Planning Policy Framework would provide a presumption in favour of sustainable development. This could mean that the Council loses control over the distribution of housing which would result in being developed in more unsustainable locations. Policy LPD38 in the Local Planning Document provides policy guide on specialist accommodation and the absence of this policy could be difficult to achieve for the growing ageing population. Thus this scores a major negative.

SA Objective	Commentary
2. Health	Policy 19 of the Aligned Core Strategy covers developer contributions which include open space and health facilities. Policy 16 of the Aligned Core Strategy covers the protection and enhancement of Green Infrastructure, parks and open space. However lack of details in the site allocations covering developer contributions could provide less opportunity for creation of good quality and sufficient facilities due to ad hoc nature of development which could lead to housing in areas not well served by health and social care infrastructure. Policy LPD21 of the Local Planning Document provides threshold for new open space to be provided on large residential sites and Policy LPD20 protects open space. Policy LPD22 designates new areas as Local Green Space which has particular importance to the communities. The absence of the Local Planning Document could lead to the lack of opportunities for recreational physical activity, thus this scores a minor negative.
3. Heritage and Design	The protection of heritage assets is covered in national policy and Policy 11 of the Aligned Core Strategy provides the strategic approach for the protection of the historic environment. Policy LPD26 of the Local Planning Document sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Other policies (LPD27 to LPD31) of the Local Planning Document also relate to specific types of heritage assets. The absence of the Local Planning Document could result in pressure to develop on land that could have an impact on heritage assets. Thus this scores a minor negative.
4. Crime	Policy 10 of the Aligned Core Strategy refers to the incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments. Policy LPD35 of the Local Planning Document contains a criteria based policy on safe, accessible and inclusive development. The absence of this policy could mean that proposals may not address the crime and safe environment related issues. Thus this scores a minor negative.
5. Social	Policy 19 of the Aligned Core Strategy covers developer contributions which include community facilities, cultural facilities, social care facilities and shopping facilities. However lack of details in the site allocations covering developer contributions could provide less opportunity to secure new or enhanced facilities. Policy LPD56 of the Local Planning Document protects existing community facilities. The absence of the Local Planning Document could lead to the lack of opportunities to protect existing facilities used by communities as well as to encouraging enhanced community activities. Thus this scores a minor negative.
6. Environment, Biodiversity and Green Infrastructure	Policy 16 of the Aligned Core Strategy covers the protection and enhancement of Green Infrastructure, parks and open space. Policy 17 of the Aligned Core Strategy sets out the overall strategic approach to increase biodiversity through protecting and restoring areas of biodiversity interest and to prevent the fragmentation of networks and habitats. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations. Policy LPD18 is a detailed policy to support the Aligned Core Strategy. The absence of this policy could lead to the lack of opportunities for Green Infrastructure and the pressure of development on greenfield land which could have a negative impact on the natural environment and biodiversity. Thus this scores a minor negative.

SA Objective	Commentary
7. Landscape	Policy 16 (e) of the Aligned Core Strategy requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). Policy LPD19 makes clear that proposals would not be granted where new development results in a significant adverse visual impact or impact on the character of the landscape. The absence of this policy could lead to the pressure of development on greenfield land which could have a negative impact on the landscape character and visual amenity. Thus this scores a minor negative.
8. Natural Resources	There is national policy and regulations on air quality and pollution. The Local Planning Document provides further guidance on pollution, air quality, water quality as well as contaminated land and unstable land. The absence of the Local Planning Document would impact on the ability to address environmental protection issues when determining planning applications. Thus this scores a minor negative.
9. Flooding	The national policy and Policy 1 of the Aligned Core Strategy cover flooding issue. The Local Planning Document provides further guidance on flood risk, surface water management and aquifer protection. The absence of the Local Planning Document would not have any impact as the national policy and the Aligned Core Strategy will still seek to prevent development in high flood risk area. Thus this scores neutral.
10. Waste	Policy 1 of the Aligned Core Strategy covers this issue. The Local Planning Document does not cover minimising waste and recycling of waste materials. Thus this scores neutral.
11. Energy and Climate Change	Policy 1 of the Aligned Core Strategy sets out a number of ways that development could help to tackle and adapt to climate change. The Local Planning Document contains two criteria based policies on wind turbines and renewable energy schemes. The absence of the policies would restrict the ability to promote opportunities for wind turbines and renewable energy schemes. The national policy and Aligned Core Strategy will still seek to promote schemes that could help to tackle and adapt to climate change. Thus this scores neutral.
12. Transport	The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to tackle climate change, pollution and congestion. Policy 14 covers a hierarchical approach to ensure the delivery of sustainable transport networks to serve new development and Policy 15 sets out transport infrastructure priorities, including the Gedling Access Road. The Local Planning Document seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way, be supportive of park and ride facilities in appropriate locations and provide policy guidance on highway safety, patterns of movement and the access needs of all people. Policy LPD60 safeguards the local transport schemes, including the Gedling Access Road. The absence of the Local Planning Document could limit the opportunity for local transport schemes and there could be an unplanned growth with a general lack of land use/transport integration. Thus this scores a major negative.
13. Employment	The Local Planning Document allocates land for employment uses, protects existing good quality employment land and sets town centre boundaries as shown on the Policies Map. With exception to the strategic sites for employment allocated in the Aligned Core Strategy and Policy 4 of the Aligned Core Strategy which sets out the employment requirements, the National Planning Policy Framework would provide a presumption in favour of sustainable development. This could result in pressure for the Council to release good quality employment land for alternative uses (such as housing) and this could mean not enough employment land and jobs are being provided to meet the demand. Thus this scores a major negative.

SA Objective	Commentary
14. Innovation	The lack of employment allocations as well as the protection of existing good quality employment land and the town centre boundaries as shown on the Policies Map could mean that the ability to meet the demand would be adversely affected. This could lead to the lack of high knowledge sectors (e.g. office floor space). Thus this scores a major negative.
15. Economic Structure	The lack of employment allocations as well as the protection of existing good quality employment land and the town centre boundaries as shown on the Policies Map could mean that the ability to meet the demand would be adversely affected. With exception to the strategic sites for employment allocated in the Aligned Core Strategy and Policy 4 of the Aligned Core Strategy which sets out the employment requirements, the National Planning Policy Framework would provide a presumption in favour of sustainable development. This could mean that there may be pressure for the Council to release good quality employment land for alternative uses (such as housing) and the lack of employment land could limit the scope for the economy to diversify (e.g. lack of office floor space). This could mean not enough employment land and jobs are being provided to meet the demand. Thus this scores a major negative.

- 7.4 In conclusion, the 'do nothing' or 'business as usual' approach has been assessed as having negative effects (with some neutral aspects). The absence of the Local Planning Document would have major negative implications in relation to housing, transport, employment, innovation and economic structure. There would be a risk of not meeting the housing and employment requirements and lack of control over the distribution through the unplanned approach as well as the type of housing and employment.

Section 8: Appraising the Reasonable Alternative Options for the Policies (Stage B2)

- 8.1 This section looks at the findings of the SA assessment of the reasonable alternative options for the development management policies. This is an important part of both the plan-making and SA process as Article 5 (1) (h) of the SEA Directive requires an outline of the reasons for selecting the alternatives and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
- 8.2 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) and by highlighting the sustainability implications of each. The assessment of the reasonable alternative options should be a continual process, starting from the options put forward at the beginning (i.e. Issues and Options stage), all the way through to the options being worked into the draft Local Plan for publication. Certain options or sites may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- 8.3 Section 10 looks at the findings of the SA assessment of the reasonable alternative options for the site allocations.

Methodology

- 8.4 In November 2014, the SA group undertook the SA assessment of the reasonable alternative options for the development management policies, using the SA Framework. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, neutral and uncertain.
- 8.5 Since the SA workshop, additional policy options have come forward as the result of the Employment Land Forecasting Study and the Retail Study which were published in 2015. The SA assessment was undertaken using the same approach used at the SA workshop.
- 8.6 The findings of the SA assessment were fed into the Local Planning Document process to inform the development management policies for the Local Planning Document. As part of the policy preparation process, a series of topic based workshop sessions were held during late 2014 and early 2015 involving parish councils, adjoining local authorities, people with specialist knowledge, community representatives, community groups and organisations with particular intereststo assist in identifying policy options for inclusion in the Local Planning Document. Policies were drafted and shared with technical experts for their initial comments. All of the responses received through this process have been used to inform the development management policies for the Local Planning Document.

8.7 Further details on the proposed development management policies are included in **Section 9**.

SA Assessment of the Reasonable Alternative Options

8.8 The reasonable alternative options have been divided into the following topic themes:

- Climate change;
- Flooding;
- Contamination and pollution;
- Green Belt;
- Natural environment;
- Open space;
- Heritage;
- Design;
- Housing;
- Employment;
- Town Centres;
- Community facilities;
- Transport; and
- Infrastructure.

8.9 This section summarises the findings of the SA assessment of the reasonable alternative options for each of the policy themes. The full SA assessment is provided as **Appendix B**.

Climate Change

8.10 Paragraph 97 of the National Planning Policy Framework includes the requirement to maximise renewable and low carbon energy development while ensuring adverse impacts are addressed. It also states that local planning authorities should consider identifying areas as suitable where this would help secure the development of such sources. The SA assessment looked at whether to identify and designate areas as suitable for renewable energy, how to determine planning applications for renewable energy schemes and whether to set a carbon reduction target.

8.11 There is one matter considered that was not appraised and the table below sets out the reason for this.

Matter	Reason
Whether to identify any District Heating Schemes or include a policy on them.	The National Planning Policy Framework and the Aligned Core Strategy are considered to provide sufficient general policy on the matter to allow an application to be considered.

8.12 Options relating to climate change have been subject to the SA assessment and the findings are as follow:

8.13 Whether to identify areas suitable for commercial scale renewable energy.

- Option A – allocate areas: Include a policy to identify and designate areas as suitable for renewable energy; different areas for different technologies.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – allocate areas	0	0	-	0	0	-	-	-	0	0	++	?	?	?	+
Option B – no policy (do nothing)	0	0	-	0	0	-	-	-	0	0	0	?	?	?	0

8.14 Option A is considered likely to have a major positive effect against the energy and climate change objective as it would support the generation and use of renewable energy. It scores a minor positive effect against the economic structure objective as it would allocate land and the required infrastructure for these purposes. However it is considered likely to have a minor negative effect against the heritage and design, environment, biodiversity and green infrastructure, landscape and natural resources objectives as allocating land may cause impact on historic landscape and settlements, the natural environment, biodiversity, green infrastructure and landscape. Mitigation may include only identifying allocated areas for commercial scale renewable energy away from heritage assets, sensitive areas and greenfield/agricultural land. Option B is considered likely to have a major negative effect against the heritage and design, environment, biodiversity and green infrastructure, landscape and natural resources objectives because there is no mitigation potential, unlike option A.

8.15 Through the Local Planning Document process, it has been decided not to include a policy to identify areas suitable for commercial scale renewable energy in the Local Planning Document. 75 % of the Borough is in the Green Belt and it was considered not appropriate to identify land in the Green Belt as 'suitable' for what is likely to be inappropriate development according to the National Planning Policy Framework.

8.16 How to determine applications for renewable energy schemes.

- Option A – include a criteria based policy: Include a criteria based policy setting out the factors against which schemes will be assessed; to identify the impacts and consider how it will be assessed if the impacts are acceptable.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and the Aligned Core Strategy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a criteria based policy	0	0	-	0	0	-	-	+	0	0	++	?	?	?	+
Option B – no policy (do nothing)	0	0	--	0	0	-	-	?	0	0	+	?	?	?	+

8.17 Option A is considered likely to have a major positive effect against the energy and climate change objective as it would improve energy efficiency of new buildings, use of renewable energy and support the development of community energy systems as well as ensuring that buildings deal with future changes in climate. It scores a minor positive effect against the natural resources and economic structure objectives as it would promote the use of sustainable techniques and allow for required infrastructure. However it is considered likely to have a minor negative effect against the heritage and design, environment, biodiversity and green infrastructure and landscape objectives as it may cause impact on historic landscape and settlements, natural environment and landscape. However there is scope for mitigation by balancing heritage concerns and protection of the natural environment, biodiversity, green infrastructure and landscape. Option B is considered likely to have a minor positive effect against the energy and climate change objective as the National Planning Policy Framework and the Aligned Core Strategy include general policies to ensure that new development minimise energy usage and to develop renewable energy. It scores a major negative effect against the heritage and design, environment, biodiversity and green infrastructure and landscape objectives because there is no mitigation potential, unlike option A.

8.18 Through the Local Planning Document process, it has been decided to include separate criteria based policies on wind turbines and other renewable energy schemes in the Local Planning Document.

8.19 Whether to set a carbon reduction target.

- Option A – include a policy: Establish a baseline for the carbon dioxide emissions produced in the Borough and targets for reduction.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and general policies in support of schemes which lead to reduced carbon dioxide emissions.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	+	0	0	0	+	0	++	0	0	++	+	0	0	?
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	?	0	0	?

8.20 Option A is considered likely to have a major positive effect against the natural resources and energy and climate change objectives, as setting a carbon reduction target would improve carbon dioxide emissions. It scores a minor positive effect against the health and environment, biodiversity and green infrastructure objectives as improving carbon dioxide emissions would have benefits for people's health and wellbeing and sensitive biodiversity areas. It also scores a minor positive effect against the transport objective because developing a transport network that minimises impact on the environment and using alternative modes of transport would improve the carbon emissions. As it is assumed there would be general support for improving carbon emissions, Option B is therefore unlikely to have an effect against most of the objectives.

8.21 Through the Local Planning Document process, it has been decided not to include a policy in the Local Planning Document. Although option A scores positively, it was considered too difficult to identify an appropriate target. Any target would be used only for monitoring purposes and is unlikely to be of assistance in determining planning applications.

Flooding

8.22 Paragraph 100 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies including lead local flood authorities. The SA assessment looked at the options whether to protect water quality on the

Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook and groundwater in aquifers.

- 8.23 There are other matters considered that were not appraised and the table below sets out the reason why each matter was not appraised.

Matter	Reason
Whether to include a detailed policy on flooding	Although there is guidance from the National Planning Policy Framework and the Aligned Core Strategy, the Environment Agency advised that the sequential test should be set out as a policy in the Local Planning Document.
Whether to have more guidance on measures to mitigate or reduce flood risk	This relates to the need for guidance, not policy.
Whether to have a Supplementary Planning Document on Sustainable Drainage Systems	This relates to the need for a Supplementary Planning Document, not policy.

- 8.24 Options relating to flooding have been subject to SA assessment and the findings are as follows:

8.25 Whether to include a policy to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook

- Option A – include a policy: Include a policy similar to the existing Replacement Local Plan Policy ENV40 (River Environment).
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and the Aligned Core Strategy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	++	0	++	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	+	0	+	0	0	0	0	0	0	0

- 8.26 Option A is likely to have a major positive effect against the environment, biodiversity and green infrastructure and natural resources as the policy would help to protect the water quality on the Trent, Leen, Dover Beck and Ouse

Beck and Lambley Dumble and Day Brook. It would also help to improve biodiversity and avoid any harm to protected species. Option B is considered likely to have a minor positive effect as there is general support in national policy and the Aligned Core Strategy to protect water quality.

8.27 Through the Local Planning Document process, it has been decided to include a policy on managing water quality in the Local Planning Document.

8.28 Whether to include a policy to protect groundwater in aquifers

- Option A – include a policy: Include a policy similar to the existing Replacement Local Plan Policy ENV42 (Aquifer Protection).
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework or other pollution control regimes.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	+	0	0	0	0	0	0	0

8.29 Option A is likely to have a major positive effect against the natural resources as the policy would help to protect the groundwater in aquifers. Option B is considered likely to have a minor positive effect as there is general support in national policy and other pollution control regimes to protect groundwater in aquifers.

8.30 Through the Local Planning Document process, it has been decided to include a policy to protect aquifers in the Local Planning Document.

Contamination and Pollution

8.31 Paragraph 120 of the National Planning Policy Framework states that, to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. The SA assessment considered whether to roll forward existing Policy ENV3 of the Replacement Local Plan to address the contamination issues and create a new policy based on the deleted ENV4 of

the Replacement Local Plan to address the stability issues or whether to rely on current policy guidance.

- 8.32 Paragraphs 123 and 125 of the National Planning Policy Framework state that local planning authorities should aim to ensure noise does not cause significant adverse impacts on health and quality of life and to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation through good design. The SA assessment considered whether the Local Planning Document should include specific policies to address noise and light pollution issues.
- 8.33 The National Planning Policy Framework also highlights the importance of policies contributing towards the UK commitments on reducing pollutants and taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. The SA assessment considered whether the Local Planning Document should include a specific policy on air quality.
- 8.34 There is one matter considered that was not appraised and the table below sets out the reason for this.

Matter	Reason
Consider whether to retain Policies ENV7 and ENV8 of the Replacement Local Plan regarding hazardous substances or rely on Health and Safety Executive guidance.	Paragraph 172 of the National Planning Policy Framework requires that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents. There is an existing large scale petrol storage site on Colwick Industrial Estate which meant a policy is required in the Local Planning Document.

- 8.35 Options relating to pollution have been subject to SA assessment and the findings are as follow:
- 8.36 Consider a specific policy on contamination.
- Option A – include a policy: Retain Policy ENV3 of the Replacement Local Plan.
 - Option B – do nothing: Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.2 (g).

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	-	0	0	0	0	+	0	++	0	0	0	0	-	0	-
Option B – do nothing	-	0	0	0	0	+	0	++	0	0	0	0	-	0	-

8.37 It is considered that options A and B would have a similar effect. Having a specific policy on contamination or using existing policy guidance is considered likely to have a minor negative effect against the housing, employment and economic structure objectives as it could restrict the supply of land for housing and employment. The options would score a minor positive effect against the environment, biodiversity and green infrastructure objective and a major positive effect against the natural resources objective because a specific policy or existing policy would, depending on location, protect the natural environment and address contamination issues.

8.38 Through the Local Planning Document process, it has been decided to include a policy on contaminated land so that such issues can be addressed at the planning application stage.

8.39 Consider a specific policy on land stability.

- Option A – include a policy: Include a policy based on deleted ENV4 of the Replacement Local Plan.
- Option B – do nothing: Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	-	0	0	0	0	0	0	0	0	0	0	0	-	0	-
Option B – do nothing	-	0	0	0	0	0	0	0	0	0	0	0	-	0	-

- 8.40 It is considered that options A and B would have a similar effect. Having a specific policy on land stability or using existing policy guidance is considered likely to have a minor negative effect against the housing, employment and economic structure objectives as it could restrict the supply of land for housing and employment.
- 8.41 Through the Local Planning Document process, it has been decided to include a policy on unstable land so that such issues can be addressed through the planning application stage.
- 8.42 Consider a specific policy on noise pollution.
- Option A – include a specify policy: Include a policy on noise pollution.
 - Option B – include a general policy: Include a general policy on pollution incorporating noise pollution – similar to Policy ENV11 of the Replacement Local Plan.
 - Option C – do nothing: Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a specify policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – include a general policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option C – do nothing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

- 8.43 It is considered that the options are unlikely to have an effect against the objectives.
- 8.44 Through the Local Planning Document process, it has been decided to include a general policy on pollution incorporating noise pollution and other types of pollution so that such issues can be addressed through the planning application stage.
- 8.45 Consider a specific policy on light pollution.
- Option A – include a specific policy: Include a policy on light pollution.
 - Option B – include a general policy: Include a general policy on pollution incorporating light pollution – similar to Policy ENV11 of the Replacement Local Plan.
 - Option C – do nothing: Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a specific policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – include a general policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option C – do nothing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.46 It is considered that the options are unlikely to have an effect against the objectives.

8.47 Through the Local Planning Document process, it has been decided to include a general policy on pollution incorporating light pollution and other types of pollution so that such issues can be addressed through the planning application stage.

8.48 Consider a specific policy on air quality.

- Option A – include a specific policy: Include a policy on air quality.
- Option B – include a general policy: Include a general policy on pollution incorporating air quality – similar to Policy ENV11 of the Replacement Local Plan.
- Option C – do nothing: Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a specific policy	-	0	0	0	0	0	0	++	0	0	0	+	-	0	-
Option B – include a general policy	-	0	0	0	0	0	0	++	0	0	0	+	-	0	-

Option C – do nothing	-	0	0	0	0	0	0	+	0	0	0	+	-	0	-
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8.49 It is considered that having a specific policy (option A) or general policy on pollution incorporating air quality (option B) is considered likely to have a minor negative effect against the housing, employment and economic structure objectives as it could restrict the supply of land for housing and employment. Both options score a major positive effect against the natural resources objective and a minor positive effect against the transport objective because they would address the air pollution issues and could help to restrict journeys undertaken by car. It is considered that option C would have a similar effect.

8.50 Through the Local Planning Document process, it has been decided to include a specific policy on air quality so that air quality issues can be addressed through the planning application stage.

Green Belt

8.51 The National Planning Policy Framework refers to the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and the essential characteristics of Green Belts are their openness and their permanence. Paragraph 87 is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances with the exceptions listed in paragraph 88. There are no clear definitions in paragraph 88 on “disproportionate additions” in relation to extensions to a building, “not materially larger” in relation to a replacement building in the same use and “limited infilling”. The SA assessment looked at whether to include policies restricting the size of extensions and replacement of buildings as well as to include a policy to restrict the ‘infill’ development in the villages. Paragraph 90 also lists other forms of development that are also not inappropriate in the Green Belt. The SA assessment looked at whether to include a policy to provide guidance on how to approach the re-use and replacement of buildings when not in the same use.

8.52 Paragraph 55 of the National Planning Policy Framework states local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, which one of them is the essential need for a rural worker to live permanently at or near their place of work in the countryside. The SA assessment looked at whether to include a policy to identify different types of rural works and adapt the deleted Planning Policy Statement 7 Annex A criteria into the policy.

8.53 There are other matters considered that were not appraised and the table below provides the reason why each matter was not appraised.

Matter	Reason
Approach to ‘exceptional quality or innovative nature’, enabling development and enhancements	The National Planning Policy Framework paragraph 55 2 nd ,

to settings.	3 rd and 4 th bullets are clear policy requirements and no local policy is required.
Approach to 'permanent and substantial construction'.	It is considered that no policies are necessary. This relates to the planning application stage.
Use of volume rather than floorspace in relation to replacement buildings and extensions.	This relates to the size of floorspace.

8.54 Options relating to the Green Belt have been subject to SA assessment and the findings are as follow:

8.55 How to define 'disproportionate additions' in relation to extensions to a building.

- Option A – include a policy: Allow for extensions up to 50% of the existing floor space. Extensions beyond this are deemed to be disproportionate and therefore inappropriate in the Green Belt.
- Option B – include a criteria based policy: Set out a series of criteria against which extensions can be assessed. Decision makers will need to make a judgement about whether an extension is disproportionate taking account of the criteria.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	0	?	0	0	-	?	-	-	0	0	0	+	0	+
Option B – include a criteria based policy	+	0	?	0	0	?	?	0	+	0	0	0	0	0	0
Option C – no policy (do nothing)	0	0	-	0	0	-	-	-	-	0	0	0	0	0	0

8.56 Option A is considered likely to have a minor positive effect against the housing, employment and economic structure objectives as it could possibly increase the range of housing and provide flexible approach to extension to agricultural and commercial buildings. It scores a minor negative effect against the environment, biodiversity and green infrastructure and natural resources objectives as extending into garden could cause some impact. It also scores a minor negative effect against the flooding objective as it could

reduce soft areas for water surface run off. It scores an uncertain effect against the heritage and design and landscape objectives. Option B is considered likely to have a minor positive effect against the housing objective as it could possibly increase the range of housing. It also scores a minor positive effect against the flooding objective as the criteria could cover flooding such as provision of sustainable drainage systems. It scores an uncertain effect against the heritage and design, environment, biodiversity and green infrastructure and landscape objectives. Option C is considered likely to have a minor negative effect against the heritage and design, environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives as there would be least clarity and reliant on other policies to mitigate.

8.57 Through the Local Planning Document process, it has been decided to include a criteria based policy on extensions to buildings within the Green Belt.

8.58 How to define 'materially larger' in relation to a replacement building in the same use.

- Option A – include a policy: Allow for a replacement buildings up to 15% larger than the existing floor space (50% if not substantially extended). Replacements larger than this are deemed to be materially larger and therefore inappropriate in the Green Belt.
- Option B – include a criteria based policy: Set out a series of criteria against which replacement buildings can be assessed. Decision makers will need to make a judgement about whether an extension is materially larger taking account of the criteria.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	?	0	0	0	-	-	-	0	0	0	0	0	0
Option B – include a criteria based policy	0	0	?	0	0	0	0	0	0	0	0	0	+	0	+
Option C – no policy (do nothing)	0	0	?	0	0	0	0	0	0	0	0	0	?	0	?

8.59 Option A is considered likely to have a minor negative effect against the landscape, natural resources and flooding objectives as having a blanket

approach could cause harm to the landscape character and amenity, loss of greenfield and impact on flood risk. It scores a neutral effect against the housing, employment and economic structure objectives as it would restrict the size of replacement buildings. The impact on local character is unknown thus the uncertain effect for the heritage and design objective. Option B is considered likely to have a minor positive effect against the employment and economic structure objectives as proposals for business-related uses could take account of the business needs for expansion. The impact on local character is unknown thus the uncertain effect for the heritage and design objective. Option C has an uncertain effect against the heritage and design, employment and economic structure objectives.

