

Greater Nottingham
Planning Partnership



Sustainability Appraisal Report

Preferred Approach: Strategic Distribution and Logistics Sites

September 2023



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1. Introduction

1. This Sustainability Appraisal (SA) of potential strategic distribution and logistics sites should be read alongside the SA Report that appraised strategic housing and mixed use sites within the Greater Nottingham Strategic Plan Preferred Approach (January 2023). This SA comprises part of the Greater Nottingham Strategic Plan's SA, following the methodology set out in Preferred Approach SA. The appraisal methodology of strategic sites (Framework 2) and the SA was consulted upon in January and February 2023, this followed previous consultation on the SA Scoping Report.
2. Following consultation on the Preferred Approach, it was determined that the plan making authorities should examine whether sites suitable for strategic scale logistics development existed within the plan area. This SA assesses potential sites and determines how these sites perform against the SA's sustainability objectives. The SA does not, by itself, determine whether a site should be allocated, rather it informs site selection, alongside other planning and land use considerations, for example Green Belt policy and local and/or national environmental, social or economic objectives.
3. In addition to the SA, which assessed housing and mixed use sites, this SA should be read alongside the Strategic Distribution and Logistics Background Paper, which identifies sites that may be suitable and are preferred as possible allocations, and the Nottingham Core & Outer Housing Market Area Logistics Study (August 2022), which established the need for logistics within the plan area and neighbouring planning authorities of Ashfield, Erewash, Newark and Sherwood and Mansfield.
4. The Background Paper assessed a 'pool' of potential sites within the authorities' areas that comprise the Greater Nottingham Planning Partnership (Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe) and identified those which should be considered as reasonable alternatives, based on criteria which were established within the Logistics Study.
5. The reasonable alternative sites within the Greater Nottingham Strategic Plan Area (excluding those within Ashfield and Erewash) identified through the Background Paper have been appraised within the SA.

2. Identification of Reasonable Alternatives

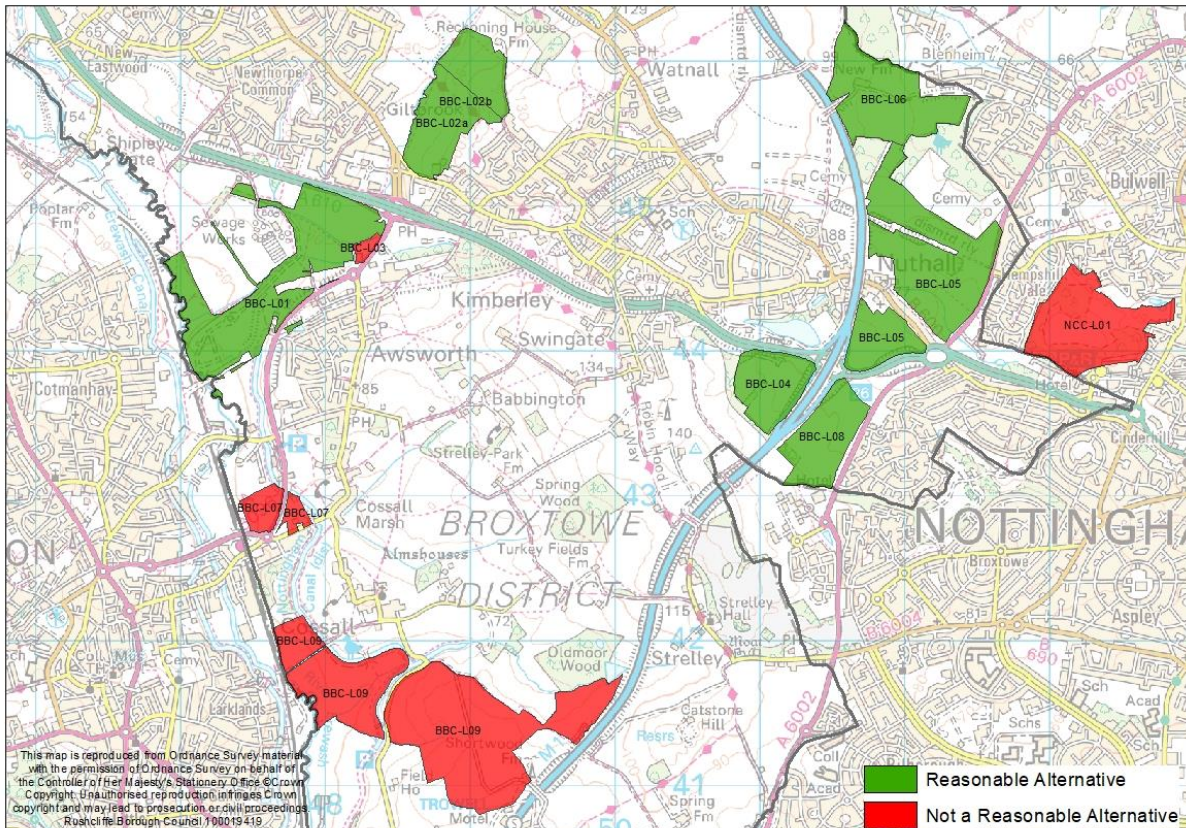
6. The assessment of strategic distribution sites has been undertaken separately from general employment sites due to their scale, locational and infrastructure requirements and environmental impacts. Reasonable alternatives were identified from a pool of sites that were either: submitted to the Councils during a call for sites exercise; promoted by landowners for employment and may be suitable for strategic B8 use; or within Strategic Employment Land Assessments. Some sites were previously appraised for mixed use and employment uses within the previous Sustainability Appraisal (December 2022) that supported the Greater Nottingham Strategic Plan Preferred Approach (January 2023).
7. The identification of sites as reasonable alternatives was undertaken within the Strategic Distribution Background Paper. This considered each site's:
 - scale (sites should be around 25 hectares or more);
 - access to the strategic highway network; and
 - location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study).
8. This determined whether they were either reasonable alternatives (green) or not reasonable alternatives (red). Only sites that meet all three criteria are determined to be reasonable alternatives.
9. Those identified as reasonable alternatives have been assessed against the SA's sustainability objectives within this appraisal.
10. The following 'pool' of sites were appraised to determine whether they are reasonable alternatives:

Authority	Reference	Site name and address
Broxtowe	BBC-L01	Former Bennerley Coal Disposal Point
Broxtowe	BBC-L02a	Gilt Hill (smaller site)
Broxtowe	BBC-L02b	Gilt Hill (larger site)
Broxtowe	BBC-L03	Gin Close Way
Broxtowe	BBC-L04	Land at Kimberley Eastwood Bye Pass
Broxtowe	BBC-L05	Land at Low Wood Road, Nuthall
Broxtowe	BBC-L06	Land at New Farm Nuthall
Broxtowe	BBC-L07	Land at Shilo Way
Broxtowe	BBC-L08	Land to the south-east of M1 junction 26, Nuthall
Broxtowe	BBC-L09	Land at Waterloo Lane, Trowell
Gedling	GBC-L01	West of Kighill Farm, Ravenshead, Nottinghamshire
Gedling	GBC-L02	Land at Stockings Farm, Redhill, Arnold, Nottinghamshire

Authority	Reference	Site name and address
Nottingham City Council	NCC-L01	Stanton Tip / Stanton Park
Rushcliffe	RBC-L01	Ratcliffe-on-Soar Power Station
Rushcliffe	RBC-L02	Rushcliffe 'Gateway'
Rushcliffe	RBC-L03	South of Owthorpe Lane, Cotgrave
Rushcliffe	RBC-L04	Land North of Owthorpe Lane, Cotgrave
Rushcliffe	RBC-L05	Stragglethorpe Junction,
Rushcliffe	RBC-L06	Margidunum
Rushcliffe	RBC-L07	Jerico Farm
Rushcliffe	RBC-L08	Butt Lane (Fosse Way) East Bridgford
Rushcliffe	RBC-L09	Land South of A52, Whatton
Rushcliffe	RBC-L10	Melton Road, Edwalton

Broxtowe

11. Within Broxtowe, ten potential strategic distribution sites were identified. Seven of the sites are considered to be reasonable alternatives and have been subject to an assessment as part of the SA.
12. All except BBC-L04, BBC-L07 and BBC-L09 have also been previously assessed as either housing and mixed use sites or employment sites within the Preferred Approach SA (December 2022).