8.60 Through the Local Planning Document process, it has been decided to include a criteria based policy on the replacement of buildings within the Green Belt.

8.61 How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

- Option A – include a time period policy: Include a policy to require that buildings granted for appropriate uses must be used for a period of at least 10 years prior to reuse/redevelopment for inappropriate uses i.e. the period it would need to be genuinely used for.
- Option B – include a criteria based policy: Set out a series of criteria against which the reuse/redevelopment of buildings is to be judged. Proposals which do not comply with the majority of the criteria are considered to not preserve the openness of the countryside and are therefore inappropriate in the Green Belt but could be granted if there are 'special circumstances'.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework and case law.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a time period policy	-	0	0	0	0	0	0	0	0	0	0	-	?	?	-
Option B – include a criteria based policy	-	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Option C – no policy (do nothing)	+	0	0	0	0	-	-	-	0	0	0	-	0	0	+

8.62 Option A is considered likely to have a major negative effect against the housing and economic structure objectives as it would restrict the scope for new houses and employment uses in the Green Belt. It scores a minor negative effect against the transport objective because the building would likely to be in an inaccessible location. It is unknown whether the effect would have some impact on the employment and innovation objectives for employment-related proposals. Option B is considered likely to have a minor negative effect against the housing and economic structure objectives as it would restrict the scope for new houses and employment uses in the Green Belt but less restrictive than option A. Option C is considered likely to have a minor positive negative effect against the housing and economic structure objectives as it would not restrict the scope for new houses and employment uses in the Green Belt. It scores a minor negative effect against the environment, biodiversity and green infrastructure, landscape and natural resources objectives because not restricting the replacement building may cause some harm. It also scores a minor negative effect against the transport objective because the building would likely to be in an inaccessible location.

8.63 Through the Local Planning Document process, it has been decided to include a criteria based policy on reuse of buildings in the Green Belt so that such issues can be addressed at the planning application stage.

8.64 Approach to infill boundaries.

- Option A – include a policy: Include a policy to define limited infilling as the development of small gaps within the wider development or village of no more than xx square metres or xx dwellings. Anything larger or not part of a gap is therefore inappropriate development in the Green Belt.
- Option B – include a criteria based policy: Set out a series of criteria against which planning applications for ‘infill’ type development can be assessed to establish if they are infill and are limited.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework and judgements as to whether proposals constitute ‘infilling’ and are ‘limited’.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	++	0	-	0	0	+	+	-	-	0	0	+	0	0	++
Option B – include a criteria based policy	+	0	-	0	0	+	+	-	-	0	0	+	0	0	+

Option C – no policy (do nothing)	+	0	0	0	0	0	0	-	-	0	0	0	0	0	+
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8.65 Option A is considered likely to have a major positive effect against the housing and economic structure objectives as the limited refill would increase the range of housing and provide land and buildings for business use. It scores a minor positive effect against the environment, biodiversity and green infrastructure and landscape objectives as it could help exclude important areas and open spaces. It also scores a minor positive effect against the transport objective because it would use existing transport infrastructure and increase access to services (if any). However it scores a minor negative effect against natural resources and flooding as it would not prevent the loss of greenfield land which could impact on the flood risk. Option B is considered likely to have similar impact to option A. Option C is considered likely to have a minor positive effect against the housing and economic structure objectives because having no policy does not mean it would not provide new houses or land and building for business use. It scores a minor negative effect against natural resources and flooding as it would not prevent the loss of greenfield land which could impact on the flood risk.

8.66 Through the Local Planning Document process, it has been decided to include a criteria based policy on infill development within the Green Belt.

8.67 Whether to identify 'safeguarded land'.

- Option A – include a policy: Include a policy to identify safeguarded land.
- Option B – no policy (do nothing): No safeguarded land.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.68 The assessment assumes that there would be no development on safeguarded land until after the plan period. Both options A and B are considered likely to have no impact against the objectives because the safeguarded land would not be developed until there is a need to meet longer-term development needs beyond the plan period.

8.69 Through the Local Planning Document process, it has been decided to continue with the existing policy on safeguarded land in the Local Planning Document.

8.70 Approach to rural workers dwellings.

- Option A – include a policy: Include a policy to identify different types of rural workers (non-exclusive) and adapt Planning Policy Statement 7 Annex A criteria into a Gedling specific policy.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and case law.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	0	0	+	0	0	0	-	-	0	0	-	+	0	++
Option B – no policy (do nothing)	+	0	0	+	0	0	0	-	-	0	0	-	+	0	+

8.71 Option A is considered likely to have a major positive effect against the economic structure objective as it would provide buildings for business use. It scores a minor positive effect against the housing, crime and employment objectives as it would provide more certainly when granting permission for homes for rural workers which could help reduce crime on site and contribute to reduce unemployment. It scores a minor negative effect against the natural resources and flooding objectives because it would not prevent the loss of greenfield land which could impact on the flood risk. It also scores a minor negative effect against the transport effect due to the site being isolated and reliant on vehicles to services and facilities, despite the sustainable working practices on site. Option B is considered likely to have a minor positive effect against the housing, crime, employment and economic structure objectives as it would provide homes for rural workers (as well as buildings for business use) which could help reduce crime on site and contribute to reduce unemployment. It scores a minor negative effect against the natural resources and flooding objectives because it would not prevent the loss of greenfield land which could impact on the flood risk. It also scores a minor negative effect against the transport effect due to the site being isolated and reliant on vehicles to services and facilities, despite the sustainable working practices on site.

- 8.72 Through the Local Planning Document process, it has been decided to include a policy on homes for rural workers in the Green Belt so that such issues can be addressed through the planning application stage.

Natural Environment

- 8.73 Paragraph 113 of the National Planning Policy Framework is clear that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. The SA assessment considered whether to protect locally significant Green Infrastructure.

- 8.74 There are other matters considered that were not appraised and the table below provides the reason why each matter was not appraised.

Matter	Reason
How to approach semi natural green space around urban areas.	Contributions towards increasing the amount of semi natural greenspace around urban areas are addressed by Aligned Core Strategy (Policy 16).
Approach to the protection of ancient woodland.	Ancient woodland is protected by the National Planning Policy Framework and Aligned Core Strategy (Policy 17).
Use of Landscape Character Assessment.	This has been established in the Aligned Core Strategy (Policy 10).
Approach to protect Green Infrastructure assets.	Green Infrastructure assets are protected by the Aligned Core Strategy (Policy 16) so there is no need to appraise. There is an option to identify local GI corridors on the Policies Map.
Approach to protection of the best and most versatile agricultural land.	This is covered by the National Planning Policy Framework.
Approach to increasing the percentage of the population with access to Green Infrastructure assets.	This relates to monitoring so there is no need to appraise.

- 8.75 Options relating to the natural environment have been subject to the SA assessment and the findings are as follow:

- 8.76 How to assess, enhance and protect locally significant Green Infrastructure.
- Option A – include a policy: Include a policy to protect local Green Infrastructure (i.e. non strategic sites) and designate them on the Policies Map (Proposals Map).

- Option B – do nothing: Aligned Core Strategy protects strategic Green Infrastructure only.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	+	+	?	+	++	++	+	+	0	+	+	?	0	?
Option B – do nothing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.77 Option A is considered likely to have a major positive effect against the environment, biodiversity and green infrastructure and landscape objectives because of the positive impact on Green Infrastructure and visual amenity. There is potential to protect geological environments and improve landscape character. It scores a minor positive effect against health, heritage and design, social and transport where footpaths and cycle routes could be part of Green Infrastructure creating opportunities for recreational physical or community activities as well as improving access to local heritage. It also scores a minor positive effect against the natural resources, flooding, energy and climate change objectives due to greenfield land, agricultural land, areas for flooding (as well as potential for sustainable drainage systems) being protected from development. Retaining green spaces and trees planting in urban heat islands could help prevent climate change. Option B is considered unlikely to have an effect against the objectives due to the Aligned Core Strategy protecting strategic Green Infrastructure only.

8.78 Through the Local Planning Document process, it has been decided that there is no need for an additional policy.

Open Space

8.79 Paragraph 76 of the National Planning Policy Framework is clear that local communities through Local Plans should be able to identify for special protection green areas of particular importance to them. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts. As such, the SA assessment did not cover options for Local Green Space. Paragraph 73 is clear that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreational facilities and opportunities for new provision. The SA assessment looked at two policy approaches on new open space provision.

8.80 There are other matters considered that were not appraised and the table below sets out the reason why each matter was not appraised.

Matter	Reason
Consider how to define open space i.e. whether to retain or revisit the existing definition.	This relates to definition so there is no need to appraise.
Consider retaining existing Policy R7 of the Replacement Local Plan to provide leisure uses within the existing Greenwood Community Forest and the proposed Sherwood Forest Regional Park.	The policy would not add beyond the 'support' so there is no need to appraise.

8.81 Options relating to open space have been subject to SA assessment and the findings are as follow:

8.82 How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

- Option A – include a policy: Include a policy based on existing Replacement Local Plan Policy R3 to require the provision of 10% open space to serve new residential development.
- Option B – include a policy (different percentages for different types): Provide different percentages for other types of open space based on local needs e.g. open space, allotments, sport pitches, parks, playing area, landscaping etc.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	++	0	+	++	++	+	0	+	0	+	?	0	0	0
Option B – include a policy (different percentages for different types)	0	++	0	+	++	++	+	0	+	0	+	?	0	0	0

8.83 Option A is considered likely to have a major positive effect against the environment, biodiversity and green infrastructure objective due to the provision of new open space. It also scores a major positive effect against the health and social objectives because it would improve access to and encourage community or recreational physical activities. It is considered likely to have a minor positive effect against the crime objective because the new open space provision would provide diversionary activity. It scores a minor positive effect against flooding and energy and climate change objectives as

the new open space provision may include sustainable drainage systems and helps prevent climate change. It also scores a minor positive effect against the landscape objective because the new open space provision would respect the landscape character and create a positive impact on visual amenity (subject to the policy wording and design). Option B scores the same as option A. However setting a percentage would be less flexible and, while the impact is unknown, the scores remain the same because the option would still provide new open space provision and sports and recreational facilities.

8.84 Through the Local Planning Document process, it has been decided to include a policy on the provision of new open space.

8.85 How to protect open space (and deal with deficiencies).

- Option A – include a policy: Include a policy based on existing Replacement Local Plan Policies R1 and R2 to protect existing open space.
- Option B – no policy (do nothing): Use Aligned Core Strategy Policy 16.4 and refer to the Policies Map (Proposals Map) incorporating Green Infrastructure.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	+	+	+	+	+	0	+	0	0	0	0
Option B – no policy (do nothing)	0	-	-	-	-	-	-	-	-	0	0	?	0	0	0

8.86 Option A is considered likely to have a minor positive effect against the environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives because the existing open space provision as well as the visual amenity and sustainable drainage systems would be protected. There may be opportunity to improve the quality of existing open space provision. It scores a minor positive effect against the social objective because the protection of existing open space provision would not discourage community activities. It also scores a minor positive effect against the energy and climate change objective where there is scope for renewable energy schemes as part of the open space provision. Option B is considered likely to have a minor negative effect against the health, heritage and design, crime, social. Environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives because having no protection of open space provision would result in reduced opportunities for recreational physical

activity and community activities, loss of diversionary activities, loss of greenfield land to development which would impact on the local character and the landscape and increase risk of flooding.

- 8.87 Through the Local Planning Document process, it has been decided to include a policy on the protection of open space.

Heritage

- 8.88 Paragraphs 132-134 of the National Planning Policy Framework provide guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset. Historic England⁸ recommended further local detail to protect designated heritage assets in the Local Planning Document. The SA assessment looked at whether to include a policy in the Local Planning Document or rely on the national policy.
- 8.89 Paragraph 135 states the effect of an application on the significance of a non-designated heritage assets should be taken into account in determining the application. Historic England recommended policy guidance in the Local Planning Document to allow this matter to be addressed with more certainty. The SA assessment looked at whether to include a policy in the Local Planning Document or identify non-designated heritage assets on an ad-hoc basis and rely on national policy and the Aligned Core Strategy.
- 8.90 There were no other matters considered that were not appraised.
- 8.91 Options relating to heritage have been subject to the SA assessment and the findings are as follow:
- 8.92 How to identify and protect non-designated heritage assets i.e. a local interest list.
- Option A – include a policy: Include criteria to identify assets and include policy to assess development against.
 - Option B – no policy (do nothing): Identify assets on an ad-hoc basis and rely on the National Planning Policy Framework and the Aligned Core Strategy.

⁸ Previously known as English Heritage.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	++	0	+	+	+	+	0	0	-	0	0	0	0
Option B – no policy (do nothing)	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0

8.93 Option A is considered likely to have a major positive effect against the heritage and design objective as it would identify and protect non-designated heritage assets. It scores a minor positive effect against the social, environment, biodiversity and green infrastructure and landscape objectives because cultural assets, environment/green infrastructure and landscape could include or be part of heritage assets. It also scores a minor positive effect against the natural resources objective as any proposals to reuse existing heritage assets would use fewer raw materials than building new facilities. However it scores a minor negative effect against the energy and climate change objective as it is likely to prove difficult to improve the energy efficiency of heritage assets. In the absence of a criteria based policy (option B), it is considered that identifying and protecting non-designated heritage assets on an ad-hoc basis would only have a minor positive effect.

8.94 Through the Local Planning Document process, it has been decided to include a policy on the Locally Important Heritage Assets.

8.95 How to protect designated heritage assets.

- Option A – include a policy: Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.
- Option B – no policy (do nothing): Rely on National Planning Policy Framework paragraphs 132 to 134 which provide guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	++	0	+	+	+	+	0	0	-	0	0	0	0
Option B – no policy (do nothing)	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0

8.96 Option A is considered likely to have a major positive effect against the heritage and design objective as it would give clear protection to designated heritage assets. It scores a minor positive effect against the social, environment, biodiversity and green infrastructure and landscape objectives because cultural assets, environment/green infrastructure and landscape could include or be part of heritage assets. It also scores a minor positive effect against the natural resources objective as any proposals to reuse existing heritage assets would use fewer raw materials than building new facilities. However it scores a minor negative effect against the energy and climate change objective as it is likely to prove difficult to improve the energy efficiency of heritage assets. In the absence of a policy (option B), the National Planning Policy Framework, the Aligned Core Strategy and statutory protection would still contribute to the protection of designated heritage assets.

8.97 Through the Local Planning Document process, it has been decided to include separate policies on heritage assets, Listed Buildings, Conservation Areas, historic landscapes, parks and gardens and archaeology so that such issues can be addressed through the planning application stage.

Design

8.98 Paragraph 56 of the National Planning Policy Framework states good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. There is support for the use of design codes but there should be no imposition of architectural styles or particular tastes. However it is appropriate to promote or reinforce local distinctiveness and guide the scale, density, massing, height, landscape, layout and materials of new development. The SA assessment considered options whether to include a policy to promote distinctiveness and reinforce local valued characteristics. Also the SA assessment considered options whether to guide the density of residential development.

8.99 In terms of residential properties, paragraph 53 of the National Planning Policy Framework allows for local planning authorities to consider the case for policies to resist the inappropriate development of residential gardens. The SA assessment considered whether to protect residential gardens from inappropriate development.

8.100 There are other matters considered that were not appraised and the table below sets out the reason why each matter was not appraised.

Matter	Reason
Consider identifying special character areas.	It is no longer considered necessary to have separate policies on Old Woodthorpe and Ravenshead Special Character Areas as there will be policy or guidance on design in different areas. There is a separate SA appraisal to consider reasonable options regarding distinctiveness and local valued characteristics which look at different design requirements for different parts of the Borough.
Consider including a policy to set out arrangements for design reviews.	This relates to arrangements for design reviews.

8.101 Options relating to design have been subject to SA assessment and the findings are as follow:

8.102 How to guide the density of residential development.

- Option A – include a policy: Include a policy to set a requirement for 30 dwellings per hectare with a higher target in areas close to shops and public transport.
- Option B – different densities in different areas: Include a policy which sets a different density in different areas to reflect existing density of that area.
- Option C – No policy (do nothing): Rely on the National Planning Policy Framework and the Aligned Core Strategy and determine density on a case by case basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	?	?	-	?	?	?	?	+	?	?	?	++	0	0	0
Option B – different densities in different areas	?	?	++	?	?	?	?	?	?	?	?	?	0	0	0
Option C – No policy (do nothing)	+	?	+	?	?	?	?	+	?	?	?	+	0	0	0

8.103 Option A is considered likely to have a minor positive against the natural resources objective because higher density development would prevent the loss of more greenfield land to development. It is considered to have a major positive effect against the transport objective as higher density close to services and facilities would reduce car journeys. However it scores a minor negative effect against the heritage and design objective as development of 30 dph or above may not reflect the local character of the area. Option B is considered likely to have a major positive effect against the heritage and design objective as density would reflect the local character of the area. However for the remainder of the objectives it is considered to have an unknown impact. Option C is considered likely to have a minor positive effect against the housing, heritage and design, natural resources and transport objectives as there would be some control over density when dealing with planning applications. For the remainder of the objectives it is considered to have an unknown impact.

8.104 Through the Local Planning Document process, it has been decided to include a policy setting out different densities in different areas of the Borough.

8.105 How to promote distinctiveness and reinforce local valued characteristics.

- Option A – include a detailed policy: Include a detailed policy setting out the different design requirements for different parts of the Borough.
- Option B – include a policy with guidance: Rely on Aligned Core Strategy Policy 10 and Building For Life 12 and also provide non-statutory guidance to inform developers about different requirements in different areas.
- Option C – no policy (do nothing): Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a detailed policy	0	0	++	0	0	0	?	0	0	0	?	?	0	0	?
Option B – include a policy with guidance	0	0	++	0	0	0	?	0	0	0	?	?	0	0	?
Option C – no policy (do nothing)	0	0	+	0	0	0	?	0	0	0	?	?	0	0	?

8.106 Both options A and B are considered likely to have a major positive effect against the heritage and design objective as they would respect, maintain and strengthen the local character and distinctiveness. However for some of the objectives it is considered to have an unknown impact. It is considered that option C would have a minor positive effect against the heritage and design objective as the National Planning Policy Framework and Aligned Core Strategy include general policies to ensure that new development respects, maintains and strengthens the local character and distinctiveness of the areas..

8.107 Through the Local Planning Document process, it has been decided to include a criteria based policy on safe, accessible and inclusive development incorporating distinctiveness and reinforce local valued characteristics so that such issues can be addressed through the planning application stage.

8.108 How to ensure that development functions well and is safe, accessible and inclusive.

- Option A – include a criteria based policy: Include a policy that supports the use of Building For Life 12 along with additional general criteria for non-residential development.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.1.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a criteria based policy	0	+	+	++	+	+	0	++	+	+	++	+	0	0	0
Option B – no policy (do nothing)	0	?	?	+	?	+	0	+	+	0	+	+	0	0	0

8.109 Option A is considered likely to have a mixed minor and major positive effect against most of the objectives as the Building for Life assessments seek to deliver benefits in these areas. It scores a major positive effect against the crime objective where it would contribute to a safe and secure built environment through designing out crime. Option B would contribute to a minor positive effect against some of the objectives because the elements of the Building for Life assessment are covered by the National Planning Policy Framework and Aligned Core Strategy.

8.110 Through the Local Planning Document process, it has been decided to include a criteria based policy on safe, accessible and inclusive development so that such issues can be addressed at the planning application stage.

8.111 How to protect residential gardens from inappropriate development.

- Option A – include a Borough wide policy: Include a policy that sets out that the subdivision/loss of residential gardens for additional dwellings will be permitted where no more than 50% of the existing garden would be lost.
- Option B – include a certain parts of Borough policy: Identify certain parts of the Borough where garden redevelopment is inappropriate.
- Option C – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure

Option A – include a Borough wide policy	-	0	+	?	?	++	?	++	++	?	?	-	0	0	?
Option B – include a certain parts of Borough policy	0	0	++	?	?	+	?	+	+	?	?	-	0	0	?
Option C – no policy (do nothing)	?	0	?	?	?	?	?	0	?	?	?	?	0	0	?

8.112 Option A is considered likely to have a major positive effect against the environment, biodiversity and green infrastructure, natural resources and flooding objectives as it would limit the loss of residential gardens to development. It scores a minor negative effect against the housing and transport objectives as it would restrict the number of houses in the existing built up areas. Option B is considered likely to have a major positive effect against the heritage and design objective as it would protect specific areas where the loss of residential gardens would cause harm to the local character. It scores a minor positive effect against the environment, biodiversity and green infrastructure, natural resources and flooding objectives because it would allow development in residential gardens in some parts of the Borough. Option C is considered likely to have an unknown impact against most objectives.

8.113 Through the Local Planning Document process, it has been decided to include a Borough wide policy to protect residential gardens.

8.114 Approach to amenity of adjacent properties.

- Option A – include a policy: Include a policy to expand on amenity (not just residential).
- Option B – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	+	0	?	?	0	0	0	0	0	?	-	-	0	-
Option B – no policy (do nothing)	0	?	0	?	?	0	0	0	0	0	?	+	+	0	0

8.115 Option A is considered likely to have a minor positive effect against the health objective because it would take account of people's wellbeing and other effects such as light, overshadowing, noise and views etc. However it scores a minor negative effect against transport, employment and economic structure because having an amenity policy would restrict the location of economic

development. Option B is considered likely to have a minor positive effect against the transport and employment objectives because there would be no restriction on location of future development which could maximise the accessibility to services and facilities.

- 8.116 Through the Local Planning Document process, it has been decided to include a policy on amenity so that such issues can be addressed at the planning application stage.

Housing

- 8.117 Paragraph 50 of the National Planning Policy Framework requires Local Plans to deliver a wide choice of high quality homes, to widen opportunities for home ownership and to create sustainable, inclusive and mixed communities. Local planning authorities should identify and bring back into residential use empty homes and buildings (paragraph 51). The SA assessment considered options whether to establish a threshold for allocating sites for houses and the approach to empty homes/buildings into residential use.

- 8.118 Policy 8 of the Aligned Core Strategy states all residential developments should contain adequate internal living space and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants. Consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is significant degree or under occupation and an ageing population. The appropriate mix of house size, type, tenure and density within housing development will be informed by the criteria listed in Policy 8.4. Policy 8 also states any locational variation in affordable housing requirements and the mix and threshold for affordable housing will be set out in the Local Development Document. The SA assessment considered various approaches to affordable housing, whether there is a need to have additional policy on the mix of housing and the approach to elderly/retirement homes and custom build and self build homes. The SA assessment also considered the need for new home space standards and how to ensure new homes are adaptable.

- 8.119 Policy 8 states where there is robust evidence of local need, rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements. The SA assessment considered options on rural exception sites.

- 8.120 There is one matter that was not appraised and the table below sets out the reason for this.

Matter	Reason
What approach should be taken to affordable housing	There is no need to appraise the reasonable options as this matter is covered by affordable housing policy in the Aligned Core Strategy.

8.121 Options relating to housing have been subject to SA assessment and the findings are as follow:

8.122 Should we review the current threshold of 15 dwellings for request for affordable housing.

- Option A – use higher threshold: Use higher threshold (e.g. 20 dwellings).
- Option B – do nothing: Use current threshold i.e. 15 dwellings.
- Option C – use lower threshold: Use lower threshold (e.g. 10 dwellings).

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – use higher threshold	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – do nothing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option C – use lower threshold	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.123 Option A is considered likely to have a minor negative effect against the housing and health objectives as more sites will fall below the threshold so there would be less affordable (social) housing and more people living in private rented where worst housing conditions are found. Option B is considered likely to have a neutral effect against the objectives. Option C is considered likely to have a major negative effect against the housing objective as this would catch more small developments, deterring investment and regeneration and leading to more viability challenge.

8.124 Through the Local Planning Document process, it has been decided to use the current threshold for affordable housing.

8.125 How to ensure a mix of housing.

- Option A – include a policy: Include a policy to ensure a mix of housing i.e. different types of housing based on demographic and market trends and the need of different groups.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	++	?	0	0	+	0	0	0	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	?	0	0	0	0	0	0	0	0	0	0	0	0	0

8.126 Option A is considered likely to have a major positive effect against the housing objective as there is potential to encourage bungalows and smaller houses in certain areas to address housing market failure. It scores a minor positive effect against the social objective as there is potential to improve intergenerational relations and more engagement in community activities. Option B is considered likely to have no impact on most objectives.

8.127 Through the Local Planning Document process, it has been decided to include separate policies on housing type, size and tenure and specialist accommodation.

8.128 What approach should be taken on 'new homes space standards'.

- Option A – include a minimum based policy: Includes minimum based policy on garden size, window distance, car park and bin storage. (NB: Assume there is a nationally described space standards in place, then floor space not included in this option.)
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.
- Option C – include a national space standards policy: Use nationally described space standards (when adopted).

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure

Option A – include a minimum based policy	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option C – include a national space standards policy	+	+	0	0	+	0	0	0	0	0	0	0	0	0	0

8.129 Option A is considered likely to have a minor positive effect against the environment, biodiversity and green infrastructure objective as external requirement have potential to create bigger gardens, more feeling of open space and biodiversity. Option B is considered likely to have a neutral effect against the objectives. Option C is considered likely to have a minor positive effect against the housing, health and social objectives as this would reduce the housing need caused by overcrowding, improvement to physical and mental wellbeing by having more space in the home and potential for intergenerational families to live together more easily.