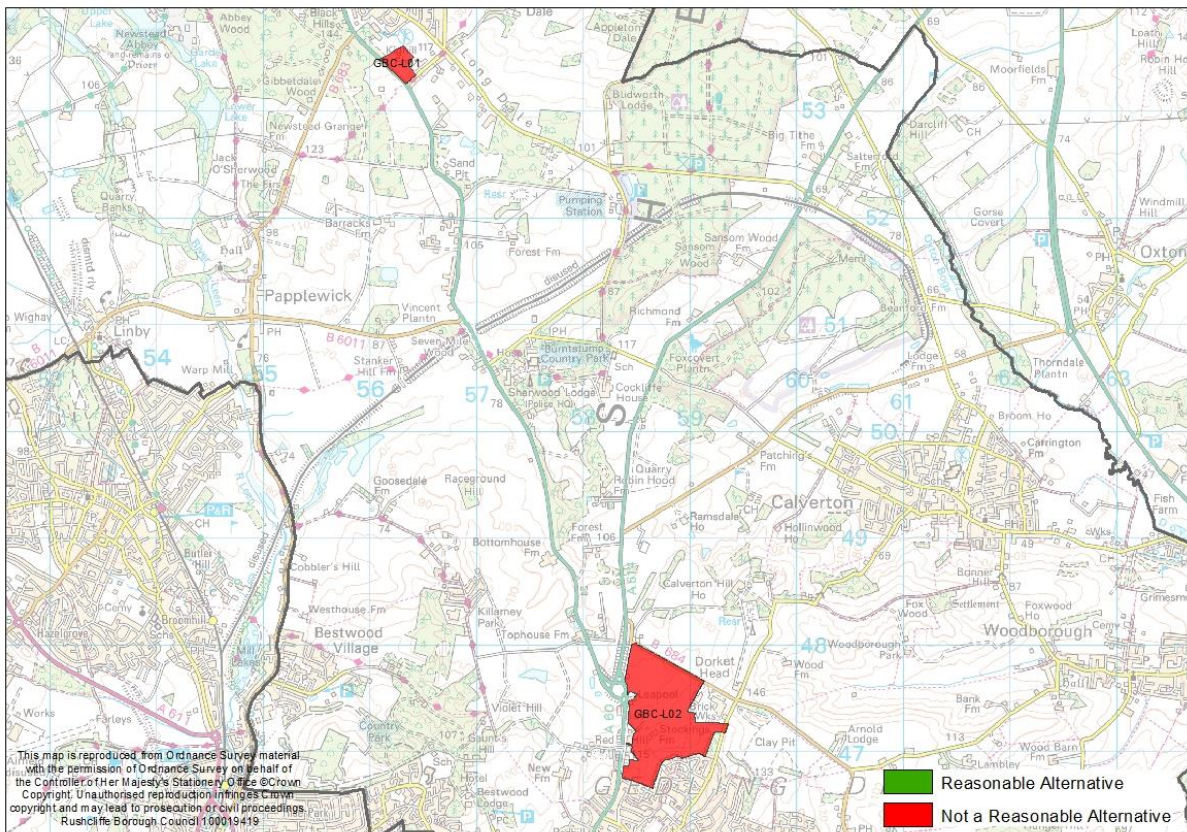
Map 1: Sites appraised within Broxtowe

Site Reference	Site Name	Site Size	Is this a realistic option?
BBC-L01	Former Bennerley Coal Disposal Point	68ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L02a	Gilt Hill (smaller site)	25ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)
BBC-L02b	Gilt Hill (larger site)	42ha (site promoters state 50 ha,	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1 (via the A610)

Site Reference	Site Name	Site Size	Is this a realistic option?
		including the smaller site BBC-L02a)	
BBC-L03	Gin Close Way	1.97ha	The site is too small for strategic distribution.
BBC-L04	Land at Kimberley Eastwood Bye Pass	22ha	The site is only 3ha below the 25ha recommended site size and has the potential to accommodate a development for strategic distribution. It is in an Area of Opportunity and has site connectivity to the highway network and junction with the M1.
BBC-L05	Land at Low Wood Road, Nuthall	57ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L06	Land at New Farm Nuthall	41ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L07	Land at Shilo Way	10.07ha (site promoters state 11 ha)	The site is too small for strategic distribution.
BBC-L08	Land to the south-east of M1 junction 26, Nuthall	25ha	The site is of strategic size, is in an Area of Opportunity and has Site connectivity to the highway network and junction with the M1.
BBC-L09	Land at Waterloo Lane, Trowell	118.06ha (site promoters state 120 ha)	There is insufficient information provided to assess as a reasonable alternative, including no details of site access.

Gedling

13. Within Gedling, two potential strategic distribution sites were identified. Neither of these sites are considered to be reasonable alternatives.
14. Both sites have been previously assessed as potential housing and mixed use sites within the Preferred Approach SA (December 2022) (G01.6A and G07.1PA).



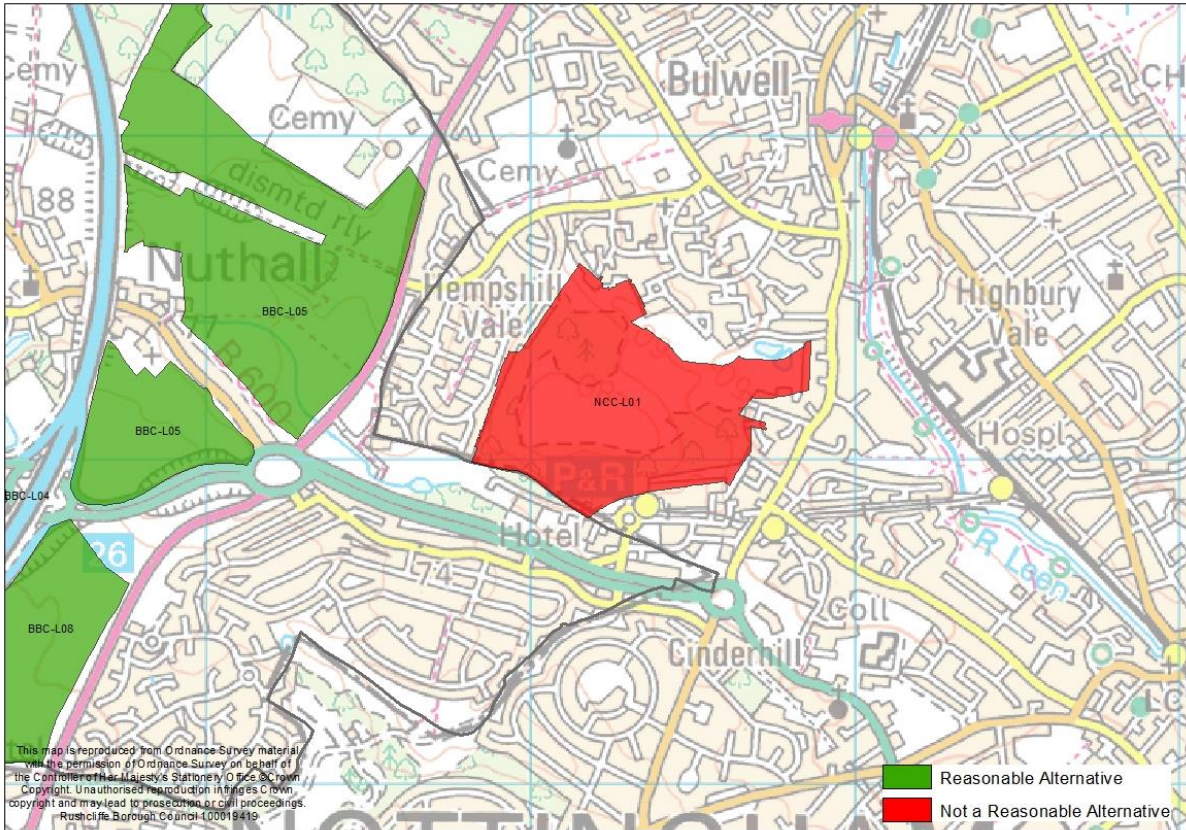
Map 2: Sites appraised within Gedling

Site ref	Site name	Site size (land remaining)	Is this a realistic option?
GBC-L01	West of Kighill Farm	5.45 ha	The site is not being identified as a reasonable alternative for further consideration because it is too small and does not meet the criteria for road access.
GBC-L02	Land at Stockings Farm, Redhill	10 ha	The site is not being considered as a reasonable alternative for allocation for strategic distribution on the basis that the site is insufficiently large enough and not within a preferred area of search for distribution facilities. The location does not meet the criteria for having good

Site ref	Site name	Site size (land remaining)	Is this a realistic option?
			road access with congestion on the A60 and its associated AQMA being a particular issue. Given the nature of distribution facilities the visual impact on landscape and landscape character is likely to be unacceptable.

Nottingham City

15. Within Nottingham City only one potential strategic distribution site was identified but it is not considered to be a reasonable alternative. This site, at Stanton Tip (NC1.1PA) has been previously been assessed as a mixed use allocation within the Preferred Approach SA (December 2022).

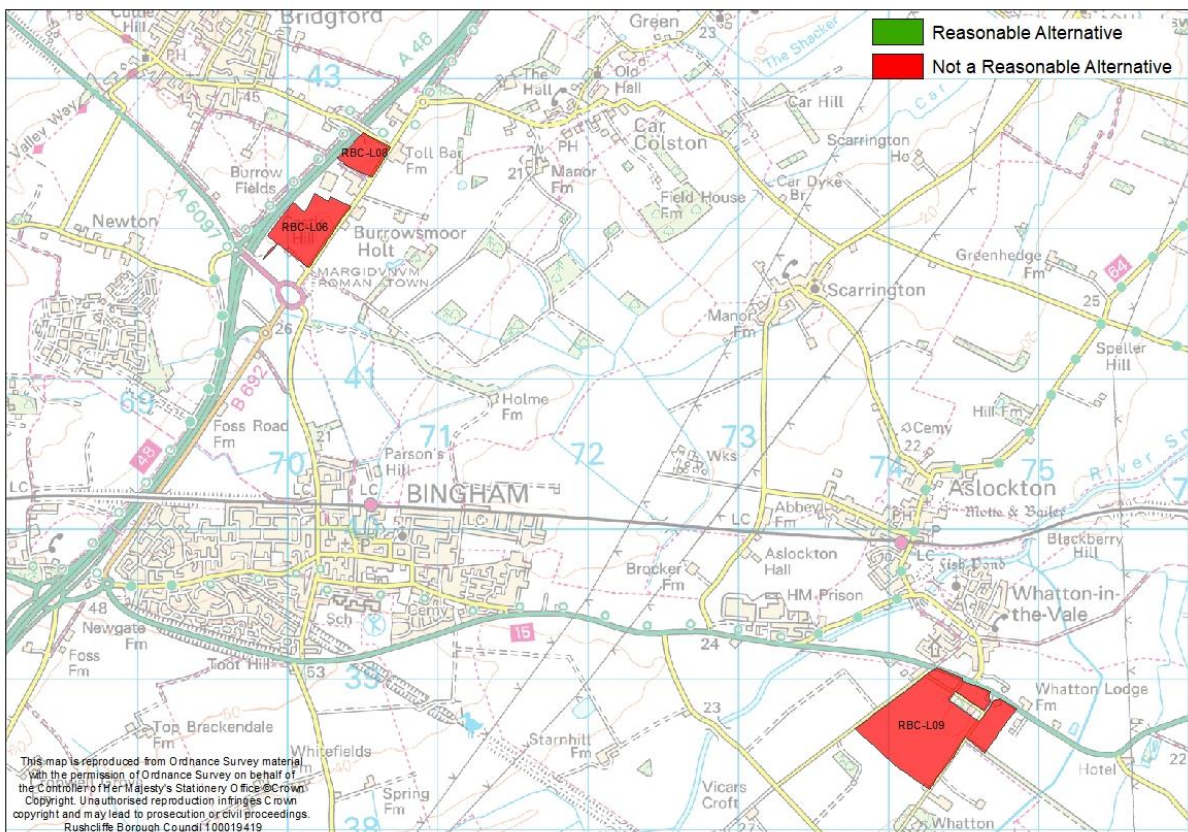


Map 3: Sites appraised within Nottingham City

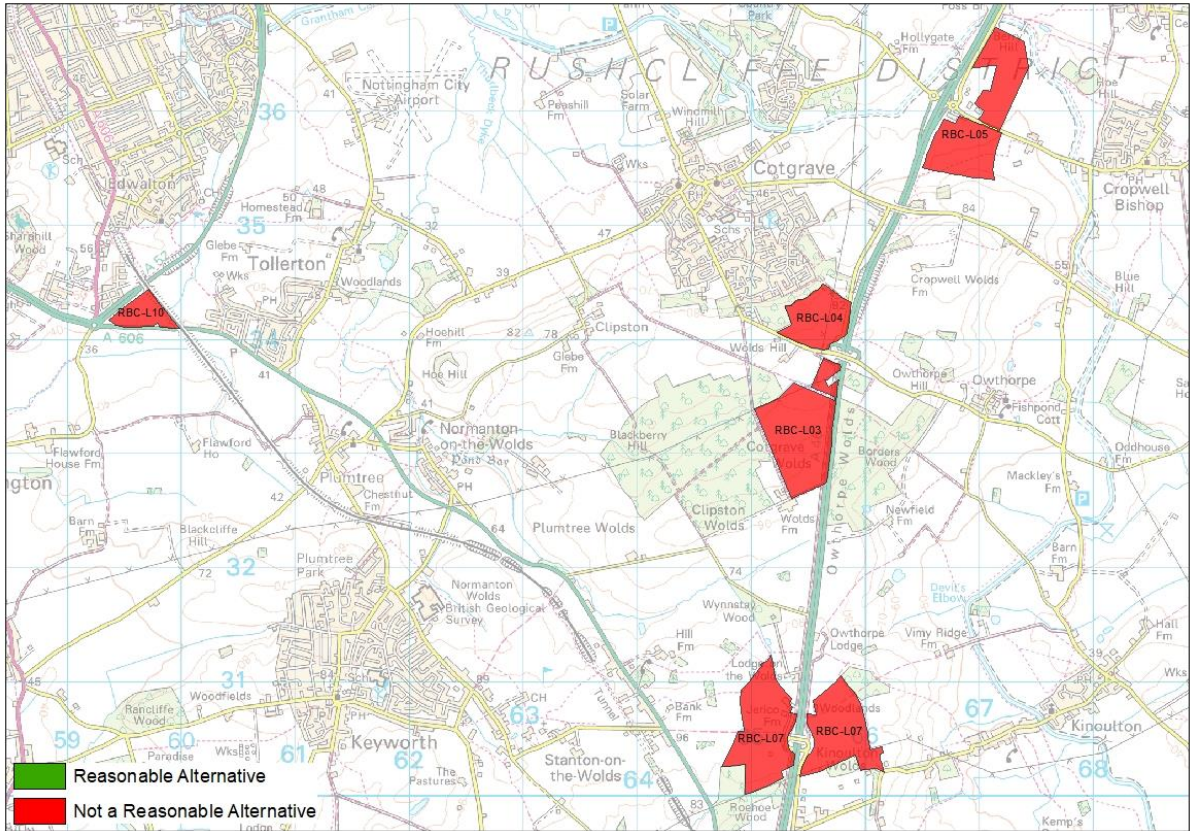
Site ref	Site name	Site size (land remaining)	Is this a realistic option?
NC1.2PA	Stanton Tip	25 ha	No, the site is not being identified as a reasonable alternative for further consideration. Whilst the site is approximately 42 hectares, the developable area is 25 hectares and is allocated for mixed use. The full 25 hectares is therefore not available and consequently the land available is likely to be considerably below the threshold for strategic distribution.