8.130 Through the Local Planning Document process, it has been decided not to include a policy on new homes space standards due to lack of evidence to support the policy in the Local Planning Document.

8.131 How to ensure that new homes are ‘adaptable’.

- Option A – include a policy: Include a policy based on housing needs assessment and other factors listed in the Government’s consultation document.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	+	0	0	+	0	0	0	0	0	0	0	+	0	0
Option B – no policy (do nothing)	0	?	0	0	?	0	0	0	0	0	0	0	0	0	0

8.132 Option A is considered likely to have a minor positive effect against the housing, health, social and employment objectives as having adaptable homes would help reduce health inequalities by giving the option to stay in a home that meets their needs (i.e. people stay in their homes as they age and their mobility needs change) and avoid losing their independence by going

into care. For option B, the impact on the health and social objectives are unknown.

8.133 Through the Local Planning Document process, it has been decided not to include a policy on adaptable homes due to the lack of available evidence to support the policy.

8.134 What approach should be taken on self build and custom build homes.

- Option A – include a criteria based policy: Include a criteria based policy for self build and custom build homes.
- Option B – no policy (do nothing): Use National Planning Policy Framework and Aligned Core Strategy on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a criteria based policy	0	0	0	0	0	0	0	+	0	0	+	-	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.135 Option A is considered likely to have a minor positive effect against the natural resources and energy and climate change objectives as there is potential to encourage sustainable design and construction and more incentive to build own home to higher efficiency standards. However it scores a minor negative effect against the transport objective as there could be potential for most planning applications to be in villages with more car dependency. Option B is considered likely to have no change to the impact on the objectives.

8.136 Through the Local Planning Document process, it has been decided to include a policy to promote and provide guidance on self build and custom homes.

8.137 Whether to guide development of elderly/retirement homes.

- Option A – include a criteria based policy: Include a criteria based policy to encourage elderly/retirement homes.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a criteria based policy	+	+	0	+	+	0	0	0	0	0	+	0	+	+	0
Option B – no policy (do nothing)	0	?	0	0	?	0	0	0	0	0	0	0	?	?	0

8.138 Option A is considered likely to have a minor positive effect against the housing, health, crime, social, employment and innovation objectives as this would increase the range of options for an aging population (as well as rising number of people with dementia), provide more chance for social activities which would reduce loneliness and isolation and reduce the fear of crime. It would create employment as well as potential for innovation in the care sector. People in dedicated supported housing are likely to have health needs identified quicker. It also scores a minor positive effect against the energy and climate change objective as it may have potential for more efficient communal utilities. For option B, the impact on the health, social, employment and innovation objectives are unknown.

8.139 Through the Local Planning Document process, it has been decided to include a criteria based policy on specialist accommodation.

8.140 Whether to establish a threshold for allocating sites for housing.

- Option A – 50 homes and over: Allocate sites of 50 homes and over.
- Option B – 10 homes and over: Allocate sites of 10 homes and over.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – 50 homes and over	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – 10 homes and over	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.141 The assessment did not appraise the impact on the proportion of larger or small sites and only concentrated on whether they should be specifically allocated for 10+ homes or 50+ homes. Option A is considered likely to have a minor positive effect against the housing objective as only large sites specifically allocated for housing so therefore there is scope for smaller sites to come forward for other uses. This option has less certainty over which sites come forward than option B. Option B is considered likely to have a major positive effect against the housing objective as it provides greater certainty that sites come forward for housing as protected from development for other uses.

8.142 Through the Local Planning Document process, it has been decided to use both options when allocating sites. Option A is used to allocate sites in the urban area and option B is used to allocate sites in the rural area i.e. key settlements and other villages.

8.143 Approach to rural exception sites.

- Option A – include a policy: Include a policy for rural exception sites.
- Option B – no policy (do nothing): No rural exception sites.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	?	?	0	0	-	-	-	0	0	0	-	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.144 Option A is considered likely to have a minor positive effect against the housing objective as it could potentially lead to more affordable housing. However it scores a minor negative effect against the environment, biodiversity and green infrastructure, landscape and natural resources objectives as there is more potential for negative impact than positive as rural exception sites tend to be on greenfield land. It also scores a minor negative effect against the transport objective as living in rural areas could require more car usage. Option B is considered likely to have a neutral effect against the objectives.

8.145 Through the Local Planning Document process, it has been decided not to include a policy on rural exception sites as the sites allocated in the villages

will include a mix of affordable (if required) and market housing. It was considered there is no need to allocate land for rural exception sites.

8.146 Approach to empty homes/buildings into residential use.

- Option A – include a policy: Include a policy to bring empty homes and buildings back into residential use.
- Option B – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.147 Option A is considered likely to have a minor positive effect against the housing objective as it would encourage bringing empty properties back into use. It is considered to have no direct change for the remainder of the objectives. Option B is considered to have the same impact as option A, except for the housing objective. Having no policy does not mean it would not prevent empty properties from being brought back into use.

8.148 Through the Local Planning Document process, it has been decided not to include a policy on empty homes as there is a housing strategy in place to tackle empty homes. Also it has been decided to include a criteria based policy on housing development on unallocated sites which includes the conversion and change of use of non-residential buildings to residential use which could also address the empty homes/buildings.

8.149 Approach to residential development on unallocated sites and conversion/change of use to residential.

- Option A – include a policy: Include a policy to permit residential development on unallocated sites and conversion/change of use to residential use.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and Aligned Core Strategy on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	?	?	0	0	?	?	?	?	0	?	?	?	0	?
Option B – no policy (do nothing)	0	?	?	0	0	?	?	?	?	0	?	?	?	0	?

8.150 Option A is considered likely to have a minor positive effect against the housing objective as it would provide a range of housing depending on sizes of sites and buildings. It is considered to have unknown effect against most of the objectives as it depends on the location of the site and type of existing land use. Option B is considered to have the same impact as option A, except for the housing objective. The impact depends on the details of the proposals and location of site. However, having no policy means presumption in favour of sustainable development would apply when determining planning applications.

8.151 Through the Local Planning Document process, it has been decided to include a policy on housing development on unallocated sites which includes the conversion and change of use of non-residential buildings to residential use.

8.152 Approach to residential extensions in non-Green Belt land.

- Option A – include a policy: Include a policy for residential extensions in the built up area i.e. in non-Green Belt land.
- Option B – no policy (do nothing): Use the National Planning Policy Framework on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure

Option A – include a policy	0	0	++	0	0	?	?	-	-	0	0	0	0	0	0
Option B – no policy (do nothing)	+	0	-	0	+	?	?	-	-	0	0	0	0	0	0

8.153 Option A is considered likely to have a major positive effect against the heritage and design objective as it would allow the Council to manage the impact for extensions on the local character in the urban area and built up area. It scores a minor negative effect against the natural resources and flooding objectives as extending into garden could cause some impact and reduce soft areas for water surface run off. Option B is considered likely to have a minor positive effect against the housing and social objectives as allowing bigger extensions would allow multi-generation families to live together and care for older people if the Council does not have a policy more restrictive than the National Planning Policy Framework. However it scores a minor negative against the heritage and design objective as it may lead to loss of control over design and thus impact on the local character. It also scores a minor negative effect against the natural resources and flooding objectives as extending into gardens could cause some impact.

8.154 Through the Local Planning Document process, it has been decided to include a policy on extensions to dwellings not in the Green Belt.

8.155 Safeguard allocated sites from piecemeal development.

- Option A – include a policy: Include a policy to protect sites allocated in the Local Planning Document.
- Option B – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	++	0	0	0	0	0	0	0	0	0	0	+	0	0	0
Option B – no policy (do nothing)	--	0	-	0	0	0	-	0	0	0	0	-	0	0	0

8.156 The assessment did not appraise the impact on the allocated sites and only concentrated on whether they should be protected from piecemeal development. Option A is considered likely to have a major positive effect against the housing objective as it would ensure that allocated sites are developed to their full potential. It scores a minor positive effect against the transport objective as it would allow allocated sites to be developed where

transport connections have been assessed as suitable. Option B is considered likely to have a major negative effect against the housing objective as there could be a significant risk of rendering allocated sites as “unusable”. It scores a minor negative effect against the heritage and design and landscape objectives where piecemeal development could risk inconsistent character and not have a ‘sense of place’ or positive impact on visual amenity. It also scores a minor negative effect against the transport objective as the impact of not having a five year supply would impact on development elsewhere where transport may be less good and thus increase car dependence.

8.157 Through the Local Planning Document process, it has been decided to include a policy on comprehensive development to protect site allocations.

Employment

8.158 Paragraphs 18 and 19 of the National Planning Policy Framework state the Government is committed to securing economic growth and that the planning system does everything it can to support sustainable economic growth. As set out at paragraph 21 of the Framework, local planning authorities should set out a clear vision and economic strategy for the area; set criteria or identify strategic sites; support existing business sectors; plan for clusters; identify priority areas for economic regeneration; and facilitate flexible working practices such as integration of live work units. Paragraph 22 advises that planning policies should avoid the long term protection of employment land which has little prospect of being used for that purpose. The SA assessment considered policy options on whether to continue with existing Policy E3 (a) to allow for expansion, conversion or redevelopment of existing employment areas for employment uses, amend Policy E3 to make specific provision for non-business class sectors on existing employment areas or create a new criteria based policy. The SA assessment also considered options whether to include a policy on live work units.

8.159 Paragraph 28 of the Framework states that planning policies should support economic growth in rural areas. The SA assessment considered options whether to include a policy on agricultural and other rural businesses.

8.160 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

Matter	Reason
To consider whether there is a sufficient range and portfolio of employment sites.	This relates to the supply of employment sites. The allocations of employment sites will be appraised as part of the SA assessment.
To consider how to deal with hazardous industries.	This is to be addressed by a separate development management policy. Also separate legislation governs

	hazardous processes and planning policy should not duplicate such controls.
Expansion of firms on the same site.	This relates to expansion on the same site. It is considered not to appraise.
Protecting and retaining employment sites.	The Aligned Core Strategy requires the Local Planning Document to have a policy protecting attractive and good quality sites.
How to secure local labour agreements.	This relates to details of securing local labour agreements through s106 planning obligations on new employment development.

8.161 Options relating to employment have been subject to SA assessment and the findings are as follow:

8.162 Consider whether to make specific provision for non-business class sectors including on existing employment areas.

- Option A – continue with current policy: Continue with Policy E3 (a) of the Replacement Local Plan which allows for expansion, conversion or redevelopment of existing employment areas for employment uses (other than main town centre uses).
- Option B – continue with current policy but include other non-employment uses: Amend Policy E3 (a) of the Replacement Local Plan to include other non-employment uses including industrial or commercial training facilities; community facilities; specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts; essential public utilities development; and ancillary facilities and services which support the functioning of the site including child care facilities, for example nurseries.
- Option C – include a criteria based policy: Include a criteria based policy to judge non business class on merit.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure

Option A – continue with current policy	0	0	?	0	0	0	0	0	?	0	?	?	++	++	++
Option B – continue with current policy but include other non-employment uses	0	++	?	0	++	0	0	0	?	0	?	?	++	++	++
Option C – include a criteria based policy	0	+	?	0	+	0	0	0	?	0	?	?	++	+	++

8.163 Option A is considered likely to have a major positive effect against the employment, innovation and economic structure objectives as it would continue provide employment uses within employment areas and provide jobs. Option B is considered likely to have similar effect as Option A, however it would also have a major positive effect against the health and social objectives because the proposals would involve health or physical activity related or community related uses. For all options the impact against the heritage and design and transport objectives are uncertain due to the proposals which could have impact on local character and traffic generated. Option C is considered likely to have similar impact as Option B, depending on the criteria.

8.164 Through the Local Planning Document process, it has been decided to continue with existing policy but include other non-employment uses.

8.165 What approach should be taken on live work units.

- Option A – include a criteria based policy: Include a criteria based policy for live work units.
- Option B – no policy (do nothing): Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a criteria based policy	+	0	+	0	0	0	0	0	0	0	0	++	+	+	+
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.166 Option A is considered likely to have a major positive effect against the transport objective as it eliminates the need for commuting. It scores a minor positive effect against the housing and heritage and design objectives as it would increase the range of housing and give more flexibility in the re-use of historic buildings. It also scores a minor positive effect against the

employment, innovation and economic structure objectives as it provides space that 'high knowledge sector' start-up businesses require which would improve the diversity of employment and possibly be attractive to graduates. Option B is considered likely to have no change to the impact on the objectives.

8.167 Through the Local Planning Document process, it has been decided to include a criteria based policy on live work units in the Green Belt.

8.168 Consider the approach to secure local labour agreements.

- Option A – include a policy: Specify in policy a requirement to secure local labour agreements through S106 planning obligations on new employment developments.
- Option B – no policy (do nothing): Rely on Policy 19 of the Aligned Core Strategy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	0	0	0	0	0	0	0	++	++	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0

8.169 Option A is considered likely to have a major positive effect against the employment and innovation objectives as a specific policy would promote and create new jobs and training opportunities for local people. Option B is considered likely to have a similar effect but only minor positive as it depends on the proposals.

8.170 Through the Local Planning Document process, it has been decided to include a policy to secure local labour agreements through S106 planning obligations.

8.171 Consider the approach for a specific policy on agricultural and other land based rural businesses.

- Option A – include a policy: Include a general criteria based policy to support agricultural and other rural land based diversification.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	?	0	0	?	?	?	?	0	0	?	++	++	++
Option B – no policy (do nothing)	0	0	?	0	0	?	?	?	?	0	0	?	+	+	+

8.172 Option A is considered likely to have a major positive effect against the employment, innovation and economic structure objectives as the policy would promote and encourage agricultural and rural related businesses which would provide jobs. For both options the impact against the heritage and design, environment, biodiversity and green infrastructure landscape, natural resources, flooding and transport objectives are uncertain depending on the proposals which could have impact on local character, the natural environment, landscape, flooding and may require more car use.

8.173 Through the Local Planning Document process, it has been decided to include a policy on agricultural and rural diversification.

Town Centres

8.174 Paragraph 23 of the National Planning Policy Framework states that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plan, local planning authorities should support vitality and viability of town centres; define the network and hierarchy of centres; define the extent of town centres and primary shopping areas; set policies that make clear which uses will be permitted in primary and secondary centres; encourage a diverse retail offer; retain and enhance existing markets and, where appropriate, re-introduce or create new ones; allocate a range of suitable sites; and allocate appropriate edge of centre sites. As the national guidance is clear that there should be policy on permitted uses in centres, the SA assessment did not appraise the options regarding the permitted uses. Markets were mentioned in paragraph 23 and the SA assessment considered the options whether to have a policy to retain and enhance markets in the Borough. Paragraph 23 also recognises that residential development can play an important role in ensuring the vitality of centres. The SA assessment considered the options whether to continue with existing Policy S3 of the Replacement Local Plan.

8.175 The SA assessment considered the option of having a policy to restrict new fast food takeaway near schools, in response to comments from the public health team at the Council.

8.176 Paragraph 26 of the Framework states local planning authorities should require an impact assessment if the applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, is over a locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). The Retail Study (2015) recommends a locally set floorspace threshold of 500 sq m. The SA assessment considered both thresholds.

8.177 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

Matter	Reason
Define a network and hierarchy of centres	This relates to the status of each town centre. The Retail Study (2015) provides recommendations. The Retail Background Paper (2016) provides details on this.
Consider the boundaries of town centres.	This relates to the retail demand. Any changes to the boundaries relate to the current situation and nature of the centres. The Retail Background Paper (2016) provides details on this.
Consider what uses should be permitted in town centre.	As the national guidance is clear that there should be policy on permitted uses in centres, the SA assessment did not appraise the options regarding the permitted uses. Any changes to the permitted uses relate to the Health Checks work carried out which reflects the current situation and nature of the centres. The Retail Background Paper (2016) provides details on this.
Consider the approach to development within small parades of shops.	The National Planning Policy Framework covers the evidence of sequential and impact assessment.
Consider the approach to security shutters.	This relates to the details of the shop frontage and security issues.

8.178 Options relating to town centres have been subject to SA assessment and the findings are as follow:

8.179 Consider whether to set an impact assessment threshold.

- Option A – use national threshold 2,500 sq m (do nothing): Use the 2,500 sq. m threshold in the National Planning Policy Framework.
- Option B – use retail study threshold 500 sq m: Use 500 sqm as recommended by the Retail Study (2015).
- Option C – use other threshold: Use another figure justified by evidence.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – use national threshold 2,500 sq m (do nothing)	0	0	0	0	0	?	?	?	?	0	0	0	+	+	+
Option B – use retail study threshold 500 sq m	0	0	0	0	0	?	?	?	?	0	0	0	++	++	++
Option C – use other threshold	0	0	0	0	0	?	?	?	?	0	0	0	+	+	+

8.180 Option B is considered likely to have a major positive effect against the employment, innovation and economic structure objectives as the threshold is lower than the national threshold (option A). As there is no specific threshold stated in option C, it is assumed that the threshold would be between the thresholds set out in options A and B. For all options, the effect against the environment, biodiversity and green infrastructure landscape, natural resources, flooding objectives depend on the proposals which could have impact on local character, the natural environment, landscape, natural resources and flooding.

8.181 Through the Local Planning Document process, it has been decided to include a threshold of 500 sq m as recommended by the retail study when determining planning applications.

8.182 Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

- Option A – include a general policy: A general policy supporting proposals that retain/enhance Arnold Market or lead to the creation of new markets elsewhere.

- Option B – include a detailed policy: Include a more detailed policy designating sites for markets and schemes of improvement/creation
- Option C – no policy (do nothing): Reply on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a general policy	0	0	+	0	++	0	0	0	0	0	0	++	++	++	++
Option B – include a detailed policy	0	0	++	0	++	0	0	0	0	0	0	++	++	++	++
Option C – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

8.183 Having a policy (options A and B) is considered likely to have a major positive effect against the social, transport, employment, innovation and economic structure objectives as the policy would help to improve and encourage people to use the existing or create new community assets and activities. Also it would protect existing and create new jobs and encourage innovation. Markets are usually located within town centres with good transport network. Having a detailed policy of schemes of improvement/creation (option B) would help to promote, protect and straighten the local character. Having no policy (option C) is considered likely to have no change impact on the objectives.

8.184 Through the Local Planning Document process, it has been decided to include a general policy on markets.

8.185 Consider whether to restrict the opening of new A5 (Fast Food Takeaway) near schools.

- Option A – include a policy: Include a policy stating that planning permission will not be granted for new A5 uses within 400 metres of secondary schools.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	?	?	?	?	0	0	+	++	+	++
Option B – no policy (do nothing)	0	0	0	0	0	?	?	?	?	0	0	+	++	+	++

8.186 It is considered that the effect of having a policy would not change the effect. It is considered likely to have a major positive effect against the employment and economic structure objectives as the businesses and jobs would be created. The effect against the environment, biodiversity and green infrastructure, landscape, natural resources and flooding objectives are depend on the proposals which could have impact on local character, the natural environment, landscape, natural resources and flooding.

8.187 Through the Local Planning Document process, it has been decided to include a policy to ensure that new A5 uses are restricted within 400 metres of secondary schools.

8.188 Role of residential and upper floors

- Option A – include a policy: Roll forward Policy S3 of the Replacement Local Plan which adopts a flexible approach.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	+	0	0	0	++	0	0	0	0	0	0	++	+	+	+
Option B – no policy (do nothing)	+	0	0	0	++	0	0	0	0	0	0	++	?	?	?

8.189 Option A is considered likely to have a major positive effect against the social and transport objectives as the change of use of upper floors to residential uses within town centres would mean good access to facilities and good transport network. Policy S3 of the Replacement Local Plan encourages the change of use of upper floors to residential and small-scale offices, thus the minor positive effect against the housing, employment, innovation and economic structure objectives. For option B, the effect against the employment, innovation and economic structure objectives are uncertain as it depends on the proposals which could mean that other uses may not be small-scale offices.

8.190 Through the Local Planning Document process, it has been decided to include a policy on upper floors.

Community Facilities

8.191 Paragraph 28 of the National Planning Policy Framework states Local Plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

8.192 Paragraph 70 of the Framework states planning policies should plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and ensure an integrated approach to considering the location of housing, economic uses and community facilities and services. The SA assessment considered the options on the approach to protect community facilities and local services.

8.193 Consultation responses on the Issues and Options stage of the Local Planning Document suggested that the Local Planning Document should include civic spaces e.g. built spaces, village greens, civic gardens. The SA assessment considered whether to include a policy to protect important Civic Amenity Space.

8.194 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

Matter	Reason
Consider including a policy to provide new, extended or improved shared space, community facilities and local services.	This is already covered by Policy 12 of the Aligned Core Strategy.
Consider providing guidance on the location of new religious and cultural facilities.	It is considered that this is covered by Policy 12 of the Aligned Core Strategy.

Consider retaining existing Policy R8 of the Replacement Local Plan regarding tourist related accommodation concentrated in built up areas and larger villages.	This will be covered in Green Belt policy.
Consider including a policy to protect and guide future diversification of existing visitor attractions.	This is already covered by Policy 13 of the Aligned Core Strategy.
Consider including a policy which aims to achieve places to promote opportunities for meeting between members and the community, safe and accessible environments, and safe and accessible developments.	This is already covered by Policies 10 and 12 of the Aligned Core Strategy. Safe development will be considered on an application by application basis.
Consider including a policy to set priorities for different types of contributions.	Reasonable options related to contributions.
Consider including a policy to ensure all development schemes undertake viability assessment.	It is considered there is no need for a policy. If developer thinks a scheme is unviable then a viability assessment is required.

8.195 Options relating to community facilities have been subject to SA assessment and the findings are as follow:

8.196 How to prevent unnecessary loss of community facilities and local services.

- Option A – include a policy: Continue with existing Replacement Local Plan Policy C4 (which states planning permission will not be granted if development would lead to the loss of community facilities resulting in increased car journeys to the next available facility) incorporating the National Planning Policy Framework requirements (i.e. reduce the community's ability to meet its day-to-day needs) and further amend to address Theatres Trust's comments.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Option B – no policy (do nothing)	0	-	-	-	-	0	0	0	0	0	0	-	-	0	0

8.197 Option A is considered likely to not cause any negative effect due to the policy protecting community facilities. Option B is considered likely to have a major negative effect against the health, social and transport objectives where the loss of certain facilities (such as leisure centres, pharmacies, GP surgeries) as well as cultural assets would have negative impact on people's health and people may have to use car journeys instead walking or increase their car journey to the next available facilities. It scores a minor negative effect against the heritage and design objective because it could mean loss of access to historic buildings thus affecting people's enjoyment and the local character of the area. It also scores a minor negative impact against the crime objective because loss of community facilities would mean loss of 'diversionary' facilities. It is considered likely to have a minor negative effect against the employment objective because it could lead to job losses and reduce diversity of jobs.

8.198 Through the Local Planning Document process, it has been decided to include a criteria based policy to protect community facilities so that loss of community facilities can be addressed through at the planning application stage.

8.199 Should there be a new policy designed to protect important Civic Amenity Space.

- Option A – include a policy: Include a new policy designation protecting civic spaces.
- Option B – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	++	?	++	+	0	0	0	0	0	?	0	0	+
Option B – no policy (do nothing)	0	?	--	?	--	?	?	?	0	0	0	?	0	0	?

8.200 Option A is considered likely to have a major positive effect against the heritage and design and social objectives because protected civic spaces could improve the built character and enhance historic and cultural assets. Also it could improve access to and encourage community activities within the civic spaces and improve ethnic and intergenerational relations. It scores a minor positive effect against the environment, biodiversity and green infrastructure objective because a civic space could include green space and

may provide opportunity to accommodate community garden and trees. It also scores a minor positive effect against the economic structure objective due to civic spaces being used by employees with potential for business activity such as markets. Option B is considered likely to have a major negative effect against the heritage and design and social objectives which depends on how much the local community value civic spaces.

- 8.201 Through the Local Planning Document process, it has been decided not to include a policy designation protecting civic spaces. It is considered that the policies to protect open space and historic environment would cover civic spaces.

Transport

- 8.202 Paragraph 34 of the National Planning Policy Framework states Local Plans should ensure developments are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. The SA considered options on the approach to take on future Park and Ride provision. Paragraph 41 states sites and routes should be identified and protected which could be critical in widening transport choice. The SA assessment considered options on the approach to protect and enhance cycle routes, recreational routes and public rights of way.

- 8.203 Paragraph 35 states all developments which generate significant amounts of movement should be required to provide a Travel Plan. Policy 14 of the Aligned Core Strategy sets a target to increase the number of developments supported by travel plans.

- 8.204 Paragraph 39 of the Framework states if setting local parking standards for residential and non-residential development, local planning authorities should take into account the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the overall need to reduce the use of high-emission vehicles. The SA assessment considered options on the approach to residential and non-residential parking standards.

- 8.205 There are other matters considered that were not appraised and the table below sets out the reasons why each matter was not appraised.

Matter	Reason
Consider including a policy to increase the number of developments supported by Travel Plans.	Reasonable options relate to Travel Plans.
Consider including a policy to promote the use of electric or hybrid vehicles.	This will be covered in Air Quality policy.
Cycles routes should be incorporated into green infrastructure (where practical).	This will rely on Aigned Core Strategy Policy 16.3.
Consider including a policy to prevent HGV traffic through villages.	It is for Nottinghamshire County Council to restrict HGVs on specific routes.
Consider including a policy to address the needs of	Emergency services are

emergency services to reach all areas of the community promptly.	consulted on planning applications.
Consider including a policy to require developer contributions for cycling provision.	This will be considered on an application by application basis.