Rushcliffe

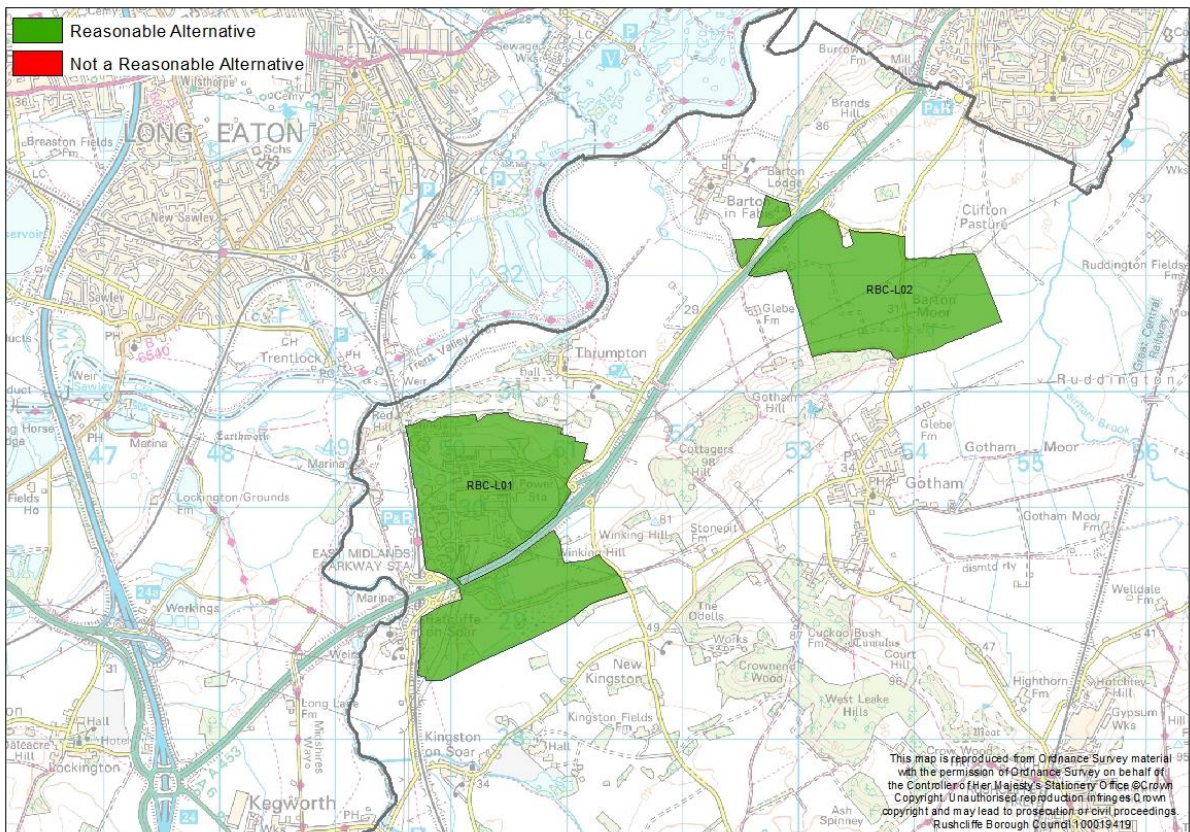
16. Within Rushcliffe, ten potential strategic distribution sites have been identified. Three of the sites are considered to be reasonable alternatives and have been appraised.
17. All except RBC-L07, RBC-L08 and RBC-L010 have also been previously assessed as employment sites within the Preferred Approach SA (December 2022).
18. RBC-L07 has been assessed as a mixed use site (of which it comprises the southern sections, either side of the A46).



Map 4: Sites appraised within Rushcliffe (A46/A52)



Map 5: Sites appraised within Rushcliffe (A46/A606)



Map 6: Sites appraised within Rushcliffe (A453)

Site ref	Site name	Site size (ha)	Is this a realistic option?
RBC-L01	Ratcliffe on Soar Power Station	265 (gross)	Yes. The site is strategic in size and is well located adjacent to the strategic road network and with good access to it. Part of the site is promoted by the landowner as a location for strategic distribution and 180,000 sqm of logistics development is identified within the draft Local Development Order.
RBC-L02	Nottingham 'Gateway'	168	Yes. The site is strategic in size and is well located adjacent to the strategic road network.
RBC-L03	South of Owthorpe Lane	50	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Icen Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L04	North of Owthorpe Lane	23	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Icen Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L05	Stragglethorpe Junction	51	No. Although located adjacent to the A46, the site is beyond the Areas of Opportunity identified in the Icen Nottinghamshire Core & Outer HMA Logistics Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L06	Margidunum Business Park	14	No. It is not within an Area of Opportunity as identified in the Icen Study. The site's location to the strategic road network is not considered optimal for strategic distribution. It is not close or adjacent to population centres within the main urban area of Nottingham. The site is likely to include archaeological remains of the Roman town of Margidunum.
RBC-L07	Jerico Farm	75	No. It is not within an Area of Opportunity as identified in the Icen Study. The site's location to the strategic road network is not considered optimal for strategic distribution. It is not close or adjacent to

Site ref	Site name	Site size (ha)	Is this a realistic option?
			population centres within the main urban area of Nottingham.
RBC-L08	Butt Lane (Fosse Way), East Bridgford	5.5	No. The site is not strategic in size. The site is not located within an Area of Opportunity within the Icen Strategic Distribution Study.
RBC-L09	Land south of A52	40	No. It is not within an Area of Opportunity as identified in the Icen Study. The site's location to the strategic road network is not considered optimal for strategic distribution.
RBC-L10	Melton Road, Edwalton	11	No. The site is not strategic in size. The site's location to the strategic road network is not considered optimal for strategic distribution.

Summary

19. Due to the absence of sites with a developable area greater than 25 hectares, no reasonable alternative strategic distribution sites have been identified in Gedling or Nottingham City. The sites in Gedling are also constrained by their locations outside areas of opportunity (adjacent to junctions on the M1, A453, and A1/A46), and lack of access to dualled strategic highway network.
20. Within Broxtowe, there are a number of sites adjacent to Junction 26 of the M1, in close proximity, or could access this junction via the strategic highway network. With the exception of two sites that are too small, these are considered reasonable alternatives. One site below the recommended minimum site size (BBC-L04) has been identified as a reasonable alternative as it is only 3ha below this threshold. This site is directly adjacent to Junction 26 of the M1. The large site at Waterloo Lane is not considered a reasonable alternative due to uncertainties that it can access a dualled highway network (and the M1) or gain access directly to M1 via the Trowell Services junction.
21. In Rushcliffe, although the pool of sites appraised is more geographically spread, they are located along the strategic road network (the A453, A46 and A52). Both sites along the A453 are of a sufficient size and are located within an Area of Opportunity with either having existing access onto the A453 and M1 (at junction 24) (Ratcliffe on Soar Power Station) or the possibility of accessing this dualled strategic highway (Nottingham Gateway). The remaining sites, along the A46 and A52 are beyond the areas of opportunity along the M1, A453, or the A46/A1 at Newark. In addition, some are too small and those on the A52 would rely on single carriageway roads to access the A46, M1 or A1.
22. Across the Greater Nottingham Strategic Plan area, the following sites are considered reasonable alternative strategic logistics sites. These have been assessed against the SA objectives.

Authority	Reference	Site name and address
Broxtowe	BBC-L01	Former Bennerley Coal Disposal Point
Broxtowe	BBC-L02a	Gilt Hill (smaller site)
Broxtowe	BBC-L02b	Gilt Hill (larger site)
Broxtowe	BBC-L04	Land at Kimberley Eastwood Bye Pass
Broxtowe	BBC-L05	Land at Low Wood Road, Nuthall
Broxtowe	BBC-L06	Land at New Farm Nuthall
Broxtowe	BBC-L08	Land to the south-east of M1 junction 26, Nuthall
Rushcliffe	RBC-L01	Ratcliffe-on-Soar Power Station
Rushcliffe	RBC-L02	Nottingham 'Gateway'

3. Appraisal of the Reasonable Alternatives

23. The SA Framework against which the reasonable alternative sites are assessed can be found in Appendix A. It asks specific questions that establish whether the site's development for logistics would assist or not the achievement of each of the 16 SA objectives and scoring criteria that determine whether the site would have a: major positive; minor positive; uncertain or no impact; minor negative; or major negative effect.
24. The conclusions of their effects are explained within a commentary and where appropriate mitigation measures are proposed that would help address any negative effects that are identified. These measures may be included within policies in the Greater Nottingham Strategic Plan.

Summary

25. Below is a summary of each site's effects or contribution to the achievement of the SA objectives. The full appraisal of the seven reasonable alternative sites in Broxtowe is included in Appendix B. The full appraisal of the two reasonable alternative sites in Rushcliffe is included in Appendix C.
26. All the reasonable alternative sites scored neutral against the housing objective as none are providing new homes.
27. Similarly, all the sites scored either positive or major positive against the employment and economic objectives. This is unsurprising given the strategic level of employment development proposed. The two smaller sites at Gilt Hill and Kimberley Eastwood Bye Pass however, being smaller sites, do not score so favorably against these objectives.
28. Appraised against the shopping centres objectives, none are located within a town or local centre or have an opportunity to directly improve the vitality or viability of existing centres. They are, with the exception of Land at Kimberley Eastwood Bye Pass, within 20 minutes of travel time from a centre by public transport, walking or cycling and consequently would have a minor positive effect. The "Land at Kimberley Eastwood Bypass site is not served by existing public transport or footpaths.
29. In terms of access to healthcare and promoting healthy lifestyles, again with the exception of the Land at Kimberley Eastwood Bye Pass site, all are within 30 minutes' travel time of health facilities. The Gilt Brook sites and Land to the south-east of Junction 26 are however within 400m of a surgery and score major positive as a result.
30. Against the social inclusion objective, the sites in Broxtowe (again with the exception of the Land at Kimberley Eastwood Bye Pass site) are in or adjoin areas of deprivation and have scored higher (minor negative) than those in Rushcliffe (neutral). However, the Nottingham Gateway site is only separated from Clifton, which contains areas of high deprivation by the Clifton South (Fairham Pastures) mixed use allocation which is currently under construction.

		1. Housing	2. Employment and jobs	3. Economic structure and innovation	4. Shopping centres	5. Health and well-being	6. Community safety	7. Social inclusion	8. Transport	9. Brownfield land	10. Energy and climate change	11. Pollution and air quality	12. Flooding and water quality	13. Natural environment, biodiversity and BGI	14. Landscape	15. Built and historic environment	16. Natural resources and waste management
BBC-L01	Former Bennerley Coal Disposal Point	0	++	++	+	+	?	++	++	+	?	?	-	:-	-	:-	-
BBC-L02a	Gilt Hill (smaller site)	0	+	++	+	++	?	++	++	:-	?	-	-	-	:-	0	-
BBC-L02b	Gilt Hill (larger site)	0	++	++	+	++	?	++	++	:-	?	-	-	:-	:-	0	-
BBC-L04	Land at Kimberley Eastwood Bye Pass	0	+	+	0	0	?	0	:-	:-	?	?	++	-	-	?	:-
BBC-L05	Land at Low Wood Road, Nuthall	0	++	++	+	+	?	++	++	:-	?	-	0	:-	-	?	:-
BBC-L06	Land at New Farm Nuthall	0	++	++	+	+	?	++	++	:-	?	-	++	:-	-	?	:-
BBC-L08	Land to the south-east of M1 junction 26, Nuthall	0	++	++	+	++	?	++	++	:-	?	?	++	:-	-	?	:-
RBC-L01	Ratcliffe-on-Soar Power Station	0	++	++	+	+	?	0	+	+	++	?	-	-	?	-	:-
RBC-L02	Nottingham 'Gateway'	0	++	++	+	+	?	0	++	:-	?	?	-	-	-	-	:-

31. As a result of their location adjacent to existing public transport routes that enable access to local centres and main built up areas, with the exception of two sites, all sites scored major positive against the transport objective. In addition to their accessibility for employees, two sites could also utilise existing adjacent rail infrastructure that would facilitate the transportation of freight by rail. This is a significant benefit that is not captured by their major positive appraisal. The transportation of freight by road would reduce the site's carbon emissions and impacts of HGV movements on the local area. These sites are Former Bennerley Coal Disposal Point, where a spur line once existed and rail bridge remains over the River Erewash and into the site. The second site, at the Ratcliffe on Soar Power Station, has an existing rail line which delivers coal. The adopted LDO allows for the retention of this line. The potential for rail access should be given considerable weight when selecting sites for allocation and, if allocated, it should be secured within site's policy requirements.
32. Given their scale and locations all sites result in the loss of greenfield land. However, two sites include significant areas of brownfield land. Consequently, these two sites, Former Bennerley Coal Disposal Point and Ratcliffe Power Station score minor positive.
33. Only one site scored positively against the energy and climate change objective, Ratcliffe on Soar Power Station. As set out in the LDO, this site will be developed for: renewable energy and storage; advanced manufacturing and industrial uses such as 'gigafactories' for electric vehicle or battery manufacture and decarbonisation technology to support transition to net zero; and research and development. However, not captured within the appraisal of the sites against this objective is the contribution rail access will also make to the transition to a low carbon economy. This is identified within the mitigation text.
34. Four sites scored negatively against the air quality objective, these are the Gilt Hill sites and the two sites north east of Junction 26 of the M1 at Low Wood Road and New Farm. These two sites are partly within Nottingham's [NO2 Agglomeration Zone](#).
35. Regarding flooding and the avoidance or reduction of flood risks, the majority of the sites scored negatively as a result of their size and the presence of surface water flooding or more significantly limited areas within flood zones 2, 3a or 3b. Four sites, all located within Broxtowe at Junction 26 of the M1, would have major positive or neutral effect against this objective as they are outside areas at risk of flooding. No sites were considered major adverse (i.e. where the majority of a site is within flood zone 2 or 3 and/or at high risk of surface water flooding).
36. All sites scored negatively when appraised against the natural environment reflecting their size and the likely adverse impacts on priority habitats, including hedgerows, trees and woodland. Those that scored major negative included designated sites, notably local wildlife sites and or the presence of Sites of Special Scientific Interest in close proximity. The Low Wood Road and New Farm sites (north east of Junction 26 of the M1 in Broxtowe) contain a number of local wildlife sites and are in close proximity of Sellers Wood SSSI and scored major negative as a result. The Former Bennerley Coal Disposal Point also scored major negative due to its location within an important Blue and Green

Infrastructure Network, the Erewash Valley, which it would bisect. The site itself contains open space and local wildlife site.

37. Similarly, apart from the Ratcliffe on Soar Power Station all sites also scored negatively against the landscape objective, given their size and likely impact of large distribution 'sheds'. The smaller and larger site at Gilt Hill, both however scored major negative as a result of their rising topography and rural tranquility. The removal of the power station, including cooling towers would have a positive impact on the landscape, however an overall positive score would depend on the replacement buildings and the landscape and visual impact of development south of the A453. Consequently, effects on this objective are uncertain.
38. The majority of sites would have a neutral or uncertain/unknown impact on the built and historic environment due to absence of heritage assets within the site or close proximity, or the possibility of archaeological remains. The Bennerley site however may have a major negative effect on the setting of the Bennerley Viaduct which is a Grade II* listed building. These effects will depend on the proposed development, but could be reduced to minor negative through avoidance and mitigation measures, that may include locating larger structures where they would not adversely impact the setting of the viaduct. The Power Station and Nottingham Gateway Sites, due to their location within the Trent Valley do have a greater number of recorded archaeological assets within them or in close proximity, including Scheduled Ancient Monuments that date back to Roman Britain and records of Iron Age settlements. Consequently, both these sites scored minor negative.
39. Against the final objective, natural resources, as with the biodiversity objective, all the sites scored negatively, however those that contained higher grade agricultural land were deemed to have a major negative impact. These included the Kimberley Eastwood Bye Pass, Low Wood Road, New Farm, Land South-East of Junction 26, Ratcliffe on Soar Power Station and Nottingham Gateway.