8.206 Options relating to transport have been subject to the SA assessment and the findings are as follow:

8.207 What approach should be taken to residential car parking standards.

- Option A – include a Gedling specific policy: Include a Gedling specific policy incorporating the key elements of the Residential Car Parking Supplementary Planning Document.
- Option B – no policy (do nothing): Rely on 6Cs Highway Design Guide.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a Gedling specific policy	0	0	+	+	0	0	0	0	0	0	+	-	0	0	0
Option B – no policy (do nothing)	0	-	-	-	0	0	0	0	0	0	0	0	0	0	0

8.208 The assessment assumes that option A would achieve a higher level of parking provision than option B. Option A is considered likely to have a minor positive effect against the heritage and design objective where the impact of cars on design and local character would be managed due to the availability of guidance specific to Gedling Borough. It also scores a minor positive effect against the energy and climate change objective where there is potential to include electric charging points. It scores a minor positive effect against the crime objective where it would contribute to a safe secure built environment through designing out crime. However it scores a minor negative effect against the transport objective because the option may provide an increased level of parking provision which would not discourage car use. Option B is considered likely to have a minor negative effect against the health, heritage and design and crime objectives, where reduced parking provision could cause a negative impact on mental health (i.e. stress), on design and local character and possibly more opportunities for car crime if reduced provision means that cars are parked some distance away from homes.

8.209 Through the Local Planning Document process, it has been decided to include a policy on parking standards incorporating the requirements for residential development.

8.210 What approach should be taken to non-residential car parking standards.

- Option A – include a policy: Include a policy to incorporate key elements of the 6Cs Highway Design Guide.
- Option B – no policy (do nothing): Rely on 6Cs Highway Design Guide.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	+	0	0	+

8.211 Both options A and B are considered likely to have a minor positive effect against the transport and economic structure objectives, because they would provide the required infrastructure for businesses which would minimise impact on the environment.

8.212 Through the Local Planning Document process, it has been decided to include a policy on parking standards incorporating the requirements for non-residential development.

8.213 What approach should be taken on future Park and Ride provision.

- Option A – include a policy: Include a policy.
- Option B – no policy (do nothing): Rely on paragraph 90 of National Planning Policy Framework which states "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... local transport infrastructure which can demonstrate a requirement for a Green Belt location".

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	0	?	0	0	-	-	+	?	0	+	+	0	0	0
Option B – no policy (do nothing)	0	0	?	0	0	?	?	?	?	0	?	?	0	0	?

8.214 Option A is considered likely to have a minor positive effect against the natural resources, energy and climate change and transport objectives where there is potential to increase electric vehicle usage, develop a transport network that minimise the impact on the environment and decrease air pollution depending on the location, design and operation of the park and ride provision. However, it scores a major negative effect against the environment, biodiversity and green infrastructure and landscape objectives where a large car park may have a negative impact on the environment and landscape (depending on its location). Option B would have an uncertain effect against most objectives.

8.215 Through the Local Planning Document process, it has been decided to include a policy on Park and Ride facilities so that such issues can be addressed at the planning application stage.

8.216 Protect sites and routes i.e. cycle routes and recreational routes.

- Option A – include a policy: Include a policy based on existing Replacement Local Plan Policy T9 and identify additional sites and routes.
- Option B – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	++	0	0	+	0	0	+	0	0	0	++	+	+	0

Option B – no policy (do nothing)	0	?	?	?	?	?	?	0	0	0	0	?	0	0	0
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8.217 Option A is considered likely to have a major positive effect against the health and transport objectives, where there is potential to promote physical activity, minimise the impact on the environment and reduce journeys undertaken by car. It scores a minor positive effect against the natural resources objective, as it may decrease air pollution. It also scores a minor positive effect against the social, employment and innovation objectives due to the potential for improved access to community facilities, education or employment opportunities for students, graduates and people who don't have or can't afford a car. Option B would have an uncertain effect against most objectives.

8.218 Through the Local Planning Document process, it has been decided to include a general policy on cycle routes, recreational routes and public rights of way so that such issues can be addressed at the planning application stage.

8.219 How to protect and enhance public rights of way and access.

- Option A – include a policy: Include a policy to identify and protect Public Rights of Way and access.
- Option B – no policy (do nothing): Rely on the National Planning Policy Framework. Public rights of way are protected under separate legislation.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a policy	0	+	0	?	?	0	0	0	0	0	0	+	0	0	0
Option B – no policy (do nothing)	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0

8.220 Option A is considered likely to have a minor positive effect against the health and transport objectives because having Right of Way being mapped on the Policies Map could increase opportunities for recreational physical activity and reduce car journeys. Option B is considered likely to have no change or unknown effect against the objectives.

8.221 Through the Local Planning Document process, it has been decided to include a general policy on cycle routes, recreational routes and public rights of way so that such issues can be addressed at the planning application stage.

Infrastructure

8.222 Paragraph 43 of the National Planning Policy Framework states local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. The numbers of radio and telecommunications masts and the sites for such installations should be kept to a minimum with the existing masts, buildings and other structures used unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate. Paragraph 44 states local planning authorities should not impose a ban on new telecommunications development in certain areas or insist on minimum distances between new telecommunications development and existing development. The SA assessment considered options whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

8.223 There were no other matters considered that were not appraised.

8.224 Options relating to infrastructure have been subject to the SA assessment and the findings are as follow:

8.225 Whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

- Option A – include a criteria based policy: Include a criteria based policy based on National Planning Policy Framework paragraph 43.
- Option B – no policy (do nothing): No policy.

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Option A – include a criteria based policy	0	+	+	0	+	?	?	0	0	0	+	+	?	++	++
Option B – no policy (do nothing)	0	?	?	0	?	0	-	0	0	0	0	?	?	?	?

8.226 Option A is considered likely to have a major positive effect against the innovation and economic structure objectives because a policy on telecommunications and high speed broadband is indispensable for an

innovation culture in the knowledge economy sector. It is considered likely to have a minor positive effect against the health, social, energy and climate change and transport objectives due to the benefits of using faster broadband i.e. people having access to health services remotely and keeping in touch with relatives or people living far away, use of smart meters and smart homes that reduces energy use and working from home, internet shopping and teleconferencing that reduces transport emissions and car use. It scores a minor positive effect against the heritage and design objective because the criteria based policy would restrict the siting and appearance to maintain the local character of the area and the setting of heritage assets. Option B would have an uncertain effect against most objectives, except for a minor negative effect against the landscape objective where the absent of a policy could have a negative impact on visual amenity.

- 8.227 Through the Local Planning Document process, it has been decided not to include a policy in the Local Planning Document.

Section 9: Appraising the Development Management Policies (Stages B3-B4)

- 9.1 This section looks at the findings of the SA assessment of the proposed development management policies in the Local Planning Document.
- 9.2 Article 5 (1) (f) of the SEA Directive requires the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- 9.3 Part A of the Local Planning Document contains 61 development management policies and they are arranged into the following sections:
- Climate Change, Flood Risk and Water Management;
 - Environmental Protection;
 - Green Belt;
 - Natural Environment;
 - Open Space and Recreational Facilities;
 - Historic Environment;
 - Design;
 - Homes;
 - Employment;
 - Retail and Community Facilities; and
 - Transport.

Methodology

- 9.4 In December 2015, the SA assessment of the draft management policies was undertaken against the SA Framework and recommendations were provided. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, neutral and uncertain. The SA assessment also recorded the scale, timescale and permanency of the effect.
- 9.5 It should be noted that there are few recommendations and this is mainly due to the fact that, prior to the SA assessment, the policies had been drafted and shared with relevant people with specialist knowledge for their comments and amended accordingly. For some policies they were amended several times. Once the proposed policies had been revised, the SA assessment was undertaken to test the sustainability of the policies.
- 9.6 The recommendations of the SA assessment helped to finalise the proposed development management policies for the publication draft Local Planning Document.

SA Assessment of the Development Management Policies

9.7 **Table 10** summarises the appraisal results of the SA assessment of the development management policies. Note the development management policies have been abbreviated in the left column of the table.

9.8 The detailed SA assessment is provided as **Appendix G**.

Table 10: SA assessment of the development management policies (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
1. Wind Turbines	0	0	+	0	0	?	?	+	0	0	++	0	++	++	++
2. Energy Schemes	0	0	+	0	0	?	?	+	0	0	++	0	++	++	++
3. Flood Risk	-	0	0	0	0	0	0	0	++	0	0	0	0	0	0
4. Surface Water	-	0	0	0	0	+	0	+	++	0	0	0	0	0	0
5. Water Quality	0	0	0	0	0	++	0	++	0	0	0	0	0	0	0
6. Aquifer	0	0	0	0	0	0	0	++	0	0	0	0	0	0	0
7. Contaminated Land	-	0	0	0	0	?	0	++	0	0	0	0	-	0	-
8. Unstable Land	-	0	0	0	0	0	0	0	0	0	0	0	-	0	-
9. Hazardous	-	0	0	0	0	++	0	++	0	0	0	0	-	0	-
10. Pollution	0	0	+	0	0	+	++	++	0	0	+	0	-	0	-
11. Air Quality	0	++	0	0	0	0	0	++	0	0	+	+	-	0	-
12. Reuse of Buildings within GB	+	0	+	0	0	0	0	0	0	0	0	+	?	0	?
13. Extensions within GB	+	0	++	0	0	?	+	-	0	0	0	0	+	0	+
14. Replacement of Buildings within GB	+	0	++	0	0	0	+	?	0	0	0	0	+	0	+
15. Infill Development within GB	+	0	++	0	0	?	+	?	0	0	0	?	?	0	?
16. Safeguarded Land	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Rural Workers	+	0	0	+	0	?	?	-	0	0	0	0	+	++	+

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
18. Biodiversity	-	+	+	0	+	++	0	++	++	0	0	0	0	0	0
19. Landscape	-	0	+	0	0	++	++	++	++	0	0	0	0	0	0
20. Protection of Open Space	0	++	++	?	+	++	+	++	0	0	0	++	0	0	0
21. Provision of New Open Space	-	++	++	?	++	++	+	+	0	0	0	++	0	0	0
22. Local Green Space	0	++	++	?	++	++	+	++	0	0	0	++	0	0	0
23. Greenwood / Sherwood Forest	0	+	+	0	+	++	+	+	0	0	0	?	0	0	0
24. Tourist Accommodation	0	0	0	0	0	0	0	?	0	0	0	?	+	+	+
25. Equestrian Development	0	++	0	0	0	0	0	?	0	0	0	?	+	+	+
26. Heritage Assets	-	0	++	0	+	+	+	0	0	0	-	+	0	0	0
27. Listed Buildings	-	0	++	0	+	+	+	0	0	0	-	+	0	0	0
28. Conservation Areas	-	0	++	0	+	+	+	0	0	0	-	+	0	0	0
29. Parks and Gardens	-	0	++	0	+	++	++	0	0	0	0	0	0	0	0
30. Archaeology	0	0	++	0	+	+	+	0	0	0	0	0	0	0	0
31. Locally Important Heritage Assets	0	0	++	0	+	+	+	0	0	0	-	+	0	0	0
32. Amenity	-	0	+	+	0	?	?	?	0	0	0	0	0	0	0
33. Density	+	0	++	0	0	?	?	?	0	0	0	+	0	0	0
34. Gardens	-	0	+	0	0	+	+	+	0	0	0	0	0	0	0
35. Safe, Accessible and Inclusive	-	0	++	++	+	?	?	?	0	0	++	+	0	0	0
36. Affordable Housing	++	+	0	0	0	0	0	0	0	0	0	?	0	0	0
37. Housing Type	++	?	0	0	0	0	0	0	0	0	0	?	0	0	0
38. Specialist Accommodation	++	++	0	+	+	0	0	0	0	0	0	++	+	+	0
39. Housing on Unallocated Sites	++	0	+	0	0	+	+	+	0	0	0	?	0	0	0

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
40. Live Work Units	++	0	?	0	0	+	+	+	0	0	0	?	++	?	0
41. Self/Custom Homes	++	?	0	0	0	+	+	+	0	0	0	?	++	+	0
42. Extensions to Dwellings not in GB	+	0	+	0	0	?	0	0	0	0	0	0	0	0	0
43. Retention of Employment	0	0	+	0	+	0	0	0	0	0	0	0	++	++	++
44. Employment on Unallocated Sites	0	0	?	0	0	?	?	?	?	0	0	+	++	++	++
45. Expansion of Employment not in GB	0	0	+	0	0	0	0	0	0	0	0	0	++	++	+
46. Agricultural / Rural Diversification	0	0	?	0	0	?	?	?	?	0	0	?	++	++	++
47. Local Labour Agreements	0	0	0	0	0	0	0	0	0	0	0	0	++	++	++
48. Retail Hierachy	0	0	0	0	++	0	0	0	0	0	0	++	++	++	++
49. Town/Local Centres	-	?	++	0	++	0	0	0	0	0	0	++	++	++	++
50. Upper Floors	+	0	0	0	++	0	0	0	0	0	0	++	+	+	+
51. Impact Assessment Threshold	0	0	0	0	0	?	?	?	?	0	0	0	++	++	++
52. Markets	0	0	++	0	++	0	0	0	0	0	0	++	++	++	++
53. Development within Small Parades	0	0	++	0	++	0	0	0	0	0	0	+	++	++	++
54. Fast Food	0	0	0	0	0	0	?	?	?	0	0	+	++	++	++
55. Security Shutters	0	0	++	++	0	0	0	0	0	0	0	0	0	0	0
56. Community Facilities	-	++	0	+	++	?	?	?	?	0	0	++	++	+	+
57. Parking Standards	0	0	0	0	0	?	?	?	0	0	0	+	0	0	0
58. Cycle Routes	0	++	+	0	+	0	0	0	0	0	0	++	0	0	0
59. Park and Ride	0	0	?	0	0	?	?	?	0	0	0	+	0	0	0
60. Local Transport Schemes	0	0	?	0	0	?	?	?	0	0	0	+	0	0	+
61. Highway Safety	0	+	0	0	0	0	0	0	0	0	0	+	0	0	0

SA Objective 1: Housing

- 9.9 This objective seeks to ensure that the housing stock meets the housing needs.
- 9.10 The housing policies support the objective. Policies LPD36 to LPD41 relating to providing different types of housing meet the SA objective – they would increase the range of affordability of housing for all social groups such as different types of houses and flats as well as specialist accommodation for older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults. For Policy LDP42, the extension of dwellings could possibly increase the range of housing and also reduce unfit homes. The Green Belt policies also encourage residential development as there is reference to the re-use of buildings for residential purposes, in particular for rural workers, in part (b) of Policy LPD12. Policy LPD17 provides homes for rural workers and ensures the property is occupied by rural workers. For Policies LPD13 and LPD14, extensions to buildings and the replacement of buildings within the Green Belt help existing stock meet housing needs. Policy LPD15 allows for infill development which could include the provision of new housing.
- 9.11 The impact of the heritage and design and retail and community facilities policies against the objective varies. Policies on amenity and safe, accessible and inclusive development depend on the design and layout of the new housing. Policy LPD34 restricts residential development on gardens which mean fewer houses would be provided. Policy LPD33 allow for different densities in different areas of the Borough which could mean a high number of houses would be provided within a high density area (e.g. the urban area) and fewer houses would be provided within a low density area (e.g. village). Policy LPD49 does not allow residential development that exceeds the policy percentages in Arnold Primary Area and Local Centres which could have an impact on housing delivery. Policy LPD56 includes a specific requirement to demonstrate lack of viability for continued use of a community facility which could delay or prevent opportunity for alternative use as housing. Policy LPD50 encourages the change of use of upper floors in town and local centres to include residential use. Where upper floors would otherwise be empty and can be used as residential thereby meeting housing need and bringing people into town centres.
- 9.12 The flooding and natural environmental policies could restrict the supply of land for new housing. The environmental protection policies on contaminated land, unstable land and hazardous substances could restrict the supply of land for housing depending on the condition of the sites or the proposals. The heritage policies would restrict the supply of land for new housing and some of the existing heritage assets cannot be adapted to meet housing needs.

SA Objective 2: Health

- 9.13 This objective seeks to improve health and reduce health inequalities.

- 9.14 The open space and recreational facilities policies meet the SA objective. The provision of new open space as well as the protection of open space and Local Green Space provides opportunities for recreational physical activity. Other policies on Greenwood Community Forest and Sherwood Forest Regional Park (LPD23), equestrian activities (LPD25) and cycle routes, recreational routes and public rights of way (LPD58) also encourage opportunities for recreational physical activity.

SA Objective 3: Heritage and Design

- 9.15 This objective seeks to provide better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets).
- 9.16 The heritage policies meet the SA objective as they seek to conserve and enhance the historic environment, designated and non-designated heritage assets and their settings and the archaeological environment.
- 9.17 The wind turbine and other renewable energy scheme policies include a criterion to protect the historic environment. Most of the Green Belt policies have a positive effect. Policy LPD12 refers to heritage assets and design. Policies relating to extensions to buildings and the replacement of buildings within the Green Belt refer to conserving any historic significance the building may have. Policy LPD15 relating to infill development within the Green Belt refers the need for development to be in keeping with surrounding character.
- 9.18 The natural environment and open space policies support the objective. The natural environment policies would maintain and strengthen local character and distinctiveness. Access to sites for nature conservation such as Local Nature Reserves, some Local Wildlife Sites and ancient woodland could provide better opportunities for people to understand local heritage and participate in cultural activities. Policy LPD20 protects open space and its local character and distinctiveness. Any new open space provided under Policy LPD21 would enhance the new, if not local, character and distinctiveness. Local Green Space sites have special importance to the local communities and are protected under Policy LPD22. For Policy LPD23, any proposals related to the Greenwood Community Forest and Sherwood Forest Regional Park could enhance and strengthen the characteristics as well as improve the access and enjoyment of the historic environment.
- 9.19 The impact of the employment policies against the objective varies. Reference is made to harm to the significance of a heritage asset in the policies regarding the retention of employment uses and expansion of existing employment uses not in the Green Belt. For new employment development on unallocated land and rural diversification schemes, it depends on the design, layout and location as it could have some impact on heritage and local character.
- 9.20 Recommendations arising from the SA assessment were as follows:

- Consider including reference to protection of heritage assets or local character in the employment policies LPD44 and LPD46 on employment development on unallocated sites and agricultural and rural diversification;
- Amend retail policy LPD50 on upper floors to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings; and
- Expand retail policy LPD55 on security shutters to refer to other non-designated heritage assets.

SA Objective 4: Crime

- 9.21 This objective seeks to improve community safety, reduce crime and the fear of crime.
- 9.22 The design policies meet the SA objective. Policies LPD32 and LPD35 on amenity and safe, accessible and inclusive development contribute to providing safe development which prevent crime and fear of crime. Policy LPD35 set out criteria for the layout of development which could provide diversionary activities to crime.

SA Objective 5: Social

- 9.23 This objective seeks to promote and support the development and growth of social capital.
- 9.24 Most of the open space and recreational facilities meet the SA objective. Some existing open space, Local Green Space and new open space provision could protect and enhance existing cultural assets and improve access to and encourage community activities and improve ethnic and intergenerational relations. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, any proposals related to the Forest could protect and enhance existing cultural assets as well as improving access to and encouraging community activities within the Forest.
- 9.25 Most of the retail and community facilities policies also meet the SA objective as there is a positive effect. They would protect and enhance existing cultural assets, encourage engagement in community activities and improve ethnic and intergenerational relations.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

- 9.26 This objective seeks to increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment.
- 9.27 There is a mixed effect in relation to the cumulative impact on the natural environment. Policy LPD4 allows measures as such Sustainable Drainage Systems which would help biodiversity and Policy LPD5 would have an effect on biodiversity and environment.

- 9.28 Policy LPD7 on contaminated land requires remediation of a site which could result in wildlife-rich sites being destroyed, although this is normally a precursor to some other development. Policy LPD9 precludes development involving hazardous substances if it would result in the natural environment being put to unacceptable risk and Policy LPD10 restricts polluting development so enhances the natural environment.
- 9.29 Some of the Green Belt policies have a mixed effect in relation to the cumulative impact on the natural environment. For extensions to buildings, infill development and homes for rural workers within the Green Belt (Policies LPD13, LPD15 and LPD17), it depends on the location of the proposals and it is considered that the extensions would take place within the residential gardens which may include trees, habitats or land that contribute to the Green Infrastructure. Recommendations arising from the SA assessment were as follows:
- Consider adding criteria in Policies LPD13, LPD15 and LPD17 to reduce impacts on biodiversity.
- 9.30 The natural environment and open space and recreational policies meet the SA objective. The natural environment policies would protect the natural environment. There are policies to protect existing and create new open space areas as well as to protect the newly designated Local Green Space areas. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, this scores a major positive because the policy could help to protect and improve biodiversity or habitats, maintain and enhance woodland cover and management and encourage and protect Green Infrastructure opportunities.
- 9.31 The historic environment policies also meet the SA objective as they seek to conserve and enhance the historic environment, designated and non-designated heritage assets and their settings and the archaeological environment. All policies refer to the character or settings which could include Green Infrastructure. They could have a positive impact on Green Infrastructure as the policies seek to protect the setting of Listed Buildings (which can be rural), open space in Conservation Areas and archaeological assets (which can be landscape scale, for example ridge and furrow or a medieval village in a field). Depending on the heritage assets, the policies could conserve and enhance the natural environment such as sites designated for nature conservation interest and woodland. Policy LPD28 on Conservation Areas refers to important open space, trees, hedgerows, open spaces and landscape features. Policy LPD29 on Historic Landscapes, Parks and Gardens meets the SA objective.
- 9.32 There are some policies where the impact is uncertain as it depends on the design, layout and location of the proposals.

SA Objective 7: Landscape

- 9.33 This objective seeks to protect and enhance the landscape character, including heritage and its setting.
- 9.34 Policy LPD19 relates to landscape so this meets the SA objective.
- 9.35 Most of the Green Belt policies have a positive effect in relation to the cumulative impact on the landscape. Policies LPD13, LPD14 and LPD15 require proposals to “not adversely affect valuable views” into or out of a site or village. For homes for rural workers within the Green Belt (Policy LPD17), it depends on the design and location of the proposals. Recommendations arising from the SA assessment were as follows:
- Consider adding criteria in Policy LPD17 to reduce impacts on landscape character and landscape visual (SA 7 Landscape).
- 9.36 The open space and recreational policies would protect the landscape. Protection of existing open space/Local Green Space and creation of new open space scores a minor positive because they contribute to landscape and visual amenity. As Policy LPD23 relates to the aims and objectives of the Greenwood Community Forest and Sherwood Forest Regional Park, this scores a minor positive because the policy could help to respect identified landscape character and have a positive impact on visual amenity.
- 9.37 The historic environment policies also meet the SA objective as they seek to protect the setting of Listed Buildings (which can be rural), open space in Conservation Areas and archaeological assets (which can be landscape scale, for example ridge and furrow or a medieval village in a field). Depending on the heritage assets, the policies could conserve and enhance the natural environment such as sites designated for nature conservation interest and woodland. Policy LPD28 on Conservation Areas refer to landscape features.
- 9.38 There are some policies where the impact is uncertain as it depends on the design, layout and location of the proposals.

SA Objective 8: Natural Resources

- 9.39 This objective seeks to prudently manage natural resources including water, air quality, soils and minerals.
- 9.40 Most of the environmental protection policies meet the SA objective. Policy LPD7 relates to land already contaminated so would result in an improvement. Policy LPD9 precludes development involving hazardous substances if it would result in the natural resources being put to unacceptable risk. Policy LPD10 ensures development avoids unacceptable harm to the natural environment. Policy LPD11 relates to air quality mainly caused by ‘tail-pipe’ emissions from vehicles.

- 9.41 Most of the climate change, flood risk and water management policies meet the SA objective. Although Policies LPD1 and LPD2 would help to prevent an increase in air pollution, the impact depends on the design, layout and location of the wind turbines and renewable energy schemes as they could have some impact on natural resources such as loss of greenfield land to development. Policy LPD4 helps to conserve water through Sustainable Drainage Systems. Policies LPD5 and LPD6 would help to prevent pollution to water quality and contamination in groundwater.
- 9.42 The natural environment policies met the SA objective as they protect some water habitats, lagoon sites and natural resources and also prevent loss of greenfield sites. Some of the open space and recreational facilities policies meet the SA objective. Policies LPD20 and LPD22 restrict development on protected open space and Local Green Space.
- 9.43 There are some policies where the impact is uncertain as it depends on the design, layout and location of the proposals.

SA Objective 9: Flooding

- 9.44 This objective seeks to minimise the risk of flooding and steer development away from areas at highest flood risk.
- 9.45 Policies LPD3 and LPD4 meet the SA objective as they would minimise flood risk. The natural environment policies also contribute towards the SA objective as they restrict development on greenfield land and reduce the risk of flooding.

SA Objective 10: Waste

- 9.46 This objective seeks to minimise waste and increase the re-use and recycling of waste materials.
- 9.47 There are no specific policies on waste or re-use and recycling of water materials in the Local Planning Document. The waste policies are contained in the Nottinghamshire and Nottingham Waste Core Strategy (2013). The Waste Core Strategy sets out the County and City Councils' strategic planning policies for the development of future waste management facilities and looks at how and where the facilities to treat and dispose of waste should be developed.
- 9.48 It is considered that none of the development management policies in the Local Planning Document would have a significant impact on waste recovery.