4. Appraisal of the Preferred Sites

40. The Preferred Approach proposes that the following sites should be allocated for strategic distribution and logistics development:

- BBC-L01 Former Bennerley Coal Disposal Point
- RBC-L01 Ratcliffe on Soar Power Station

41. The selection of these sites has been informed by the SA assessments, in conjunction with wider assessments contained within the separate Background Paper.

BBC-L01 Former Bennerley Coal Disposal Point

42. Similarly to all the alternative sites, this site scored positively against the majority of the SA's objectives, notably those regarding employment and the economy, social inclusion, health and transport.

43. Where this site performed better than the other sites (with the exception of the Power Station site) was against the brownfield land objective, and although it is not recognised in the site's performance against the climate change objective, the site's ability to access the rail network is a considerable benefit that would enable the delivery of low carbon freight transportation.

44. Although minor negative, the site would have less effects on landscape and would result in no loss of high grade agricultural land.

45. It must be recognised however, that the site's location adjacent to the Bennerley Viaduct within the River Erewash Valley could, if not mitigated, could result in major adverse effects upon the Grade II* listed structure and a primary blue and green infrastructure network. If allocated, these issues should be adequately addressed within site specific policies in the Greater Nottingham Strategic Plan.

RBC-L01 Ratcliffe on Soar Power Station

46. The Ratcliffe on Soar Power Station Site also scored well against the employment and the economy, social inclusion, health and transport objectives.

47. As with the Bennerley Site, the site includes areas of brownfield land and the regeneration of the power station offers opportunities to improve the landscape and visual amenity over a wide area. It also has an existing rail access and this should be retained. The site therefore offers an opportunity for local and wider environmental benefits, including addressing climate change.

48. The site's performance against the energy and climate change objective is strengthened by the adopted LDO that included onsite renewable energy, energy storage and low carbon and net zero technologies research and manufacturing.

49. The presence of known archaeological remains around Redhill and the likelihood that these may extend further across the site are a minor negative, as are areas

that are at risk of surface water flooding and the existence of priority habitats. If allocated, these issues should be adequately addressed within site specific policies in the Greater Nottingham Strategic Plan.

50. The Preferred Approach consultation document includes site information but does not include proposed policies for the preferred strategic logistics sites. The proposed policies for strategic sites will be included in the Publication Draft of the Greater Nottingham Strategic Plan. The final Sustainability Appraisal report at the formal Publication Draft consultation stage will cover the appraisals on the proposed policies for all strategic sites, including housing and mixed use sites.

Appendix A: SA Framework 2 – Site Appraisal Criteria

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	Single site provides a strategic level of 500+ houses in and adjoining the built up area or key settlement Provides housing which makes a significant contribution or fully meets the housing need	Site provides a strategic level of up to 500 houses in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides housing which contributes to meeting housing needs	Uncertain or No impact as the site is not currently used for housing and is proposed solely for employment development		Results in the loss of a strategic level of housing

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	Provides a strategic level of jobs (500+) in and adjoining the built up area or key settlement Provides new job opportunities in areas of deprivation	Provides a strategic level of jobs (up to 500) in conjunction with one or more smaller sites in and adjoining the built up area or key settlement Provides local labour agreements on projects (including jobs in construction industry)	Uncertain or No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development	Results in the loss of jobs on a partially occupied site	Results in the loss of a strategic level of jobs Results in the loss of jobs on a fully occupied site

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	<p>Single site provides a strategic level of employment on 5+ ha or more or 20,000+ sq. m or more in and adjoining the built up area or key settlement</p>	<p>Site provides a strategic level of employment covering 5 ha or more or 20,000 sq. m or more in conjunction with one or more smaller sites in and adjoining the built up area or key settlement</p> <p>Provides opportunity for training and / or high knowledge sectors (i.e. office based)</p> <p>Provides live-work units</p>	<p>Uncertain or No impact as the site is not currently used for employment, retail or mixed use and is proposed solely for housing development</p> <p>Assumes all housing sites make appropriate education provision</p>	<p>Results in the loss of part of land for employment, retail or mixed use</p>	<p>Results in the loss of a strategic level of employment</p> <p>Results in the loss of land for employment, retail or mixed use</p> <p>Results in the loss of live-work units</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	Provides new town centre uses or mixed use in the existing centre Within 400 metres walking distance of shopping centre	Provides new mixed use (including non-town centre uses) in the existing centre Access to shopping centre within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact on the vitality and viability of the existing centre	Results in the loss of mixed use (including non-town centre uses) in the existing centre	Results in the loss of town centre uses in the existing centre

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	Within 400 metres walking distance of health facilities and recreational area or accessible blue-green infrastructure	<p>Access to health facilities within 30 minutes travel time by public transport, walking or cycling</p> <p>Within 400 metres walking distance of recreational area or accessible blue-green infrastructure</p>	<p>Uncertain</p> <p>or</p> <p>No impact</p>		<p>Access to health facilities not within 30 minutes travel time by public transport, walking or cycling</p> <p>Results in the loss of recreational area or accessible blue-green infrastructure</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?			Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation		
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	Within 400 metres walking distance of at least two community facilities Provides new community facilities on site	Access to community facilities within 30 minutes travel time by public transport, walking or cycling	Uncertain or No impact		Access to community facilities not within 30 minutes travel time by public transport, walking or cycling Results in the loss of existing community facilities

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	<p>Located within or adjoining the main built up area with existing transport infrastructure and has good direct route(s) to existing businesses and shopping centres</p> <p>Within 400 metres walking distance to a bus/rail/tram stop and / or designated cycle route</p>	<p>Between 400 and 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route.</p>	<p>Uncertain</p> <p>or</p> <p>No impact</p> <p>Assumes site will not affect the continuity of Rights of Way</p>		<p>Not within 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route</p> <p>Site is not accessible by public transport</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	Site is on previously developed land or brownfield land within or adjoining the main built up area or key settlement	Site is on predominantly previously developed land or brownfield land within or adjoining the main built up area or key settlement Site is on previously developed land or brownfield land and not adjoining the main built up area or key settlement	Uncertain or No impact [Note biodiversity value may not be known]	Site is on predominantly greenfield land	Site is on greenfield land

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions		

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?			Uncertain or No impact as the site will not impinge on an existing Air Quality Management Area or does not fall within Nottingham Urban Area agglomeration zone	Site will impinge on an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone	Site falls within an existing Air Quality Management Area or Nottingham Urban Area agglomeration zone Site is likely to impact an area of poor air quality (and creating an Air Quality Management Area)

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	<p>Site located within EA Flood Zone 1</p>		<p>Site within area likely to be impacted as a result of scheduled flood prevention infrastructure</p> <p>Within area of very low risk of surface water run-off</p> <p>Source Protection Zone not relevant for housing sites</p> <p>Employment sites may lead to harm to Source Protection Zone</p>	<p>Part of site located within EA Flood Zone 2 or 3</p> <p>Within area of low to medium risk of surface water run-off</p>	<p>Majority of site or whole site located within EA Flood Zone 2 or 3</p> <p>Within area of high risk of surface water run-off</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Improves underused or undervalued open space</p> <p>Provide 10% open space on existing brownfield land</p>	<p>Uncertain</p> <p>or</p> <p>No impact</p> <p>It is expected that a site would create at least 10% biodiversity net gain</p>	<p>Site adjacent open space, biodiversity or designated site of nature conservation interest</p> <p>Results in the loss of hedgerows and trees</p>	<p>Results in partial or complete loss of open space, biodiversity, existing habitats, Tree Preservation Orders, woodland or designated site of nature conservation interest</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?		Would conserve, enhance or restore the features and characteristics of the landscape in the present form	Uncertain or No impact	Would not conserve, enhance or restore the features and characteristics of the landscape in the present form	Would have an adverse impact on local landscape character

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>Site promotes major opportunity to enhance or better reveal the significance of a heritage asset including its setting</p>	<p>Would conserve, enhance or restore the features and characteristics of the townscape in the present form</p> <p>Site promotes opportunity to enhance or better reveal the significance of a heritage asset including its setting</p> <p>Provides opportunities for heritage based tourism or heritage led regeneration</p>	<p>Uncertain</p> <p>or</p> <p>No impact as no heritage assets or their setting are likely to be affected</p>	<p>Would not conserve, enhance or restore the features and characteristics of the townscape in the present form</p> <p>The setting and significance of designated heritage assets may be harmed by the site. There may be opportunities for mitigation</p> <p>The setting and significance of non-designated heritage assets may be harmed by the site</p>	<p>Would have an adverse impact on local townscape character</p> <p>The setting and significance of designated heritage assets will be harmed by the site. There are no opportunities for mitigation</p> <p>Results in the loss of opportunities for heritage based tourism or heritage led regeneration</p>

SA objectives	Site criteria questions	Major positive ++	Minor positive +	Uncertain (?) or No impact (0)	Minor negative -	Major negative --
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			<p>Uncertain or No impact as the site is not on best and most versatile land (agricultural soil grade 1, 2 or 3a) and on moderate, poor or very poor soil (agricultural soil grade 3b, 4 or 5)</p>	<p>All sites will result in increased household and commercial waste</p>	<p>Site is on best and most versatile land (agricultural soil grade 1, 2 or 3a)</p> <p>It would sterilise existing mineral resources which can be viably extracted</p>

Appendix B: Appraisal of Reasonable Alternative Sites in Broxtowe

BBC-L01 – Former Bennerley Coal Disposal Point

Factors	Details
SHLAA reference	333, 432
Size	68ha
No of dwellings/ estimated employment floorspace	Up to approximately 74,000 square metres (Owners/promoters' estimate, i.e. "up to 800,000 sqft")
Existing Use	Agriculture and former disposal point

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution. Separately considered for housing (B06.2PA).	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to a key settlement. The site is not located within a deprived area (10% worst area), but it is adjacent to two	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).	Ensure there are active travel links from adjacent settlements to the site. Ensure development includes new employment opportunities for unemployed people.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	
4. Shopping Centres Increase the vitality and viability of	Is the site allocated for town centre uses or mixed use in the shopping centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre.	Ensure development enhances connectivity with existing centres. This may include links to Eastwood and Kimberley.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
existing shopping centres.	<p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>There is access to Kimberley town centre within 30 minutes travel time by public transport: Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27).</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	+	<p>There is access to health facilities in Eastwood and Kimberley which are within 30 minutes travel time by public transport: Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Hama Medical Centre is located in Kimberley. Medical facilities in Ilkeston include Old Station Surgery.</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p> <p>Enhance links to nearby town centres where health facilities are accessible.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		<p>There are recreational spaces within close proximity to the site:</p> <p>Open Spaces: Nottingham Canal (Awsorth) 0m from site Shilo Recreation Ground 48m from site A610 Sports Ground 66m from site Smithurst Road Open Space Part 2 98m from site Meadow Road Open Space 166m from site</p> <p>A large part of the site is used for informal open space / Local Wildlife Sites which may be lost as a result of any development.</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p> <p>It is understood that there have been reports of anti-social behaviour at the current site.</p>	Ensure policies in the Local Plan in general promote a safe secure environment for new development.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p> <p>Is the site located in or adjoining a deprived area?</p>	++	<p>Development on site would not lead to the loss of a community facility.</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to two of the 10% most deprived Lower Super Output Areas, within the adjacent Erewash Borough Council area (Cotmanhay – Hopewell Farm and Cotmanhay – Bennerley Av Nelson St).</p>	<p>Ensure community facilities to support the development are provided.</p> <p>Ensure there are enhanced links to adjacent areas where there are higher levels of deprivation.</p>
<p>8. 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 improve travel</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport</p>	++	<p>The site has the potential to make use of existing rail infrastructure to the west.</p> <p>The site is in close proximity to existing bus stops: Bus Stops: Gin Close Way 24m from site Gin Close Way 38m from site Barlborough Road 263m from site</p>	<p>Ensure connectivity to the site by non-car modes including connectivity to Bennerley Viaduct.</p> <p>Provide connectivity to existing rail infrastructure to reduce goods vehicle trips by road.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
choice and accessibility.	time of community facilities, schools, retail centres and employment areas?		<p>Brackenfield Drive 267m from site Amber Trading Estate 271m from site</p> <p>Monday – Saturday hourly bus service to Kimberley (within 10 minutes) and Ilkeston (again within 10 minutes) from bus stops along Gin Close Way, operated by Notts and Derby Traction (route 27). Both Ilkeston and Kimberley include a variety of community facilities including schools, shops and businesses.</p> <p>The site is located adjacent to a key settlement.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or ‘brownfield’ land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	+	Part of the site is previously developed (the former Coal Disposal Point) and is adjoining a key settlement.	Focus development on previously developed land (subject to other constraints).

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	?	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p> <p>However, the site has potential to utilise existing rail infrastructure to the west of the site which would reduce road based trips.</p>	<p>Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p> <p>Ensure development utilises rail link which will reduce the need to use road for transport.</p>
<p>11. Pollution and Air Quality</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p>	?	<p>The site is not within the Nottingham Urban Area Agglomeration Zone.</p>	<p>Public transport improvements.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>		<p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Measures to reduce reliance on motor vehicles, including utilising rail connection.</p> <p>Provision of EV charging points.</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed</p>	<p>-</p>	<p>River Flooding: Approximately 29% of the site is in Flood Zone 3. Approximately 39% of the site is in Flood Zone 2.</p> <p>Surface Water Flooding: Approximately 13% of the site is at 1 in 30 year risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	without increasing flood risk elsewhere?			
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	--	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		However, the site extends across the River Erewash Blue-Green Infrastructure network, a primary network in the Greater Nottingham BGI Strategy, where development on site would result in the loss of existing trees and hedgerows.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		There is some unofficial informal open space use at the site which would be lost as a result of the development of the site.	Retain where possible and enhance trees and hedgerows within the site.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		Part of the site is used for informal open space / Local Wildlife Sites which may be lost as a result of any development.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off-site open space?		Local Wildlife Sites (within site):	
	Will the site involve the loss of existing open space?			
	Will the site improve the underused or undervalued open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>0.44% (0.31ha) of site in (5/3344 A wet grassland pasture of note by the River Erewash)</p> <p>27.25% (19.19ha) of site in (5/2141 A former mine site supporting a wide range of habitats of botanical and zoological importance)</p> <p>Local Wildlife Sites (around site): (2/256 'A notable herb-rich community') within 50m of site (1/1 'Species-rich disused canal of botanical and zoological importance') within 50m of site</p> <p>Local Nature Reserves (around site): Nottingham Canal (Confirmed 1993) within 50m of site Smithurst Meadows (Confirmed 2010) within 250m of site</p>	
<p>14. Landscape To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	-	<p>The 'Greater Nottingham Growth Options Study Additional Landscape Assessments' document</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>(November 2022) includes the following comments:</p> <p>“Nottinghamshire landscape character policy zone: NC02 Babbington Rolling Farmlands (moderate condition, strong strength, conserve and enhance landscape strategy) NC01 Erewash River Corridor (moderate condition, strong strength, conserve and enhance landscape strategy)”</p> <p>“Topography and landuse: The topography is at its highest in the north of the site towards the A610, this slopes away very gently towards Awsworth. In the south of the site, the topography is very flat which contrasts to the publicly accessible Bennerley Viaduct to the west of Awsworth. The site is a mix of pastoral fields (located to the north) and a brownfield site (located to the south) previously used for mining and an ironworks.”</p>	<p>access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>“Suitability for development in landscape and visual terms: This site has medium potential for strategic growth. It sits between four settlements, with potential for merging should the full site be built out. The north of the site could accommodate development (likely to be employment) linked directly to the A610. However, the south is more sensitive to development due to the presence and setting of the Grade II* listed viaduct and the high recreational value. This area would be better used for more limited development linked to the heritage, building on the existing work around the Bennerley Viaduct.”</p>	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-</p>	<p>--</p>	<p>Listed Buildings (around site): Bennerley Viaduct (II*) within 50m of site.</p> <p>The details of any proposed development would not be known until the planning application stage. Development of the site might</p>	<p>Ensure that any development is sensitive to the listed Bennerley Viaduct.</p> <p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>potentially harm the significance of the listed Bennerley Viaduct and its setting. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It may promote heritage based tourism and regeneration through increased usage of Bennerley Viaduct. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p>	-	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification: 100% (70.91ha) of site in GRADE 4</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			