SA Objective 11: Energy and Climate Change

- 9.49 This objective seeks to minimise energy usage and to develop renewable energy resource, reducing dependency on non-renewable sources.

- 9.50 There is a negative effect of the historic environment policies in relation to the cumulative impact on energy and climate change. Adaptations to historic buildings can be made to make historic buildings more efficient but there is a need for these to be appropriate for instance no plastic window frames.

SA Objective 12: Transport

- 9.51 This objective seeks to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available.
- 9.52 The transport policies meet the SA objective. Policy LPD58 encourages alternative modes of transport other than cars. Policy LPD57 restricts the number of parking spaces and encourages alternative modes of transport. For Policy LPD59, Park and Ride facilities would make use of and enhance existing transport infrastructure and reduce journeys undertaken by car going into Nottingham (or elsewhere). Policy LPD60 provides a list of transport schemes to strengthen existing or create new transport infrastructure and Policy LPD61 encourages safe and suitable access to development.
- 9.53 The retail and community facilities policies also supports the transport objective. Any new retail or community development as well as any new market would generate a higher number of visitors to a centre depending on the location. Those sites are within town or local centre with good public transport network. Policy LPD56 refers to alternative community facility provision which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys. It is assumed that fast food takeaways are located within residential area with little car use.
- 9.54 However there is uncertain effect for some housing policies. Any new housing development would generate additional traffic depending on the location. Policy LPD39 encourages residential development on unallocated sites within the existing main built up area of Nottingham, the edge of Hucknall, the key settlements and other villages. The main built up area and the key settlements generally have a good public transport network. Some villages have good public transport network and others less so. Policy LPD38 is clear that proposals for specialist accommodation should be located in an existing residential area close to good public routes.

SA Objective 13: Employment

- 9.55 This objective seeks to create high quality employment opportunities.
- 9.56 The employment policies, with exception to the policy on security shutters, meet the SA objective as they would provide and improve the diversity and quality of jobs. Most retail and community facilities policies also meet the SA objectives. They would provide and improve the diversity and quality of jobs. Policy LPD56 protects community facilities thus protecting existing jobs and

possibly new additional jobs in alternative community provision. Policy LPD50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide new job opportunities.

- 9.57 The Green Belt policies would have a mixed effect in relation to their cumulative impact on employment. The re-use of buildings for employment use could generate employment opportunities but it could also mean change of use (re-use of buildings) from employment use to residential use. Policy LPD13 allows extensions of existing employment buildings and Policy LPD14 allows existing employment buildings to be 50% larger and thus possibly creating further employment opportunities. Having a specific policy on homes for rural workers could possibly provide further employment opportunities for rural workers.
- 9.58 Depending on the wind turbine and renewable energy schemes, policies LPD1 and LPD2 would increase the diversity and quality of jobs relate to new technologies which are rapidly changing.

SA Objective 14: Innovation

- 9.59 This objective seeks to develop a strong culture of enterprise and innovation
- 9.60 The employment policies, with exception to the policy on security shutters, meet the SA objective as they would provide and increase levels of qualification or type of jobs. Most retail policies also meet the SA objectives. They would provide and increase levels of qualification or type of jobs. Policy LPD56 protects community facilities thus protecting existing jobs and possibly new additional jobs in alternative community provision. Policy LPD50 encourages the change of use of upper floors in town and local centres to offices and recreation and leisure uses which would provide and increase levels of qualification or type of jobs.
- 9.61 Depending on the wind turbine and renewable energy schemes, policies LPD1 and LPD2 would increase the diversity and quality of jobs relate to new technologies which are rapidly changing.

SA Objective 15: Economic Structure

- 9.62 This objective seeks to provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies
- 9.63 The employment policies, with exception to the policy on security shutters, meet the SA objective as they would provide land and buildings required by businesses. Most retail and community facilities policies also meet the SA objectives. They would provide land and buildings required by businesses. Policy LPD56 protects community facilities or provides alternative community provision. Policy LPD50 encourages change of use of upper floors in town and local centres to offices and recreation and leisure uses.

- 9.64 There is a mixed effect of the Green Belt policies in relation to the cumulative impact on employment. The re-use of buildings for employment use could generate employment opportunities but it could also mean change of use (re-use of buildings) from employment use to residential use. Policy LPD13 allows extensions of existing employment buildings and Policy LPD14 allows existing employment buildings to be 50% larger. Having a specific policy on homes for rural workers provides land for new homes for rural workers.
- 9.65 Depending on the wind turbine and renewable energy schemes, Policies LPD1 and LPD2 would provide the required infrastructure to generate renewable energy. Transport policy LPD60 on local transport schemes refers to the Gedling Access Road which is required to serve the proposed mixed use (housing and employment) redevelopment of the former Gedling Colliery site. If the Gedling Access Road is not implemented this will prevent the housing and employment development on the allocated sites.

Recommendations of the SA assessment

- 9.66 A number of recommendations were made to the development management policies in the light of the SA assessment. The recommendations were as follows:
- Consider adding criteria in Policies LPD13, LPD15 and LPD17 to reduce impacts on biodiversity (SA 6 Environment, Biodiversity and Green Infrastructure).
 - Consider adding criteria in Policy LPD17 to reduce impacts on landscape character and landscape visual (SA 7 Landscape).
 - Consider including reference to protection of heritage assets or local character in Policies LPD44 and LPD46 (SA 3 Heritage and Design).
 - Policy LPD50 to refer to the heritage benefits of bringing upper floors into appropriate use which could tackle part vacant or derelict historic buildings (SA 3 Heritage and Design).
 - Expand Policy LPD55 to refer to other non-designated heritage assets (SA 3 Heritage and Design).
- 9.67 It has been decided not to make change to Policies LPD13, LPD15, LPD17, LPD44 and LPD46 as the impacts on heritage assets and local character, biodiversity and landscape are covered by separate policies in the Local Planning Document. Specifically these policies are LPD18 (Protecting and Enhancing Biodiversity), LPD19 (Landscape Character and Visual Impact) and LPD26 (Heritage Assets) to LPD31 (Locally Important Heritage Assets).
- 9.68 It has been decided not to make change to Policy LPD50 as it is considered there is no need to make specific reference to heritage assets. It has been agreed to amend the wording of Policy LPD55 to refer to other non-designated heritage assets.
- 9.69 The changes to the development management policies do not change the overall conclusions of the SA assessment.

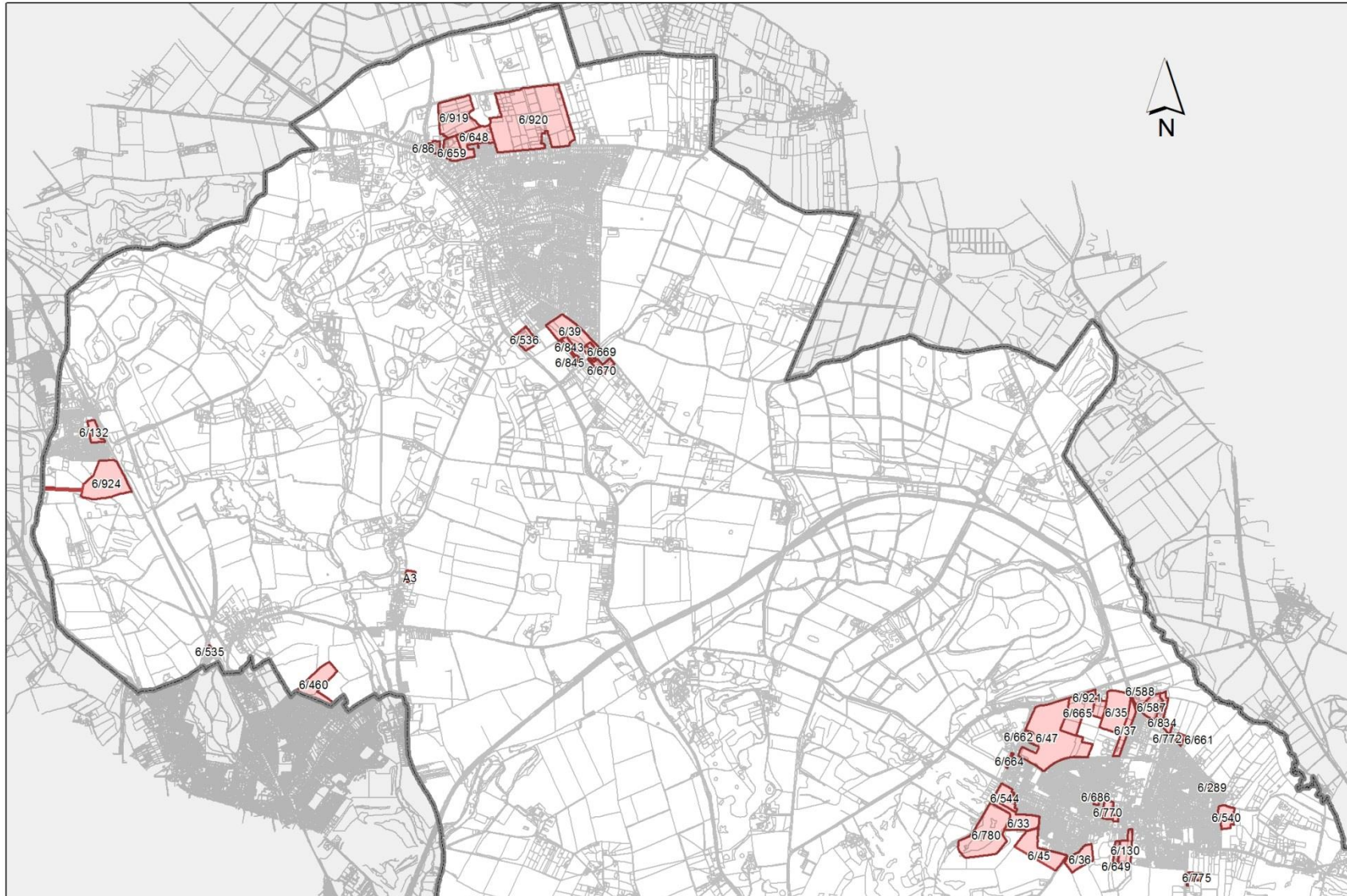
Section 10: Appraising the Reasonable Alternative Options for Site Allocations (Stage B2)

- 10.1 This section looks at the findings of the SA assessment of the reasonable alternative options for the site allocations. This is an important part of both the plan-making and SA process as Article 5 (1) (h) of the SEA Directive requires an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.
- 10.2 The role of the Sustainability Appraisal is to assist decision making in choosing option(s) and by highlighting the sustainability implications of each. The assessment of the reasonable alternative options should be a continual process, starting from the options put forward at the beginning (i.e. Issues and Options stage), all the way through to the options being worked into the draft Local Plan for publication. Certain options or sites may (or may not) come out of the SA process as favourable but cannot be taken forward for other reasons.
- 10.3 Section 8 looks at the findings of the SA assessment of the reasonable alternative options for the development management policies.

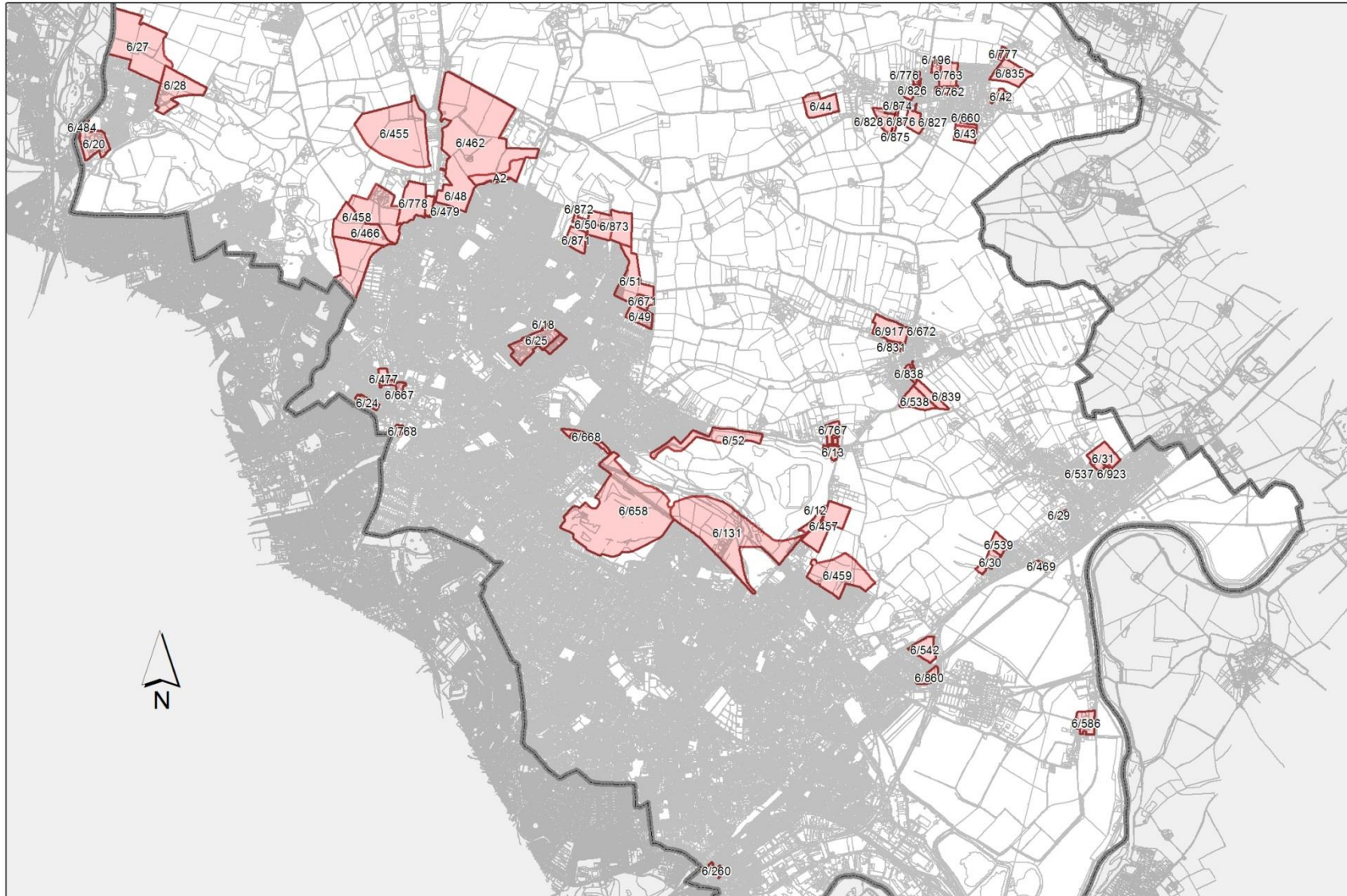
Reasonable Alternative Options for Housing Sites

- 10.4 The Aligned Core Strategy provides the housing requirement for the Borough. The Site Selection Document (2016) explains how the reasonable alternative options for the housing site allocations were chosen.
- 10.5 **Maps 2 and 3** show the locations of the reasonable alternative options for housing.

Map 2: Reasonable Alternative Sites for Housing (North)



Map 3: Reasonable Alternative Sites for Housing (South)



Map 4: Reasonable Alternative Sites for Employment



Reasonable Alternative Options for Employment Sites

- 10.6 In 2015, the Councils that make up Greater Nottingham, including Gedling Borough, commissioned an up to date evidence on economic prospects and employment land forecasts for the Nottingham Core HMA and the Nottingham Outer HMA by the independent consultants. The Employment Land Forecasting Study (August 2015) provides background information for the Councils' Part 2 Local Plans and to examine what the potential scope of policies relating to employment and the economy should be for each Council. The Strategic Distribution of Employment Requirements Background Paper was published in October 2015 and draws on the findings of the Employment Land Forecasting Study. The Background Paper concludes that Gedling Borough would need to provide for about 19 hectares of industrial and warehousing land (compared to 10 ha in the Aligned Core Strategy) to meet its own needs and some needs arising from Nottingham City which cannot meet all of its own need. Gedling must also find approximately 10,000 sq. m of office space (in comparison to the 23,000 sq. m set out in the Aligned Core Strategy).
- 10.7 The Employment Background and Site Selection Paper (2016) explains how the reasonable alternative options for the employment site allocations were chosen.
- 10.8 **Map 4** shows the locations of the reasonable alternative options for employment.

Methodology

- 10.9 In December 2014, the SA group undertook the SA assessment of the reasonable options for the site allocations for housing. The workshop used site information and various maps to assess each site against the SA objectives. The SA Matrix was used as part of the SA assessment. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative and neutral.
- 10.10 Since the SA workshop, additional sites have come forward for housing and the SA assessment was undertaken using the same approach used at the SA workshop.
- 10.11 As the employment requirements were unknown at the time of the SA workshop in December 2014, the SA assessment of the reasonable options for the site allocations for employment was undertaken in 2015 using the same approach used at the SA workshop.
- 10.12 The findings of the SA assessment were feed to the site selection process of developing the site allocations for housing and the employment work process of developing the site allocations for employment. The findings of the SA assessment and other pieces of evidence have been used to inform the site allocations for the Local Planning Document.

10.13 Further details on the proposed site allocations are in **Section 11**.

Site sustainability schedules

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

Information used to inform the SA assessment

10.15 The information used to assess each site against the SA objectives are as follows:

SA objectives 2 and 5 – health facilities and community facilities

10.16 The SA assessment used the following data provided on maps to assess the accessibility of the sites to community facilities:

- Post offices;
- Community centres;
- Village halls;
- Leisure centres;
- Libraries;
- Schools;
- Doctors; and
- Hospitals.

10.17 For each site, the SA assessment refers to 30 minutes travel time of public transport as it is considered that this would increase the accessibility to wider community facilities that are not within 30 minutes travel time of walking or cycling.

SA objective 3 – heritage assessment

10.18 The Council commissioned a heritage assessment by an independent consultant which was used to inform the SA assessment. The Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) considers the impact of the development of the reasonable alternative sites on Listed Buildings (and their settings), Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, local interest buildings and non-recorded historic buildings. The conclusion for each site was used to inform the SA assessment.

SA objective 7 – landscape

- 10.19 The Council commissioned a landscape and visual analysis report by independent consultants. The Landscape and Visual Analysis of Potential Development Sites (2014) considers the impact of the development on the reasonable alternative sites in terms of both landscape and its visual impact. 88 out of the 109 reasonable alternative sites have been assessed. The remainder of the reasonable alternative sites were not assessed due to the sites being within the built up areas. The sites were ranked from 1 to 88 with the number 1 site being the site which had the fewest landscape and visual constraints to housing development. In the landscape report, the ranking of the 88 sites is presented with the use of the traffic light colouring of green for go, amber for caution and red for stop for immediate understanding of sensitivity zones between sites. The overall scoring and the conclusion for each site were used to inform the SA assessment:
- Sites with overall rank score up to 59 are identified as “suitable development” in the landscape report and scored neutral (zero) in the SA assessment.
 - Sites with overall rank score between 60 and 79 are identified as “develop with caution” in the landscape report and scored minor negative in the SA assessment.
 - Sites with overall rank score of 80 and above are identified as “unsuitable for development” in the landscape report and scored major negative in the SA assessment.
- 10.20 In 2015, Gedling Borough Council commissioned further landscape work on the additional sites that have come forward since the SA workshop in December 2014. The Landscape and Visual Analysis of Potential Development Sites – Addendum (2015) was used to inform the SA assessment taking the same approach as above.

SA objective 8 – agricultural land classification grades

- 10.21 The agricultural land classifications are defined in the Ministry of Agriculture, Fisheries and Food’s Agricultural Land Classification of England and Wales (1988)⁹. Natural England have maps that show agricultural land classification grades 1 to 5, however they do not distinguish between Grade 3a and 3b for the whole of the Borough.

SA objective 9 – flooding and surface water

- 10.22 The National Planning Practice Guidance refers to Flood Zone 1, 2, 3a and 3b. The Flood Zones are defined in the guidance¹⁰. The Environment Agency's Flood Maps show Flood Zones 2 and 3. However they do not distinguish between Flood Zones 3a and 3b (the functional floodplain) and instead they show land that is expected to flood up to a 1 in 100 year event (Flood Zone 3).
- 10.23 Nottinghamshire County Council as Lead Local Flood Authority has provided advice on flooding from surface water and smaller watercourses as part of the policy preparation on the flooding issue for the Local Planning Document. Their comments have been incorporated into the SA assessment.
- 10.24 The Environment Agency provides Flood Maps for Surface Water which have been used in the SA assessment. There are four categories used to describe the change of flooding for surface water which range from Very Low, Low, Medium to High. The four categories are defined in the Environment Agency's What is the updated Flood Map for Surface Water? (2013)¹¹.

SA objective 10 – bus services

- 10.25 During the SA workshop, the bus routes were available to assess against the SA objective however the frequency of bus services (i.e. timetables) was not assessed. After the SA workshop, details of the bus services have been included in the SA assessment and amendments were made to the SA scores accordingly. Details of the bus services were taken from the information available from the online bus service websites and the bus timetables were dated in August and October 2015.
- 10.26 For the site sustainability schedule, the accessibility data i.e. travel time to key services by public transport, walking and cycling has been carried out by the county using the accessibility modelling software.

Problems/Difficulties in the SA Assessment

- 10.27 The data from Natural England was unable to distinguish between Grade 3a and 3b agricultural land to assess the sites against SA objective 8. In addition, the data from Environment Agency was unable to distinguish between Flood Zones 3a and 3b to assess the sites against SA objective 9.

¹⁰ <http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/flood-zone-and-flood-risk-tables/table-1-flood-zones>

¹¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/297432/LIT_8988_0bf634.pdf

10.28 It was difficult to assess the sites against three of the SA objectives, namely 4 (crime), 10 (waste) and 11 (energy and climate change) so a standard approach was used for the following reasons:

- SA objective 4 (crime) – all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation;
- SA objective 10 (waste) – all sites will result in increased household and commercial waste; and
- SA objective 11 (energy and climate change) – housing sites considered neutral as the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

SA Assessment of the Reasonable Alternative Options for Housing

10.29 The reasonable alternation options for site allocations have been divided into the hierarchy used in the Aligned Core Strategy:

- Urban area i.e. Arnold and Carlton;
- Edge of Hucknall;
- Key Settlements (Bestwood Village, Calverton and Ravenshead); and
- Other Villages including Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

10.30 This section looks at the findings of the SA assessment of the reasonable alternative options for each of the locality.

Urban Area

10.31 **Table 11** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in the urban area i.e. Arnold and Carlton. The site sustainability schedule and detailed SA assessment for each site are provided as **Appendix C**.

Table 11: Reasonable alternative options for housing in the urban area (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Arnold															
6/18	++	+	0	0	++	0	0	-	--	-	0	++	-	0	-
6/24	+	+	0	0	+	0	0	-	0	-	0	++	--	0	--
6/25	++	+	--	0	++	0	0	-	--	-	0	++	--	--	--
6/48	++	+	0	0	+	-	0	--	-	-	0	+	0	0	0
6/49	++	+	0	0	+	0	0	++	0	-	0	++	-	0	-
6/50	++	+	0	0	+	0	-	-	0	-	0	++	0	0	0
6/51	++	+	0	0	+	-	-	-	0	-	0	++	0	0	0
6/455	++	+	-	0	+	-	-	--	--	-	0	+	0	0	0
6/458	++	--	-	0	-	--	-	-	0	-	0	-	0	0	0
6/462	++	-	0	0	-	-	--	--	--	-	0	-	0	0	0
6/466	++	--	-	0	-	--	-	--	-	-	0	-	0	0	0
6/477	+	++	0	0	+	0	0	--	0	-	0	++	0	0	-
6/479	++	+	0	0	+	0	0	-	0	-	0	++	0	0	-
6/667	++	++	--	0	+	0	0	--	--	-	0	++	--	--	-
6/668	++	--	0	0	++	--	0	-	0	-	0	++	0	0	0
6/671	++	+	0	0	+	-	-	-	0	-	0	+	0	0	0
6/768	++	+	0	0	+	0	0	--	-	-	0	++	--	0	-
6/778	++	+	0	0	+	-	0	--	0	-	0	++	0	0	0
6/871 ¹²	++	--	0	0	+	--	-	-	0	-	0	++	0	0	0

¹² Site is known as Site K1 in the Landscape and Visual Analysis of Potential Development Sites (2014) and the Impact of Possible Development Sites on Heritage Assets (2015).

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/872 ¹³	+	+	0	0	+	-	-	-	0	-	0	++	0	0	0
6/873 ¹⁴	++	+	0	0	+	-	-	-	0	-	0	-	0	0	0
A2	++	+	0	0	+	-	-	--	-	-	0	+	0	0	0
Carlton															
6/12	++	+	-	0	+	-	-	-	0	-	0	-	0	0	0
6/13	+	+	0	0	+	-	0	-	-	-	0	++	0	0	0
6/52	++	+	0	0	+	0	--	-	0	-	0	++	0	0	0
6/131	++	+	-	0	+	--	0	+	-	-	0	++	0	0	0
6/260	+	++	0	0	+	0	0	++	--	-	0	++	-	--	-
6/457	++	+	0	0	+	-	-	-	0	-	0	-	0	0	0
6/459	++	-	0	0		--	-	-	0	-	0	-	0	0	0
6/542	++	+	-	0	+	0	0	-	-	-	0	++	0	0	0
6/658	++	+	0	0	--	--	-	-	-	-	0	+	-	0	-
6/767	++	-	0	0	+	0	0	-	0	-	0	++	0	0	0
6/860	++	+	0	0	+	-	0	-	-	-	0	++	0	0	0

Housing

10.32 All sites have a minor or major positive effect against the housing objective.

Health

10.33 Most of the sites in Arnold and Carlton have a minor or major positive effect against the health objective. Sites 6/462 and 6/459 score a minor negative because the sites do not fall within 400 m of existing bus stops and due to

¹³ Site K2 – see footnote 12.

¹⁴ Site K3 – see footnote 12.

the distance to walk to existing bus stops it would take longer to travel to existing GP. Mitigation suggestion includes contributions to improve health access to health provision or provide new health provision on site. Site 6/767 in Carlton scores a minor negative because it is not within 400 m of existing GP and not within 30 minutes public transport time. Sites 6/458, 6/466, 6/668, 6/871 score a major negative due to the loss of existing recreational open space. Mitigation suggestions include the provision of green space on-site to provide recreational opportunities.

Heritage and Design

- 10.34 Sites 6/455, 6/458 and 6/466 in Arnold and sites 6/12, 6/131 and 6/542 in Carlton have a minor effect against the heritage and design objective. Site 6/25 and 6/667 in Arnold have a major negative effect because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in site area for development and lower densities.

Crime

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

Social

- 10.36 Most sites have a minor or major positive effect against the social objective. Sites 6/458, 6/462 and 6/466 in Arnold and site 459 in Carlton score a minor negative because they do not fall within 400 m of existing bus stops and due to the distance to walk to existing bus stops it would take longer to travel to existing community facilities. Mitigation suggestions include contributions to improve access to community facility or provide new provision on site. Site 6/658 in Carlton scores a major negative because it would involve the loss of existing golf course and mitigation includes an equivalent alternative golf course provision provided within the locality.

Environment, Biodiversity and Green Infrastructure

- 10.37 Most of the sites have a minor or major negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of natural and semi-natural land, loss of existing hedgerows and trees, site adjacent to open space or Tree Preservations Orders and loss of existing sports ground/playing field (open space). Some mitigation suggestions include:
- 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.

- Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
- Adequate protection during construction and design of development to protect TPO trees and minimise any adverse effects.
- Further ecological appraisal required to assess the value of the natural and semi-natural site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain.

Landscape

- 10.38 Some of the sites have a minor or major negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include landscape buffer to prevent urban sprawl and protect rural character, planting to ridge line to provide screening of the development area, restrict views and to maintain field pattern. Mitigation suggestions have also been recommended for sites scored zero in the SA assessment.

Natural Resources

- 10.39 Site 6/49 in Arnold and site 6/260 in Carlton have a major positive effect against the natural resources objective because they are brownfield sites. Site 6/131 in Carlton is a former colliery, and predominately brownfield site, so this scores a minor positive. Most of the sites have a minor or major negative effect for various reasons such as the loss of greenfield land, the loss of agricultural land grade 2 or 3 or the site is within or near the Air Quality Management Area in terms of generating additional vehicles from the site. Mitigation suggestions include:
- For sites on agricultural grade 3 – an agricultural land classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a.
 - For sites on agricultural grade 2 – design of development should seek ‘soft uses’ for BMV land to minimise irreversible loss. Soil management to safeguard soil resources.
 - For sites within or near the Air Quality Management Area, assessments are required in line with the Air Quality Emissions Guidance document.

Flooding

- 10.40 Sites 6/18, 6/25, 6/455 and 6/462 in Arnold score a major negative against the flooding objective because the sites have surface water flooding issues. Mitigation suggestions include adequate sustainable drainage systems required to control the rate of surface water runoff. Site 6/667 in Arnold and site 6/260 in Carlton have a major negative effect because they fall within Flood Zone 3. Application of the flood risk Sequential Test is required before mitigation is proposed to sites located within the floodplain (wholly or partially) to ensure that, wherever possible, new development is steered away from areas at risk of flooding (i.e. avoidance over mitigation). Other

sites score a minor negative due to surface water flooding issues or they fall within flood zone 2.

Waste

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

Energy and Climate Change

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

Transport

- 10.43 Most sites have a minor or major positive effect against the transport objective. Sites 6/458, 6/462, 6/466 and 6/873 in Arnold and sites 6/12, 6/457 and 6/459 in Carlton have a minor negative effect because they do not fall within 400 m of existing bus stops. Mitigation suggestions include improved accessibility to the existing transport network.

Employment

- 10.44 Site 6/24, 6/25, 6/667 and 6/768 in Arnold have a major negative effect against the employment objection because they would involve the loss of large number of jobs. Sites 6/18 and 6/49 in Arnold and sites 6/620 and 6/658 in Carlton have a minor negative effect because they would involve loss of jobs.

Innovation

- 10.45 Sites 6/25 and 6/667 in Arnold and site 6/620 in Carlton have a major negative effect against the innovation objective employment because they would involve the loss of offices.

Economic Structure

- 10.46 Sites 6/24 and 6/25 in Arnold score a major negative effect against the economic structure objective because they are on protected employment land in the Replacement Local Plan. Sites 6/18, 6/49, 6/477, 6/479, 6/667 and 6/768 in Arnold and sites 6/260 and 6/658 in Carlton have a minor negative effect because they are on part of protected employment land (6/18, 6/477 and 6/667), part of the out of centre retail complex (6/768) or on land not identified for employment or retail use in the Replacement Local Plan.

Edge of Hucknall

- 10.47 **Table 12** summarises the appraisal results of the SA assessment of one reasonable alternative option considered for housing on the edge of Hucknall. The site sustainability schedule and detailed SA assessment for the site are provided as **Appendix C**.

Table 12: Reasonable alternative option for housing on the edge of Hucknall (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/460	++	+	0	0	+	-	-	-	-	-	0	+	0	0	0

Housing

- 10.48 The site has a major positive effect against the housing objective.

Health

- 10.49 The site scores a minor positive effect against the health objective due to the fact that it is within 30 minutes public transport time of GPs and within 400 m of recreational open space.

Heritage and Design

- 10.50 The site scores a neutral as it is located a significant distance from heritage assets.

Crime

- 10.51 The site has a neutral effect against the crime objective because the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

Social

- 10.52 The site scores a minor positive as the site is on the edge of Hucknall and within 30 minutes public transport time of community facilities in Hucknall.

Environment, Biodiversity and Green Infrastructure

- 10.53 The site would involve the loss of existing trees so scores a minor negative. Mitigation is 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.

Landscape

- 10.54 The site scores a minor negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) include a landscape buffer to prevent urban sprawl and the enhancement of hedgerows to contain the development edge.

Natural Resources

- 10.55 The site scores a major negative effect against the natural resources objective because it would involve the loss of agricultural land grade 2. Mitigation includes the design of development to seek 'soft uses' for best and most versatile agricultural land to minimise irreversible loss.

Flooding

- 10.56 The score scores a minor negative as there's a low risk of surface water flooding issue.

Waste

- 10.57 The site has a minor negative effect against the waste objective because it would result in increased household waste.

Energy and Climate Change

- 10.58 The site has a neutral effect against the energy and climate change objective because the impact of development upon energy and climate change is dependent upon opportunities for either renewable energy provision or energy efficiency measures.

Transport

- 10.59 The site scores a minor positive effect against the transport objective. Although it is within 400 m of existing bus stops, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive.

Employment

- 10.60 The site scores a neutral as it would not involve in the loss of jobs.

Innovation

- 10.61 The site scores a neutral as it would not involve in the loss of opportunity for training or high knowledge sectors.

Economic Structure

- 10.62 The site scores a neutral as it would not involve in the loss of employment or retail land as identified on the existing Proposals Map.

Bestwood Village

- 10.63 **Table 13** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Bestwood Village. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**.

Table 13: Reasonable alternative options for housing in Bestwood Village (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/20	++	+	0	0	+	-	0	++	-	-	0	+	-	0	-
6/27	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
6/28	++	+	-	0	+	-	-	-	-	-	0	+	0	0	0
6/484	++	+	-	0	+	-	0	+	-	-	0	+	0	0	0

Housing

- 10.64 All sites have a major positive effect against the housing objective.

Health

- 10.65 Although there is no GP within the village, all sites score a minor positive effect against the health objective due to the fact that they are within 30 minutes public transport time of GPs outside the village. Sites 6/20, 6/28 and 6/484 are within 400 m of Bestwood Country Park.

Heritage and Design

- 10.66 Site 484 has a minor negative effect and site 6/28 has a major negative effect against the heritage and design objective because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site area for development and scoping for development to improve the area to make a positive contribution to the Conservation Area.

Crime

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

Social

- 10.68 All sites have a minor positive effect against the social objective due to their close proximity to existing community facilities within the village.

Environment, Biodiversity and Green Infrastructure

- 10.69 Three sites (6/20, 6/27 and 6/28) have a minor negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of existing hedgerows and trees, site adjacent to Local Wildlife Site, Tree Preservation Orders or Bestwood Country Park. Site 6/484 has a major negative effect due to the Tree Preservation Orders within the site. Mitigation suggestions for sites that have a minor or major negative effect include:
- Any direct or indirect effects on Local Wildlife site would need to be fully mitigated. Developer contributions could be used towards the management/enhancement of Local Wildlife Site.
 - Development should be designed to retain hedgerows and trees and incorporate green corridors throughout the site which link to the surrounding countryside to create an enhanced Green Infrastructure network and biodiversity.
 - Adequate protection during construction and design of development to protect TPO trees and minimise any adverse effects.

Landscape

- 10.70 Site 6/28 scores a minor negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) include landscape buffer to maintain the setting of the mature landscape and to restrict urban creep within a rural setting.

Natural Resources

- 10.71 Site 6/20 is on brownfield land so scores a major positive. Site 6/484 is residential garden land so this scores a minor positive. Sites 6/27 and 6/28 score a minor negative effect due to the loss of agricultural land grade 3. Mitigation suggestions include an agricultural land classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.72 Sites 6/20 and 6/28 score a major negative against the flooding objective due the surface water flooding issue. A very small part of site 6/484 has a surface water flooding issue thus a minor negative score.

Waste

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

Energy and Climate Change

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

Transport

- 10.75 All sites have a minor positive effect against the transport objective. Although the sites are within 400 m of existing bus stops, the bus services are not as frequent as those in Arnold and Carlton so this scores a minor positive. Site 6/20 is adjacent to a national cycle path.

Employment

- 10.76 Site 6/20 has a major negative effect against the employment objective because it would involve the loss of large number of jobs.

Innovation

- 10.77 Site 6/20 comprises mainly depot buildings with little office use on site so this scores a neutral.

Economic Structure

- 10.78 Site 6/20 has a major negative effect because it is a protected employment land as identified in the Replacement Local Plan.

Calverton

10.79 **Table 14** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Calverton. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**.

Table 14: Reasonable alternative options for housing in Calverton (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/33	++	+	0	0	+	0	0	-	0	-	0	-	0	0	0
6/35	++	+	-	0	+	-	-	-	-	-	0	+	0	0	0
6/36	++	+	--	0	+	-	0	-	0	-	0	+	0	0	0
6/37	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
6/45	++	+	-	0	+	--	-	-	0	-	0	+	0	0	0
6/47	++	+	0	0	+	-	--	-	-	-	0	+	0	0	0
6/130	++	++	--	0	++	-	0	-	0	-	0	+	0	0	0
6/289	++	+	0	0	+	0	0	-	0	-	0	+	0	0	0
6/540	++	+	0	0	+	0	0	-	--	-	0	+	0	0	0
6/544	++	+	0	0	+	-	0	-	0	-	0	-	0	0	0
6/587	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
6/588	++	+	0	0	+	0	0	+	0	-	0	+	-	0	-
6/649	++	++	--	0	++	0	0	++	0	-	0	+	-	0	-
6/661	++	+	0	0	+	0	-	-	0	-	0	+	0	0	0
6/662	++	+	0	0	+	0	0	++	0	-	0	+	0	0	0
6/664	+	--	0	0	+	--	0	-	0	-	0	+	0	0	0
6/665	++	+	0	0	+	-	-	-	-	-	0	+	0	0	0
6/686	++	+	0	0	++	0	0	++	0	-	0	+	-	0	-

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/770	++	-	-	0	++	-	0	-	-	-	0	+	0	0	0
6/772	++	+	0	0	+	0	0	-	0	-	0	+	0	0	0
6/774	+	+	-	0	+	0	-	-	0	-	0	+	0	0	0
6/775	++	+	-	0	+	0	-	+	0	-	0	+	-	0	-
6/780	++	-	-	0	-	-	-	-	0	-	0	-	0	0	0
6/834	++	+	0	0	+	-	0	+	0	-	0	+	-	0	-
6/921	++	+	-	0	+	-	-	-	0	-	0	+	0	0	0

Housing

- 10.80 All sites have a major positive effect against the housing objective, except sites 6/664 and 6/774 which have a minor positive effect due to their capacity being fewer than 10 homes.

Health

- 10.81 Most sites have a minor and a major positive effect against the health objective. Site 6/780 has a minor negative effect due to the site not being within 400 m of existing GP within the village. Sites 6/664 and 6/770 score a major negative effect due to the loss of existing recreational open space on both sites. Mitigation suggestions include the provision of green space on-site to provide recreational opportunities.

Heritage and Design

- 10.82 Sites 6/35, 6/45, 6/770 and 6/921 have a minor negative effect and sites 6/36, 6/130, 6/649, 6/774, 6/775 and 6/780 have a major negative effect against the heritage and design objective because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site area for development and lower densities. The report suggests no mitigation recommendations for sites 6/36, 6/649 and 6/921.

Crime

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

Social

- 10.84 All sites have a minor positive effect against the social objective, except for site 6/780 which has a minor negative effect due to the site not being within 400 m of existing community facilities within the village.

Environment, Biodiversity and Green Infrastructure

- 10.85 Some sites have a minor negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of existing hedgerows and trees or site adjacent to open space. Four sites have a major negative effect due to the Tree Preservation Orders within the site (6/45 and 6/780) and the loss of existing open space (6/664, 6/770 and 6/780). Mitigation suggestions for sites that have a minor or major negative effect include:
- 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.
 - Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
 - Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects.

Landscape

- 10.86 Sites 6/35, 6/45, 6/661, 6/665, 6/774, 6/775, 7/780 and 7/921 have a minor negative effect and site 6/47 has a major negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include landscape buffers to maintain the setting of mature landscape and the restriction of urban creep within a rural setting. Mitigation suggestions have also been recommended for sites scored zero in the SA assessment.

Natural Resources

- 10.87 Sites 6/649, 6/662 and 6/686 have a major positive effect and sites 6/588, 6/775 and 6/834 have a minor positive effect against the natural resources objective. The remainder of the sites have a minor negative effect mainly due to the loss of agricultural land grade 3. Mitigation suggestions include

an agricultural land classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.88 The boundary of sites 6/35, 6/47 and 6/665 are influenced by Environment Agency's Flood Zones 3. Mitigation suggestions include site boundaries to be amended to remove development in the floodplain, thereby avoiding land at flood risk and negating the need for the Sequential Test to be applied. Site 6/770 scores a minor negative due to a low risk of surface water flooding and site 6/540 scores a major negative due to a considerable amount of surface water flooding.

Waste

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

Energy and Climate Change

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

Transport

- 10.91 All sites have a minor positive effect against the transport objective, except for site 6/33, 6/544 and 6/780 which has a minor negative effect due to the sites not being within 400 m of existing bus stops. Although the sites are within 400 m of existing bus stops, it would take approximately 30 minutes to travel and it would be difficult to travel directly to other employment areas within the Borough for work.

Employment

- 10.92 Sites 6/588, 6/649, 6/686, 6/775 and 6/834 have a minor negative effect because they would involve in the loss of jobs.

Innovation

- 10.93 All sites have a neutral effect against the innovation objective because there would be no loss of offices.

Economic Structure

- 10.94 Sites 6/588, 6/649, 6/686, 6/775 and 6/834 have a minor negative effect because they are not identified for employment or retail use in the Replacement Local Plan.

Ravenshead

10.95 **Table 15** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in Ravenshead. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix D**.

Table 15: Reasonable alternative options for housing in Ravenshead (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/39	++	+	0	0	+	-	0	-	-	-	0	+	0	0	0
6/86	++	+	0	0	+	-	0	++	0	-	0	+	-	0	-
6/536	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
6/648	++	+	0	0	+	-	-	-	0	-	0	+	0	0	0
6/659	++	+	0	0	+	-	0	-	-	-	0	+	0	0	0
6/669	+	+	0	0	-	-	0	+	0	-	0	+	0	0	0
6/670	++	+	0	0	-	0	0	+	-	-	0	+	0	0	0
6/841	+	+	0	0	-	-	0	-	0	-	0	+	0	0	0
6/843	++	+	0	0	-	-	0	-	0	-	0	+	0	0	0
6/845	++	+	0	0	-	-	0	-	0	-	0	+	0	0	0
6/919	++	+	0	0	+	0	-	-	-	-	0	+	0	0	0
6/920	++	+	0	0	+	0	-	-	-	-	0	+	0	0	0

Housing

10.96 All sites have a major positive effect against the housing objective, except for sites 6/669 and 6/841 which they have a minor positive effect due to their housing capacity being fewer than 10 homes.

Health

- 10.97 All sites have a minor positive effect against the health objective. Although none of the sites are within 400 m of existing GP within the village, it is within 30 minutes walking and cycling time. Some of the sites are within 400 m of recreational open space.

Heritage and Design

- 10.98 All sites have a neutral effect against the heritage and design objective because the sites are located a significant distance from heritage assets.

Crime

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

Social

- 10.100 Most of the sites have a minor positive effect against the social objective. The remainder of the sites (6/669, 6/670, 6/841, 6/843 and 6/845) have a minor negative effect because there is no bus service on Longdale Lane to take new residents to community facilities within the village. Mitigation suggestions include contributions to improve access to community facilities or provide new provision on site.

Environment, Biodiversity and Green Infrastructure

- 10.101 Sites 6/39, 6/86, 6/536 and 6/841 have a major negative effect against the environment, biodiversity and green infrastructure objective due to the Local Wildlife Site or/and Tree Preservation Orders within the site. Six of the remaining sites have a minor negative effect for various reasons such as the loss of existing trees, wooded area, proximity to a Local Wildlife Site or Tree Preservation Order. Mitigation suggestions for sites that have a minor or major negative effect include:
- Any direct or indirect effects on a Local Wildlife Site would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of a Local Wildlife Site.
 - 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.
 - Further ecological appraisal required to assess the value of the natural and semi-natural site. Scheme should be designed to avoid/mitigate impacts on biodiversity. Residual impacts need to be compensated to result in no net loss.
 - Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects.

Landscape

- 10.102 Sites 6/648, 6/919 and 6/920 have a minor negative effect against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include the provision of a landscape buffer to maintain rural character and tree and shrub planting to the ridge line to screen any potential development. Mitigation suggestions have also been recommended for sites scored zero in the SA assessments.

Natural Resources

- 10.103 Site 6/86 is on brownfield land so scores a major positive. Sites 6/669 and 6/670 are residential garden land so they score a minor positive. The remainder of the sites have a minor negative effect due to the loss of agricultural land grade 3 or greenfield land. Mitigation suggestions include an agricultural land classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.104 None of the sites fall within Environment Agency's Flood Zones 2 and 3. Sites 6/39, 6/659, 6/670, 6/919 and 6/920 score a minor negative due to surface water flooding issue. Mitigation suggestions include the provision of adequate sustainable drainage systems required to control the rate of surface water runoff.

Waste

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

Energy and Climate Change

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

Transport

- 10.107 All sites have a minor positive effect against the transport objective. New residents from sites 6/39, 6/669, 6/670, 6/841, 6/843, 6/919 and 6/920 would have to walk a distance to get a bus from existing bus stops on the A60 as there is no bus service on Longdale Lane. For the remainder of the sites that are within 400 m of existing bus stops, it would be difficult to travel directly to other employment areas within the Borough for work.

Employment

10.108 Site 6/86 has a minor negative effect against the employment objective because they would involve in the loss of jobs.

Innovation

10.109 All sites have a neutral effect against the innovation objective because there would be no loss of offices. Site 6/86 is an existing public house so there would be no loss of office use.

Economic Structure

10.110 Site 6/86 scores a minor negative because the existing public house is on land not identified for employment or retail use in the Replacement Local Plan.

Other Villages

10.111 **Table 16** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for housing in the other villages. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix E**.

Table 16: Reasonable alternative options for housing in other villages (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Burton Joyce															
6/29	++	++	0	0	+	0	0	+	-	-	0	+	0	0	0
6/30	++	+	0	0	+	-	-	-	-	-	0	+	0	0	0
6/31	++	++	0	0	+	-	-	-	0	-	0	+	0	0	0
6/469	++	+	0	0	+	-	0	-	-	-	0	+	0	0	0
6/537	++	++	0	0	++	-	0	-	0	-	0	+	0	0	0
6/539	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
6/923	++	++	0	0	+	-	0	-	0	-	0	+	0	0	0

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Lambley															
6/538	++	-	--	0	+	0	--	-	--	-	0	+	0	0	0
6/672	++	-	--	0	+	0	-	-	-	-	0	+	0	0	0
6/831	++	-	--	0	+	0	--	-	-	-	0	+	0	0	0
6/838	++	-	--	0	+	-	-	-	0	-	0	+	0	0	0
6/839	++	-	--	0	+	0	--	-	--	-	0	+	0	0	0
6/917	++	-	--	0	+	0	--	-	-	-	0	+	0	0	0
A1	++	-	--	0	+	0	-	-	0	-	0	+	0	0	0
Linby															
6/535	+	+	0	0	+	-	0	+	-	-	0	+	0	0	0
Newstead															
6/132	++	+	0	0	++	-	0	-	-	-	0	+	0	0	0
6/924	++	-	0	0	+	-	0	-	--	-	0	+	0	0	0
Papplewick															
A3	++	+	--	0	+	0	0	-	0	-	0	+	0	0	0
Stoke Bardolph															
6/586	++	-	--	0	-	-	-	-	--	-	0	+	0	0	0
Woodborough															
6/42	++	+	--	0	+	--	0	--	--	-	0	+	0	0	0
6/43	++	+	-	0	+	0	-	--	--	-	0	+	0	0	0
6/44	++	+	--	0	+	--	-	--	--	-	0	+	0	0	0
6/196	++	+	-	0	+	--	0	+	-	-	0	+	0	0	0

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/660	++	+	-	0	+	-	0	-	-	-	0	+	0	0	0
6/762	++	+	-	0	++	-	0	-	-	-	0	+	0	0	0
6/763	++	+	-	0	+	-	0	-	-	-	0	+	0	0	0
6/776	++	+	-	0	+	-	0	-	-	-	0	+	0	0	0
6/777	++	+	-	0	+	0	-	-	-	-	0	+	0	0	0
6/826	++	-	-	0	+	-	0	-	-	-	0	+	0	0	0
6/827	++	+	-	0	++	-	0	-	-	-	0	+	0	0	0
6/828	++	-	-	0	+	-	0	-	-	-	0	+	0	0	0
6/832	+	+	-	0	++	0	0	+	-	-	0	+	0	0	0
6/833	+	+	-	0	++	0	0	+	-	-	0	+	0	0	0
6/835	++	+	-	0	+	-	-	-	-	-	0	+	0	0	0
6/836	+	+	-	0	+	0	0	+	-	-	0	+	0	0	0
6/840	+	+	-	0	+	0	0	+	-	-	0	+	0	0	0
6/874	+	+	-	0	++	0	0	+	-	-	0	+	0	0	0
6/875	++	+	-	0	++	-	-	-	-	-	0	+	0	0	0
6/876	++	+	-	0	++	-	-	-	-	-	0	+	0	0	0

Housing

10.112 Most sites in the villages have a major positive effect against the housing objective, except for site 6/535 in Linby and sites 6/832, 6/833, 6/836, 6/840 and 6/874 in Woodborough which they have a minor positive effect because each site would provide fewer than 10 homes.

Health

- 10.113 There is a mixture of sites having a minor positive effect and a major positive effect against the health objective. All sites in Lambley, site 6/924 in Newstead and site 6/828 in Woodborough have a minor negative due to the sites not being within 30 minutes public transport time to GP outside the village. Site 6/586 in Stoke Bardolph has a minor negative effect due to the site being remote from health facilities. Mitigation suggestions include contributions to improve access to health provision. Site 6/826 in Woodborough scores a major negative effect due to the loss of an existing open space within a Conservation Area.

Heritage and Design

- 10.114 All sites in Burton Joyce, Linby and Newstead have a neutral effect against the heritage and design objective because the sites are located a significant distance from heritage assets.
- 10.115 All sites in Lambley have a major negative effect against the heritage and design objective because they would have a major impact on the Lambley Conservation Area. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site areas for development for sites 6/538 and 6/839. The report does not provide mitigation recommendation for the remainder of the sites.
- 10.116 A site in Papplewick has a major negative effect against the heritage and design objective because the site would have a major impact on the Papplewick Conservation Area.
- 10.117 A site in Stoke Bardolph has a major negative effect against the heritage and design objective because the site would have a major impact on the local interest building and Listed Buildings within the village.
- 10.118 The majority of the sites in Woodborough have a major negative effect against the heritage and design objective. The remainder of the sites (sites 6/43, 6/196, 6/660 and 6/840) score a minor negative effect. The reasons primarily relate to the impact on the Woodborough Conservation Area. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site areas for development and vegetation planting for site 6/43 and limited development for site 6/196. The report does not provide mitigation recommendations for the remainder of the sites.

Crime

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

Social

- 10.120 Most of the sites have a minor positive effect against the social objective. Site 6/132 in Newstead scores a major positive effect because the site is within 400 m of existing community facilities within the village. Site 6/586 in Stoke Bardolph has a minor negative effect due to the site being remote to community facilities, with exception to the village hall within the village. Mitigation suggestions includes contributions to improve access to other community facilities.

Environment, Biodiversity and Green Infrastructure

- 10.121 A number of the sites in the villages have a minor negative effect and a major negative effect against the environment, biodiversity and green infrastructure objective for various reasons such as the loss of natural and semi-natural land, loss of existing hedgerows and trees, Local Wildlife Site or Tree Preservation Orders within or adjacent the site. Mitigation suggestions for sites that have a minor or major negative effect include:
- Any direct or indirect effects on Local Wildlife Sites would need to be fully mitigated. Developer contribution could be used towards management/ enhancement of Local Wildlife Site.
 - 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.
 - Provision of green space on-site to protect and enhance biodiversity and to provide recreational opportunities.
 - Trees protected by Tree Preservation Orders should be retained within the scheme and protected during construction to avoid/minimise any adverse effects.
 - Further ecological appraisal required to assess the value of the natural and semi-natural site. Some on-site mitigation and enhancement may be possible to result in biodiversity gain.

Landscape

- 10.122 A number of the sites in the villages have a minor negative effect and a major negative effect against the landscape objective for various reasons. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) and the Addendum (2015) include the provision of landscape buffers to prevent long range views and restrict urban creep within a rural setting, retain tree groups or tree planting to contain the site. Mitigation suggestions have also been recommended for sites scoring zero in the SA assessments.

Natural Resources

- 10.123 All sites in Burton Joyce (with the exception of site 6/29), Lambley, Papplewick and Stoke Bardolph as well as site 6/924 in Newstead have a minor negative effect against the natural resources objective due to the loss

of agricultural land grade 3. It is not known whether a site in Newstead is on best and most versatile land i.e. grade 3a. Mitigation suggestions include an agricultural land classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a.

- 10.124 Most sites in Woodborough have a major negative effect against the natural resources objective due to the loss of agricultural land grade 2. Mitigation suggestions include where Best and Most Versatile (BMV) land is affected (i.e. grades 1, 2 and 3a), design of development should seek 'soft uses' for BMV land to minimise irreversible loss. The remainder of the sites in Woodborough score a minor positive for sites on residential garden land (6/196, 6/832, 6/833, 6/836, 6/840, 6/874) and a minor negative for sites on natural and semi natural land (6/776, 6/875 and 6/876) and open space (6/826).

Flooding

- 10.125 Sites 6/29 and 6/30 in Burton Joyce have a minor negative effect because part of site 6/29 falls within Environment Agency's Flood Zone 2 and there is a surface water flooding issue for both sites. Site 6/469 scores a major negative because the site has a considerable amount of surface water flooding. In Lambley, there is surface water flooding issue for sites 6/672, 6/831, and 6/917 on the northern boundary of the sites, thus they score a minor negative. Sites 6/528 and 6/839 score a major negative due to the surface water flood flow route running across each site. A site in Linby scores a minor negative as there is low risk of surface water flooding. In Newstead, site 6/132 has a low risk of surface water flooding and site 6/924 has a considerable amount of surface water flooding, thus they score a minor negative and a major negative respectively. Mitigation suggestions include the provision of adequate sustainable drainage systems to control the rate of surface water runoff.
- 10.126 A site in Stoke Bardolph scores a major negative effect because it falls within flood zone 2.
- 10.127 All sites in Woodborough have a minor negative effect because the sites fall partly within Flood Zones 2 or 3, they have a surface water flooding issue and/or are impacted by potential access problems in times of flooding from the Woodborough Brook. Mitigation suggestions include the amendment of site boundaries to remove development from the floodplain and the provision of an alternative means of access that would not involve access through Main Street and away from the main flood risk area.

Waste

- 10.128 All sites in the villages have a minor negative effect against the waste objective because they would result in increased household waste.

Energy and Climate Change

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

Transport

- 10.130 All sites in the villages have a minor positive effect against the transport objective because they are within 400 m of existing bus stops. Although the sites are within 400 m of existing bus stops, it would take approximately 30 minutes to travel, there is less range of bus routes and it would be difficult to travel directly to other employment areas within the Borough for work.

Employment

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

Innovation

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

Economic Structure

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

SA Assessment of the Reasonable Alternative Options for Employment

- 10.134 This section looks at the findings of the SA assessment of the reasonable alternative options for employment.
- 10.135 **Table 17** summarises the appraisal results of the SA assessment of the reasonable alternative options considered for employment in the Borough. The site sustainability schedule and detailed SA assessment for each site is provided as **Appendix F**.

Table 17: Reasonable alternative options for employment (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
6/21	0	+	-	0	-	-	0	+	-	-	0	+	++	++	++
6/35 & 6/37	0	+	-	0	+	-	-	-	-	-	0	+	++	++	++
6/47	0	+	0	0	+	-	-	-	-	-	0	+	++	++	++
6/858	0	+	0	0	+	0	0	-	0	-	0	+	++	++	++

Housing

- 10.136 All sites would not provide any new homes so they score neutral against the housing objective.

Health

- 10.137 All sites are within 30 minutes public transport time of existing GPs and within 400 m of recreational open space. Thus they score a minor positive against the health objective.

Heritage and Design

- 10.138 Sites 6/21 and 6/35 & 6/37 score a minor negative effect because they would have an impact on heritage assets. Mitigation suggestions as recommended by the Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (2015) include reductions in the site areas for development and lower densities.

Crime

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

Social

- 10.140 Most sites have a minor positive effect against the social objective because they are within 400 m of existing community facilities or within 30 minutes public transport time of community facilities. Site 6/21 in Carlton scores a

minor negative because it does not fall within 400 m of existing bus stops and due to the distance to walk to existing bus stops it would take longer to travel to existing community facilities.

Environment, Biodiversity and Green Infrastructure

- 10.141 Site 6/21 has a major negative effect against the environment, biodiversity and green infrastructure objective because a Local Wildlife Site falls within the site. Sites 6/35 & 6/37 and 6/47 are adjacent to open space thus they score a minor negative.

Landscape

- 10.142 Sites 6/35 & 6/37 score a minor negative and site 6/47 scores a major negative against the landscape objective. Mitigation suggestions as recommended by the Landscape and Visual Analysis of Potential Development Sites (2014) include the provision of a landscape buffer to sloping ground to retain rural landscape and prevent urban sprawl, planting to ridge line to provide screening of the development area, strengthening of hedgerows and enhanced boundary planting.

Natural Resources

- 10.143 Site 6/21 scores a minor positive effect against the natural resources objective because it is former colliery and predominately brownfield site. The remainder of the sites have a minor negative effect due to the loss of agricultural land grade 3. Mitigation suggestions include an agricultural land classification survey required to determine whether Best and Most Versatile (BMV) Land i.e. grade 3a.

Flooding

- 10.144 Site 6/21 scores a minor negative effect because there is surface water flooding issue. The northern boundary of sites 6/35 & 6/37 and 6/47 are influenced by Flood Zone 3. Site 6/47 has a surface water flooding issue. Thus they all score a minor negative against the flooding objective.

Waste

- 10.145 All sites have a minor negative effect against the waste objective because all sites would result in increased commercial waste.

Energy and Climate Change

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

Transport

10.147 Most sites have a minor positive effect against the transport objective.

Employment

10.148 All sites have a major positive effect against the employment objective because they would provide new buildings for employment uses and create new jobs.

Innovation

10.149 All sites have a major positive effect against the innovation objective employment because they would provide opportuning for training and high knowledge sectors i.e. office uses.

Economic Structure

10.150 All sites have a major positive effect against the economic structure objective because they would provide new employment land.

Selecting the Site Allocations

Housing sites

10.151 The Site Selection Document (2016) explains how the allocated housing sites have been chosen from the 114 reasonable alternative sites. **Table 18** lists out the reasonable alternative sites and identifies those which have been allocated for housing.

Table 18: Reasonable alternative options to site allocations for housing

Ref	Site Name ¹⁵	Locality	Conclusion	LPD Ref
6/18	Rolleston Drive (NCC Offices)	Arnold	Allocate	H1
6/24	Sherbrook Road/Prior Road	Arnold	Not to allocate	
6/25	Brookfield Road/Rolleston Drive	Arnold	Not to allocate – see 6/18	
6/48	Lodge Farm Lane	Arnold	Allocate	H5
6/49	Brookfields Garden Centre	Arnold	Allocate	H2
6/50	Killisick Lane	Arnold	Allocate – combine with 6/871, 6/872 and 6/873	H8
6/51	Howbeck Road (Land East)	Arnold	Allocate part of site – combine with 6/671	H7
6/455	New Farm (Site B)	Arnold	Not to allocate	

¹⁵ The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

Ref	Site Name ¹⁵	Locality	Conclusion	LPD Ref
6/458	New Farm (Site D)	Arnold	Not to allocate	
6/462	New Farm (Site E)	Arnold	Not to allocate	
6/466	New Farm (SUE)	Arnold	Not to allocate	
6/477	Daybrook Laundry	Arnold	Not to allocate	
6/479	Metallifactory Ltd	Arnold	Not to allocate	
6/667	Sir John Robinson House	Arnold	Not to allocate	
6/668	Land Off Mapperley Plains	Arnold	Not to allocate	
6/671	Extension of Howbeck Road	Arnold	Allocate – combine with 6/51	H7
6/768	B and Q Unit Mansfield Road	Arnold	Not to allocate	
6/778	Land to the west of the A60 Redhill	Arnold	Not to allocate	
6/871	Killisick Lane (GBC Site 1)	Arnold	Allocate part of site – combine with 6/50, 6/872 and 6/873	H8
6/872	Killisick Lane (GBC Site 2)	Arnold	Allocate – combine with 6/50, 6/871 and 6/873	H8
6/873	Killisick Lane (GBC Site 3)	Arnold	Allocate part of site – combine with 6/50, 6/871 and 6/872	H8
A2	Lodge Farm Lane Phase 2	Arnold	Not to allocate	
6/12	Lambley Lane (Adj Glebe Farm)	Carlton	Not to allocate	
6/13	Lambley Lane/Spring Lane	Carlton	Not to allocate	
6/52	Spring Lane	Carlton	Allocate (boundary changed)	H6
6/131	Gedling Colliery/Chase Farm	Carlton	Allocate	H9
6/260	Sol Construction Ltd	Carlton	Not to allocate	
6/457	Lambley Lane (Adj Glebe Farm View)	Carlton	Not to allocate	
6/459	Lambley Lane (Willow Farm)	Carlton	Allocate part of site	H3
6/542	Linden Grove	Carlton	Allocate	H4
6/658	Mapperley Golf Course	Carlton	Not to allocate	
6/767	Spring Lane (156)	Carlton	Not to allocate	
6/860	Trent Valley Road A612 (Land Adj Railway)	Carlton	Not to allocate	
6/460	Hayden Lane	Hucknall	Allocate part of site	H10
6/20	Bestwood Business Park	Bestwood Village	Allocate	H13

Ref	Site Name ¹⁵	Locality	Conclusion	LPD Ref
6/27	Westhouse Farm	Bestwood Village	Allocate part of site	H12
6/28	Broad Valley Farm	Bestwood Village	Not to allocate	
6/484	The Sycamores	Bestwood Village	Allocate	H11
6/33	Hollinwood Lane/Long West Croft	Calverton	Not to allocate	
6/35	Mansfield Lane (Flatts Hill)	Calverton	Not to allocate	
6/36	Lampwood Close	Calverton	Not to allocate	
6/37	Long Acre Lodge	Calverton	Not to allocate	
6/45	Georges Lane/Gorse Close	Calverton	Not to allocate	
6/47	Park Road/Hollinwood Lane	Calverton	Allocate part of site – combine with 6/662	H16
6/130	Dark Lane	Calverton	Allocate	H14
6/289	Bottom Farm	Calverton	Not to allocate	
6/540	Land to the South of Crookdole Lane	Calverton	Not to allocate	
6/544	Main Street/Hollinwood Lane (Land Adj To)	Calverton	Allocate	H15
6/587	Mansfield Lane (Whitehaven Farm)	Calverton	Not to allocate	
6/588	Mansfield Lane (250)	Calverton	Not to allocate	
6/649	Woods Lane	Calverton	Not to allocate	
6/661	Land at Broom Farm	Calverton	Not to allocate	
6/662	Hollinwood Lane/North Green	Calverton	Allocate – combine with 6/47	H16
6/664	Calverton Miners Welfare, land adj Hollinwood Lane	Calverton	Not to allocate	
6/665	Warren Place	Calverton	Not to allocate	
6/686	The Cherry Tree	Calverton	Not to allocate	
6/770	Land at Collyer Road	Calverton	Not to allocate	
6/772	Broom Farm, Mansfield Lane	Calverton	Not to allocate	
6/774	Borrowside Farm Bonnerhill (Site A)	Calverton	Not to allocate	
6/775	Borrowside Farm Bonnerhill (Site B)	Calverton	Not to allocate	
6/780	Ramsdale Park Golf Course	Calverton	Not to allocate	
6/834	Woodview Farm	Calverton	Not to allocate	
6/921	Shire Farm, Calverton	Calverton	Not to allocate	
6/39	Longdale Lane/Kighill Lane	Ravenshead	Allocate – split into three sites	H17, H18 and H19
6/86	Larch Farm Public House	Ravenshead	Not to allocate	

Ref	Site Name ¹⁵	Locality	Conclusion	LPD Ref
6/536	Nottingham Road (183)	Ravenshead	Not to allocate	
6/648	Land at Beech Avenue/Fishpool	Ravenshead	Not to allocate	
6/659	Main Road (9 & 11, Land Adj To)	Ravenshead	Not to allocate	
6/669	Kighill Lane (18)	Ravenshead	Not to allocate	
6/670	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)	Ravenshead	Not to allocate	
6/841	Land at Kighill Lane	Ravenshead	Not to allocate	
6/843	26 Kighill Lane Site 2 (land rear of)	Ravenshead	Not to allocate	
6/845	28 Kighill Lane Site 1	Ravenshead	Not to allocate	
6/919	Silverland Farm (Ricket Lane, Site A)	Ravenshead	Not to allocate	
6/920	Silverland Farm (Ricket Lane, Site B)	Ravenshead	Not to allocate	
6/29	Lambley Lane (23)	Burton Joyce	Not to allocate	
6/30	Woodside Road (Land Off)	Burton Joyce	Not to allocate	
6/31	Hillside Farm	Burton Joyce	Not to allocate	
6/469	Millfield Close (Safeguarded Land)	Burton Joyce	Allocate	H20
6/537	Land to the North of Orchard Close	Burton Joyce	Allocate	H21
6/539	Glebe Farm (Burton Joyce)	Burton Joyce	Allocate part of site	
6/923	Orchard Close/Hillside Drive (land to the north of)	Burton Joyce	Not to allocate	
6/538	Land Off Spring Lane	Lambley	Not to allocate	
6/672	Land adj Steeles Way/Orchard Rise	Lambley	Not to allocate	
6/831	Catfoot Lane	Lambley	Not to allocate	
6/838	Stables - Site A	Lambley	Not to allocate	
6/839	Spring Lane (Land Off) - Site B	Lambley	Not to allocate	
6/917	Catfoot Lane (land adj Orchard Rise/Steels Way)	Lambley	Not to allocate	
A1	Hill Close Farm, Lambley	Lambley	Allocate	
6/535	Greenacres	Linby	Not to allocate	
6/132	Newstead Sports Ground	Newstead	Allocate	H22
6/924	Land South of Newstead	Newstead	Not to allocate	
A3	North of Altham Lodge	Papplewick	Not to allocate	
6/586	Stoke Bardolph Farm and Land	Stoke Bardolph	Not to allocate	
6/874	Long Meadow Farm (Site A)	Woodborough	Not to allocate	
6/875	Long Meadow Farm (Site B)	Woodborough	Not to allocate	
6/876	Long Meadow Farm (Site C)	Woodborough	Not to allocate	
6/196	Ash Grove	Woodborough	Allocate	H23
6/42	Lowdham Lane	Woodborough	Not to allocate	

Ref	Site Name ¹⁵	Locality	Conclusion	LPD Ref
6/43	Old Manor Farm (Land adj to)	Woodborough	Not to allocate	
6/44	Bank Hill	Woodborough	Not to allocate	
6/660	Land South of Smalls Croft	Woodborough	Not to allocate	
6/762	Land at Grimesmoor Farm Shelt Hill (Phase 1)	Woodborough	Not to allocate	
6/763	Land at Grimesmoor Farm Shelt Hill (Phase 2,3,4)	Woodborough	Not to allocate	
6/776	Land at Broad Close/Private Road	Woodborough	Allocate – combine with 6/840	H24
6/777	Land on Shelt Hill adj 67	Woodborough	Not to allocate	
6/826	Main Street/ Taylors Croft (land)	Woodborough	Not to allocate	
6/827	Lingwood Lane (land adj Rose Marie cottage)	Woodborough	Not to allocate	
6/828	Park Avenue (land south of)	Woodborough	Not to allocate	
6/832	109 Main Street	Woodborough	Not to allocate	
6/833	111 Main Street	Woodborough	Not to allocate	
6/835	40 Shelt Hill	Woodborough	Not to allocate	
6/836	Main Street (119)	Woodborough	Not to allocate	
6/840	Plemont	Woodborough	Allocate – combine with 6/776	H24

Employment sites

10.152 The Employment Background and Site Selection Paper (2016) explains how the employment allocated sites have been chosen from the 4 reasonable alternative sites. **Table 19** lists out the reasonable alternative sites and identifies those which have been allocated for employment.

Table 19: Reasonable alternative options to site allocations for employment

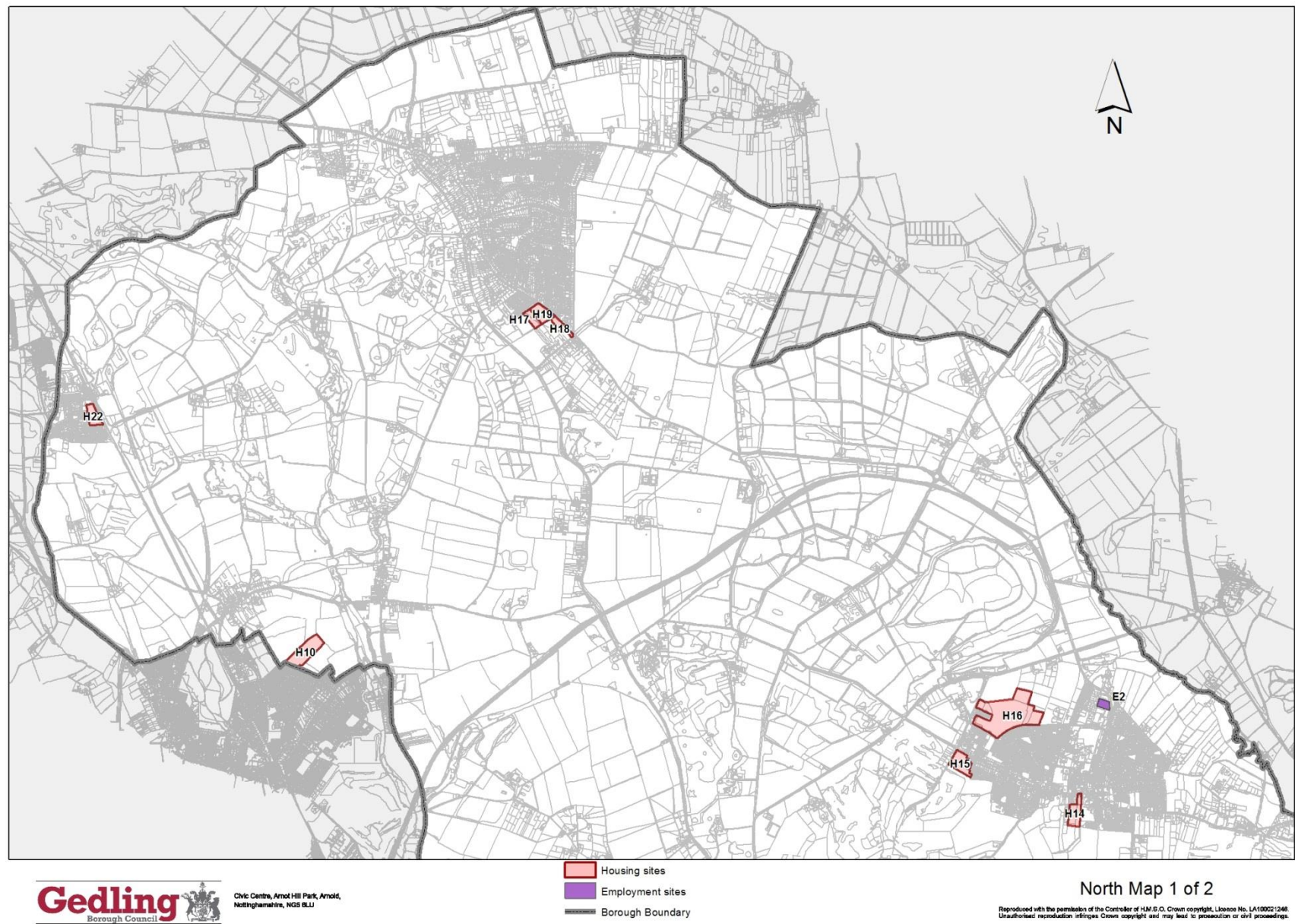
Ref	Site Name ¹⁶	Locality	Conclusion	LPD ref
6/21	Arnold Lane (Gedling Colliery)	Carlton	Allocate (boundary changed)	E1
6/35 / 6/37	Long Acre Lodge/Mansfield Lane (Flatts Hill)	Calverton	Not to allocate	
6/47	Park Road/Hollinwood Lane	Calverton	Not to allocate	
6/858	Hoyle Road Calverton Business Park (Land)	Calverton	Allocate	E2

¹⁶ The site name refers to the name of the reasonable alternative site, rather than the name of the allocation (where appropriate) which may be different.

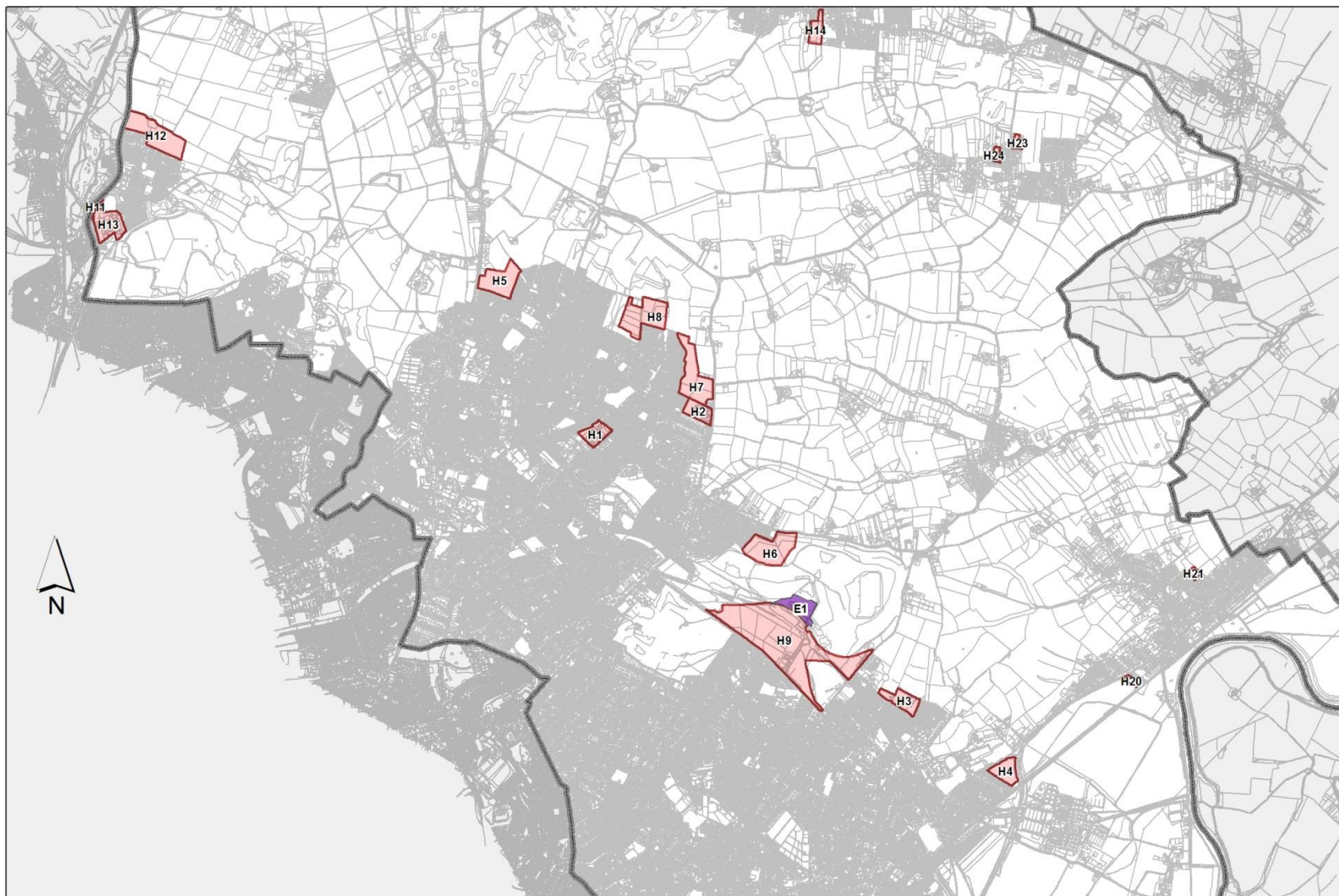
Section 11: Appraising the Site Allocations (Stages B3-B4)

- 11.1 This section looks at the findings of the SA assessment of the proposed sites to be allocated for housing and employment in the Local Planning Document.
- 11.2 Article 5 (1) (f) of the SEA Directive requires the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.
- 11.3 The Site Selection Document (2016) explains how the allocated housing sites have been chosen from the 114 reasonable alternative sites. **Table 18** in **Section 10** lists out the reasonable alternative sites and identifies those which have been allocated for housing. The Employment Background and Site Selection Paper (2016) explains how the employment allocated sites have been chosen from the 4 reasonable alternative sites. **Table 19** in **Section 10** lists out the reasonable alternative sites and identifies those which have been allocated for employment.
- 11.4 Part B of the Local Planning Document contains 9 policies that relate to the site allocations and they are arranged into the following sections:
- Policy LPD62 – Comprehensive Development
 - Policy LPD63 – Housing Distribution
 - Policy LPD64 – Urban Area
 - Policy LPD65 – Bestwood Village
 - Policy LPD66 – Calverton
 - Policy LPD67 – Ravenshead
 - Policy LPD68 – Burton Joyce
 - Policy LPD69 – Newstead
 - Policy LPD70 – Woodborough
- 11.5 Policy LPD63 sets out the housing distribution across the Borough. Policies 64 to 70 relate to specific site allocations for housing. Policies LPD64 and LPD66 relates to the employment allocations in Carlton and Calverton respectively.
- 11.6 **Maps 5** and **6** shows the locations of the site allocations for housing and employment.

Map 5: Site Allocations for Housing and Employment (North)



Map 6: Site Allocations for Housing and Employment (South)



Methodology

- 11.7 In December 2015, the SA group undertook the SA assessment of the site allocations against on the SA Matrix and recommendations were provided. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative and neutral. The SA assessment also recorded the scale, timescale and permanency of the effect.
- 11.8 The recommendations of the SA assessment were fed to the Local Planning Document process which helps to finalise the site allocations for the Local Planning Document.

Information used to inform the SA Assessment

- 11.9 The same information used for the SA assessment of the reasonable alternative sites has been used for the SA assessment of the proposed site allocations, with the exception of new data released since December 2014, for instance the Environment Agency's Flood Zones and Local Wildlife Sites.
- 11.10 Additional information was also used in the SA assessment. Some of the information collected as part of the Infrastructure Delivery Plan process for the Local Planning Document was also feed into the SA assessment. For instance, information from the Nottingham North & East Clinical Commissioning Group to confirm the capacity of existing GPs to cater for the new patients from the sites was used to assess the sites against SA objective 2 on health. Advice from the Environment Agency and Local Lead Flood Authority with regards to the flooding and water management issues for the sites was used to inform SA objective 9 on flooding. Additional details have been provided on the bus and train services for SA objective 12 on transport.

SA Assessment of the Site Allocations

- 11.11 **Table 20** summarises the appraisal results of the SA assessment of the site allocations for housing and employment. Note the site allocation names have been abbreviated in the left column of the table. The letter H represents housing site and the letter E represents employment site.
- 11.12 The detailed SA assessment is provided as **Appendix H**.

Table 20: SA assessment of the site allocations (see key on page 7)

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
Urban Area															
H1. Rolleston Drive	++	+	0	0	++	0	0	-	--	-	0	++	-	0	-
H2. Brookfields	++	+	0	0	+	0	0	+	0	-	0	++	-	0	-
H3. Willow Farm	++	-	0	0	-	--	-	-	0	-	0	-	0	0	0
H4. Linden Grove	++	+	-	0	+	0	0	-	-	-	0	++	0	0	0
H5. Lodge Farm Lane	++	+	0	0	+	-	0	--	-	-	0	+	0	0	0
H6. Spring Lane	++	+	0	0	+	--	--	-	0	-	0	++	0	0	0
H7. Howbeck Road	++	+	0	0	+	-	-	-	0	-	0	++	0	0	0
H8. Killisick Lane	++	+	0	0	+	--	-	-	0	-	0	++	0	0	0
H9. Gedling Colliery	++	+	-	0	+	--	0	-	-	-	0	++	0	0	0
E1. Gedling Colliery	0	+	-	0	+	--	0	-	-	-	0	++	++	++	++
Edge of Hucknall															
Hayden Lane	++	+	0	0	+	0	-	--	-	-	0	+	0	0	0
Key Settlements															
H11. The Sycamores	++	+	-	0	+	--	0	+	-	-	0	+	0	0	0
H12. Westhouse Farm	++	+	0	0	+	-	0	0	0	-	0	+	0	0	0
H13. B. Business Park	++	+	-	0	+	-	0	++	--	-	0	+	--	0	--
H14. Dark Lane	++	++	--	0	++	-	0	-	0	-	0	+	0	0	0
H15. Main Street	++	+	0	0	+	-	0	-	0	-	0	-	0	0	0
H16. Park Road	++	+	0	0	+	-	-	-	-	-	0	+	0	0	0

	1. Housing	2. Health	3. Heritage and Design	4. Crime	5. Social	6. Environment, Biodiversity and Green Infrastructure	7. Landscape	8. Natural Resources	9. Flooding	10. Waste	11. Energy and Climate Change	12. Transport	13. Employment	14. Innovation	15. Economic Structure
E2. Hillcrest Park	0	+	0	0	+	0	0	-	0	-	0	+	++	++	++
H17. Longdale Lane A	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
H18. Longdale Lane B	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
H19. Longdale Lane C	++	+	0	0	+	-	0	-	0	-	0	+	0	0	0
Other Villages															
H20. Millfield Close	++	+	0	0	+	-	0	-	--	-	0	+	0	0	0
H21. Orchard Close	++	++	0	0	++	-	0	-	0	-	0	+	0	0	0
H22. Station Road	++	+	0	0	++	-	0	-	-	-	0	+	0	0	0
H23. Ash Grove	++	+	-	0	+	--	0	+	-	-	0	+	0	0	0
H24. Broad Close	++	+	--	0	+	-	0	-	-	-	0	+	0	0	0

SA Objective 1: Housing

11.13 Overall, there is a positive effect in relation to the cumulative impact on housing in the urban area, key settlements and other villages. It is considered the effect of new houses provided on the housing allocations would be long term and permanent.

11.14 The range and affordability of homes for most sites is not certain. Recommendations were made in light of the SA assessment and they were as follows:

- Ensure a range and affordability of homes on the housing sites.

SA Objective 2: Health

11.15 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 with good public transport access to existing GPs. It is noted that the site H3

in Carlton 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 a GP. Although site H15 is within 30 minutes walking and cycling time to a GP in the village, it is noted that the majority of the site is not within 400 m of existing bus stops.

11.16 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that there is connectivity to existing bus services for site H3 and H15.

SA Objective 3: Heritage and Design

11.17 For most sites there is a neutral effect in relation to the cumulative impact on heritage and design. However there is a negative effect on heritage assets and local interest buildings for the remainder of the sites in the urban area (H4, H9 and E1), Bestwood Village (H11 and H13), Calverton (H14) and Woodborough (H23 and H24). It is noted some of the sites (i.e. H11, H13, H14 and H24) already have planning permission and heritage issues have been addressed in the planning application process, with exception to site H24 in Woodborough (which was granted permission in 2002).

11.18 Recommendations were provided in light of the SA assessment and they were as follows:

- Note that site H1 in Arnold is in close proximity to a Listed Building;
- Recording of heritage asset for the local interest building Glebe Farm in Carlton;
- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets;
- Include a wider area for site H11 in Bestwood Village to pick up the excluded derelict building; and
- Extend site H22 to include adjacent public house in Newstead and enable development for re-use as residential or other use.

SA Objective 4: Crime

11.19 It is considered that the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.

SA Objective 5: Social

11.20 Overall, there is a positive effect in relation to the cumulative impact on social. 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 locality and also within 30 minutes of public transport time of other community facilities elsewhere. It is noted that site H3 in Carlton 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. Although site H15 is within 30 minutes

walking and cycling time to community facilities in the village, it is noted that the majority of the site is not within 400 m of existing bus stops.

11.21 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that there is connectivity to existing bus services for sites H3 and H15.

SA Objective 6: Environment, Biodiversity and Green Infrastructure

11.22 Overall, most sites have a negative effect in relation to the cumulative impact on natural environment, biodiversity and green infrastructure. The impact varies for different reasons and the effect varies from short term and temporary to long term and permanent.

11.23 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 in Arnold, Burton Joyce and Woodborough;
- Ensure reference is made to mitigation for the Local Wildlife Site for the Gedling Colliery/Chase Farm sites for housing and employment in Carlton; and
- Acknowledge the habitat “Lowland Heathland” on site H18 in Ravenshead.

SA Objective 7: Landscape

11.24 Overall, some sites have 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.

11.25 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that mitigation recommendations from the landscape study are implemented.

SA Objective 8: Natural Resources

11.26 Overall, most sites have a negative effect in relation to the cumulative impact on natural resources. It is considered the effect of new houses and additional vehicles from some sites, in particular in the urban area, could worsen the air quality issue. Some sites are on agricultural land grades 2 and 3. There are four sites that have a positive effect due to the fact that sites H2 in Arnold and H13 in Bestwood Village are on brownfield land and sites H11 in Bestwood Village and H23 in Woodborough are on residential land (which is non-agricultural land).

11.27 Recommendations were provided in light of the SA assessment and they were as follows:

- Safeguard the long term capability of best and most versatile agricultural land (grade 2);
- Information required on whether the agricultural grade 3 sites are best and most versatile (BMV) land i.e. grade 3a; and
- Ensure that mitigation is in place to address air quality issues for some sites in the urban area (H1, H2 and H5 in Arnold).

SA Objective 9: Flooding

11.28 Overall, most sites have a negative effect in relation to the cumulative impact on flooding. These sites require site specific flood risk assessments. 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. It is noted the sites in Woodborough 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.

11.29 Recommendations were provided in light of the SA assessment and they were as follows:

- Need to acknowledge site specific flood risk assessments are required for sites in Arnold;
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites for housing and employment;
- Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 in Bestwood Village and sites H15 and H16 in Calverton;
- Need to acknowledge a holistic approach to sustainable surface water management is required in Ravenshead;
- A sequential test is required for site H20 in Burton Joyce; and
- For the sites in Woodborough, an 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 Objective 10: Waste

11.30 Overall, there is a negative effect in relation to the cumulative impact on waste as the sites would result in increased household and commercial waste. It is considered the effect would be long term and permanent as development would generate household and commercial waste on an ongoing basis.

SA Objective 11: Energy and Climate Change

- 11.31 It is considered that 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.

SA Objective 12: Transport

- 11.32 Overall, there is a positive effect in relation to the cumulative impact on transport. All sites are within 400 m of existing bus stops with exception to H3, H9 and E1 in Carlton and the majority of site H15 in Calverton. 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. As the Gedling Access Road is required to serve the Gedling Colliery/Chase Farm sites (H9 and E1), it is assumed that the new road will enable public transport services to be routed through the new development via the Gedling Access Road. Thus they score a major positive.

- 11.33 Recommendations were provided in light of the SA assessment and they were as follows:

- Ensure that there is connectivity to existing bus services for sites H3 and H15.

SA Objective 13: Employment

- 11.34 Two employment sites have been allocated in Carlton and Calverton which would provide new buildings for employment uses and create new jobs. It is considered that there is a major positive effect of these sites in relation to the impact on job opportunities and the effect of new jobs created would be long term and permanent.

- 11.35 It is noted that sites H1 and H2 in Arnold would involve the loss of a number of jobs and site H13 in Bestwood Village would involve the loss of a larger number of jobs. As part of the planning application process for site H13, the planning report has considered the loss of employment land which 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 corroborated 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. It is considered the effect of job losses as the result of the development of new housing on sites H1, H2 and H13 would be short term and temporary because there would be other job opportunities elsewhere.

- 11.36 Recommendations were provided in light of the SA assessment and they were as follows:

- Work with existing businesses to retain them within the Borough.
- Ensure sufficient employment land supply in the Borough.

SA Objective 14: Innovation

- 11.37 Two employment sites have been allocated in Carlton and Calverton for specific employment uses including office uses and this could provide opportunities for training. It is considered there is a major positive effect of these sites in relation to the impact on innovation and the effect of new offices provided would be long term and permanent.
- 11.38 The loss of existing employment uses i.e. sites H1, H2 and H13 would involve no loss of office uses. For clarification, site H1 is mainly used for storage and distribution, Site H2 is an existing garden centre business and H15 is mainly depot buildings with little office use.

SA Objective 15: Economic Structure

- 11.39 Two sites have been allocated in Carlton and Calverton for new employment land for B1 to B8 uses. It is considered there is a major positive effect of these sites in relation to the impact on economic structure and the effect of new employment land provided would be long term and permanent.
- 11.40 For the loss of employment and retail uses on sites H1 and H2 in Arnold and site H13 in Bestwood Village. 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. Site H13 would involve the loss of an existing employment site. The 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. Although there would be long term and permanent loss of employment land for sites, it is considered that there is sufficient employment land supply elsewhere in the Borough to meet the requirements in Policy 4 of the Aligned Core Strategy.
- 11.41 Recommendations were provided in light of the SA assessment and they were as follows:
- Work with existing businesses to retain them within the Borough.
 - Ensure sufficient employment land supply in the Borough.

Recommendations of the SA assessment

- 11.42 A number of recommendations were made to the site allocations in the light of the SA assessment. The recommendations were as follows:
- Ensure a range and affordability of homes on the housing sites (SA 1 Housing);

- Ensure that there is connectivity to existing bus services for site H15 in Calverton (SA 2 Health and SA 5 Social);
- Note that site H1 in Arnold is in close proximity to a Listed Building (SA 3 Heritage and Design);
- Recording of heritage asset for the local interest building Glebe Farm in Carlton (SA 3 Heritage and Design);
- Ensure that mitigation recommendations are implemented to reduce impact on heritage assets (SA 3 Heritage and Design);
- Include a wider area for site H11 in Bestwood Village to pick up the excluded derelict building (SA 3 Heritage and Design);
- Extend site H22 to include adjacent public house in Newstead and enable development for re-use as residential or other use (SA 3 Heritage and Design);
- Ensure that mitigation is in place to reduce impacts on biodiversity for sites H5, H7 and H8 in Arnold, Burton Joyce and Woodborough (SA 6 Environment, Biodiversity and Green Infrastructure);
- Ensure reference is made to mitigation for the Local Wildlife Site for the Gedling Colliery/Chase Farm sites for housing and employment in Carlton (SA 6 Environment, Biodiversity and Green Infrastructure);
- Acknowledge the habitat “Lowland Heathland” on site H18 in Ravenshead (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) (SA 8 Natural Resources);
- Information required on whether the agricultural grade 3 sites are best and most versatile (BMV) land i.e. grade 3a (SA 8 Natural Resources);
- Ensure that mitigation is in place to address air quality issues for some sites in the urban area (H1, H2 and H5 in Arnold) (SA 8 Natural Resources);
- Need to acknowledge site specific flood risk assessments are required for sites in Arnold (SA 9 Flooding);
- Refer to flooding issues considered comprehensively for the Gedling Colliery/Chase Farm sites for housing and employment (SA 9 Flooding);
- Need to acknowledge site specific flood risk assessments are required for sites H12 and H13 in Bestwood Village and sites H15 and H16 in Calverton (SA 9 Flooding);
- Need to acknowledge a holistic approach to sustainable surface water management is required in Ravenshead (SA 9 Flooding);
- A sequential test is required for site H20 in Burton Joyce (SA 9 Flooding);
- For the sites in Woodborough, an 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);
- Ensure that there is connectivity to existing bus services for sites H3 and H15 (SA 12 Transport);
- Work with existing businesses to retain them within the Borough (SA 13 Employment and Economic Structure); and

- Ensure sufficient employment land supply in the Borough (SA 13 Employment and SA 15 Economic Structure).

11.43 For the majority of the recommendations they will be addressed elsewhere in the Local Planning Document. The outcome of the recommendations are as follows:

- The 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 is covered by a separate policy LPD26: Heritage Assets.
- It was decided not to include a wider area for site H11 in order to pick up the excluded derelict building as there is an existing planning permission (2013/1178) for the demolition of the derelict building and the development of four homes.
- It has been agreed to amend the site boundary of site H22 in Newstead to include the adjacent public house.
- 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 biodiversity impacts and the impacts on Local Wildlife Sites are covered by a separate Policy LPD318: Protecting and Enhancing Biodiversity.
- For the loss of the habitat “Lowland Heathland” on site H18 in Ravenshead, 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 to 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 site selection work has considered the mitigation recommendations including the landscape buffer.
- 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 the agricultural grade 3 sites are on best and most versatile (BMV) land will be required through the planning application stage.
- Air quality issues are covered by a separate Policy LPD11: Air Quality.
- The 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 in Woodborough has existing planning permission so the alternative access to that site cannot be resolved.

- Public transport accessibility issues are covered by Aligned Core Strategy Policies 14: Managing Travel Demand and 19: Developer Contributions.
- The Council will work with applicants regarding the accommodation of existing businesses in the Borough.
- 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.

Section 12: Monitoring (Stage B5)

- 12.1 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.
- 12.2 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
- 12.3 Monitoring should assess whether:
- The SA assessment’s predictions of sustainability effects are accurate;
 - The Local Plan is contributing to the achievement of the desired SA objectives and targets;
 - If mitigation measures are performing as well as expected;
 - If there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.
- 12.4 A monitoring framework has been created for post adoption of the Aligned Core Strategy. The Aligned Core Strategy and its accompanied Sustainability Appraisal contain monitoring arrangements which set out targets, indicators and delivery requirements for each policy in the Aligned Core Strategy and also to test the sustainability of the policies. The indicators are monitored in the Authority Monitoring Reports at least yearly.
- 12.5 The monitoring framework is shown in **Table 21** and it has been amended to include new indicators to monitor the sustainability of the policies in the Local Planning Document.
- 12.6 The Local Plan policies will be reviewed in the light of the results of monitoring and any other significant changes.

Table 21: Monitoring framework of the SA objectives

SA objectives	Local Planning Document Policies	Indicators
1. Housing To monitor effects on ensuring that the housing stock meets the housing needs	LPD17 – Homes for Rural Workers LPD36 – Affordable Housing LPD37 – Housing type, Size and Tenure LPD38 – Specialist Accommodation LPD39 – Housing Development on Unallocated Sites LPD40 – Live Work Units LPD41 – Self Build and Custom Homes LPD50 – Upper Floors LPD63 – Housing Distribution LPD64 to LPD70 – Site Allocations	<ul style="list-style-type: none"> Population – by group Housing completions – affordable homes, dwelling types, density, location House prices Number of homelessness acceptances Number of empty homes Number of pitches for gypsy and traveller communities
2. Health To monitor effects on improving health and reducing health inequalities	LPD20 – Protection of Open Space LPD21 – Provision of New Open Space LPD22 – Local Green Space LPD56 – Protection of Community Facilities	<ul style="list-style-type: none"> Number of GP practices, community centres and leisure centres Net change in Country Parks Net change in open space Net change in Local Green Space
3. Heritage and Design To monitor effects on providing better opportunities for people to value and enjoy the area's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)	LPD26 – Heritage Assets LPD27 – Listed Buildings LPD28 – Conservation Areas LPD29 – Historic Landscapes, Parks and Gardens LPD30 – Archaeology LPD31 – Locally Important Heritage Assets	<ul style="list-style-type: none"> Number of heritage assets – Listed Buildings, Scheduled Ancient Monument and Parks and Gardens Number of heritage assets at risk - – Listed Buildings, Scheduled Ancient Monument, Parks and Gardens and Conservation Areas Number of Conservation Areas Number of Locally Important Heritage Assets Number of Locally Important Heritage Assets at risk Number of planning applications approved against Historic England advice
4. Crime To monitor effects on improving community safety, reducing crime and the fear of crime	LPD35 – Safe, Accessible and Inclusive Development	<ul style="list-style-type: none"> Number of crime – by type
5. Social To monitor effects on promoting and supporting the development and growth of social capital	LPD49 – Development within Town and Local Centres LPD52 – Markets LPD56 – Protection of Community Facilities	<ul style="list-style-type: none"> Number of community centres, leisure centres and libraries

SA objectives	Local Planning Document Policies	Indicators
<p>6. Environment, Biodiversity and Green Infrastructure To monitor effects on increasing biodiversity levels and protecting and enhancing Green Infrastructure and the natural environment</p> <p>7. Landscape To monitor effects on protecting and enhancing the landscape character, including heritage and its setting</p>	<p>LPD18 – Protecting and Enhancing Biodiversity LPD19 – Landscape Character and Visual Impact LPD20 – Protection of Open Space LPD21 – Provision of New Open Space LPD22 – Local Green Space LPD23 – Greenwood Community Forest and Sherwood Forest Regional Park</p>	<ul style="list-style-type: none"> • Net change in Sites of Special Scientific Interest • Net change in Local Nature Reserves • Net change in Local Wildlife Sites • Number and percentages of Local Wildlife Sites under positive management • Net change in Local Geological Sites • Net change in Woodland and Ancient Woodland • Net change in Country Parks • Net change in open space • Net change in Local Green Space • Area of new open space • Amount of greenfield land lost to housing and other uses
<p>8. Natural Resources To monitor effects on prudently managing the natural resources including water, air quality, soils and minerals</p> <p>9. Flooding To monitor effects on minimising the risk of flooding and steering development away from areas at highest flood risk</p>	<p>LPD3 – Managing Flood Risk LPD4 – Surface Water Management LPD5 – Managing Water Quality LPD6 – Aquifer Protection LPD7 – Contaminated Land LPD8 – Unstable Land LPD9 – Hazardous Substances LPD10 – Pollution LPD11 – Air Quality</p>	<ul style="list-style-type: none"> • Number of planning applications in flood risk areas approved against Environment Agency advice • Number of planning applications approved against the Environment Agency advice on water quality • Number of planning applications approved against the Lead Local Flood Authority advice • Area in Flood Zones 2 or 3 • Number of households in Flood Zones 2 or 3 • Number of Sustainable Drainage Systems • Air Quality Management
<p>10. Waste To monitor effects on minimising waste and increasing the re-use and recycling of waste materials</p> <p>11. Energy and Climate Change To monitor effects on minimising energy usage and developing renewable energy resource, reducing dependency on non-renewable sources</p>	<p>LPD1 – Wind Turbines LPD2 – Other Renewable Energy Schemes</p>	<ul style="list-style-type: none"> • Carbon dioxide emissions per capita total • Energy per meter – by type • Energy consumed – by type • Renewable development – by type • New waste management facilities – by type

SA objectives	Local Planning Document Policies	Indicators
<p>12. Transport To monitor effects on making efficient use of the existing transport infrastructure, helping reduce the need to travel by car, improving accessibility to jobs and services for all and ensuring that all journeys are undertaken by the most sustainable mode available</p>	<p>LPD57 – Parking Standards LPD58 – Cycle Routes, Recreational Routes and Public Rights of Way LPD59 – Park and Ride LPD60 – Local Transport Schemes LPD61 – Highway Safety</p>	<ul style="list-style-type: none"> • Traffic growth • Number of cycle trips • Travel to work • Number of new homes with access to key community facilities and services – by walking, cycling and public transport
<p>13. Employment To monitor effects on creating high quality employment opportunities</p> <p>14. Innovation To monitor effects on developing a strong culture of enterprise and innovation</p> <p>15. Economic Structure To monitor effects on providing the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</p>	<p>LPD43 – Retention of Employment and Employment Uses LPD44 – Employment Development on Unallocated Sites LPD45 – Expansion of Existing Employment Uses Not in the Green Belt LPD49 – Development within Town and Local Centres LPD52 – Markets LPD53 – Development within Small Parades</p>	<ul style="list-style-type: none"> • New office development • New industrial and warehouse development • Supply of employment land – by type • Area of employment land lost to housing or other uses • Labour supply • Unemployment rate • Skill levels of the working age population • Planning permissions for retail and other town centre uses • New retail development • Diversity of uses in centres • Proportion of vacant units

Section 13: Conclusions

- 13.1 The Local Planning Document along with the Aligned Core Strategy forms the Local Plan for Gedling Borough which guides future development. The Sustainability Appraisal has already been undertaken for the Aligned Core Strategy.
- 13.2 The Local Planning Document contains development management planning policies and site allocations against which planning applications for future development proposals in Gedling Borough will be determined.
- 13.3 This document is the Sustainability Appraisal of the Local Planning Document. The purpose of this document is to assess the economic, social and environmental impacts of the planning policies and site allocations contained within the publication draft of the Local Planning Document.
- 13.4 This document covers Stages A, B and C of the SA process. Stage D represents the consultation stage. This Sustainability Appraisal is published alongside the publication draft of the Local Planning Document in order to seek comments. This will provide the opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal to help inform any comments which may be made on the Local Planning Document.
- 13.5 Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.
- 13.6 The remaining stage E of the Sustainability Appraisal will be completed at the adoption stage.