BBC-L02a – Gilt Hill (smaller site)

Factors	Details
SHLAA reference	229
Size	25ha
No of dwellings/ estimated employment floorspace	Approximately 65,000 square metres
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution. Separately considered for housing (B10.1PA)	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	+	The site will provide jobs (<500) adjacent to a key settlement. The site is not located within or adjoining a deprived area (10% worst area).	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?			
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. Giltbrook Retail Park 230m from site. Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood,	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	<p>++</p>	<p>Giltbrook Surgery 350m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.</p> <p>The site is within 400m walking distance of recreational areas: Open Space:</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Digby Street Sports Ground 103m from site Millfield Road Open Space 121m from site Millfield Road Allotments 172m from site Watnall Wood 378m from site Holywell Primary School 492m from site</p> <p>Proposed Green Infrastructure Corridors: 229.38m of 2.3 Giltbrook bisects site</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>A number of community facilities within 400m of the site.</p>	<p>Ensure community facilities to support the development are provided.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
close the gap between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site is in close proximity to Bus Stops: Gilt Hill 10m from site Gilthill School 23m from site Gilt Hill 26m from site Gilthill School 34m from site Business Park 89m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site): 420.66m of GreasleyFP36 (FP) bisects site 629.07m of GreasleyFP35 (FP) bisects site</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	<p>Is the site a brownfield site?</p>	--	<p>The site is greenfield land.</p>	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p>	?	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.</p>	<p>Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
solutions to climate change.	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p>	-	<p>1.22% (0.31ha) of site in NO2 Agglomeration Zone</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is it likely to create a new Air Quality Management Area?			
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment? Can surface water run-off be appropriately managed without increasing flood risk elsewhere?	-	Small parts of the site are within Flood Zones 3 and 2: 2.7% (0.68ha) of site in Flood Zone 3 3.16% (0.79ha) of site in Flood Zone 2 Small parts of the site are at risk of surface water flooding. 1.97% (0.49ha) of site in 1 in 30 year risk of surface water flooding 5.77% (1.45ha) of site in 1 in 100 year risk of surface water flooding 5.77% (1.45ha) of site in 1 in 1,000 year risk of surface water flooding Additional information is not known at this stage.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.
13. Natural Environment, Biodiversity and Blue-Green Infrastructure	Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a	-	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>No indication at this stage if offsite or onsite open space would be provided.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Local Wildlife Sites (around site) (2/274 'Marshy fields with a noteworthy flora') within 50m of site (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site (1/103 'An excellent base-rich plant community') within 250m of site</p>	<p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Nature Reserve, Local Geological Sites or Local Wildlife Site designations.</p>
<p>14. Landscape To protect and enhance the</p>	<p>Will it have an adverse impact on local landscape character?</p>	<p>--</p>	<p>Greater Nottingham Growth Options Study: Ranking: Amber:</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>landscape character.</p>	<p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>		<p>The terrain is undulating, rising to a high point north of the B600. Small to medium arable fields are enclosed by hedgerows with some woodland. The area of search is representative of the surrounding rural area. There is scenic value typical of the rural context away from roads and the urban edge of Eastwood. In these areas perceptions of tranquillity are high. A network of PROW including long distance footpaths indicate recreation value. The scheduled monument at Greasley Castle adds conservation value. In places the area of search is enclosed by topography and vegetation, although there are areas where open views are available. There is potential for coalescence with Greasley and Watnall to the east and south east. Additionally, there is a risk of perceived sprawl from Greasley, Watnall and Brinsley to the north west.</p>	<p>access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Potentially suitable for development away from steep slopes.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS35 - West of Kimberley / North of Gilt Hill Kimberley/ LS36 - East of Eastwood (which cover the site) as:</p> <p>Landscape Value – Amber / Red Visual Value – Amber / Amber Landscape Susceptibility – Amber / Amber Visual Susceptibility – Red / Red Landscape Sensitivity – Amber / Red Visual Sensitivity – Amber / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			character could be created or whether any features could be conserved, enhanced or restored.	
15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale? Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting? Will it enhance or better reveal the significance of the heritage asset? Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?	0	There are no Listed Buildings or Conservation Areas within or close to the site. The details of any proposed development would not be known until the planning application stage. Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.	
16. Natural Resources and Waste Management	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good)	-	100% (25.17ha) of site in GRADE 4 Development on site would likely increase waste per head.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<ul style="list-style-type: none"> - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

BBC-L02b – Gilt Hill (larger site)

Factors	Details
SHLAA reference	229, 271
Size	42ha (The owners/promoters' figure is 50 ha, including the smaller site BBC-L02a.)
No of dwellings/ estimated employment floorspace	Approximately 102,000 square metres, including smaller site, BBC-L02a. (Owners/promoters' estimate, i.e. "Circa 700,000 to 1,100,000 sq. ft.")
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution. Separately considered for housing (B10.1PA)	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to a key settlement. The site is not located within or adjoining a deprived area (10% worst area).	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?			for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to a key settlement. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. Giltbrook Retail Park 230m from site Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood,	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	<p>++</p>	<p>Giltbrook Surgery 350m from site.</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10 minutes by Trent Barton's Rainbow One route. Medical facilities in Eastwood include Eastwood Primary Care Centre and, in Kimberley, the Hama Medical Centre.</p> <p>The site is within 400m walking distance of recreational areas. Open Space:</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Digby Street Sports Ground 100m from site</p> <p>Millfield Road Open Space 120m from site</p> <p>Millfield Road Allotments 170m from site</p> <p>Watnall Wood 380m from site</p> <p>Holywell Primary School 490m from site</p> <p>Proposed Green Infrastructure Corridors: 229.38m of 2.3 Giltbrook bisepts site</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>A number of community facilities are within 400m of the site including:</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
close the gap between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>Digby Street Sports Ground 100m from site Millfield Road Open Space 120m from site Millfield Road Allotments 170m from site Watnall Wood 380m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within or adjoining a deprived area (10% worst area).</p>	
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail</p>	++	<p>Bus Stops: Gilt Hill 10m from site Gilthill School 23m from site Gilt Hill 26m from site Gilthill School 34m from site Business Park 89m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Eastwood, Kimberley and onwards to Nottingham City Centre (within 35 minutes). Both Kimberley and Eastwood can be accessed by bus within 5-10</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	centres and employment areas?		<p>minutes by Trent Barton's Rainbow One route. Both Eastwood and Kimberley have schools, libraries, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to two key settlements.</p> <p>Public Rights of Way (within site): 0.23m of GreasleyFP33 (FP) bisects site 385.48m of GreasleyFP28 (FP) bisects site 420.66m of GreasleyFP36 (FP) bisects site 912.52m of GreasleyFP35 (FP) bisects site</p>	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value	Is the site a brownfield site?	--	The site is greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
where appropriate.				
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p> <p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	-	0.73% (0.31ha) of site in NO2 Agglomeration Zone It is not within or adjacent to an existing Air Quality Management Area. Insufficient information is available at this stage to determine any impacts upon air quality.	Major public transport improvements. Ensure development includes measures to reduce travel by car and provision for EV usage.
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats? Will the site cause any harm to the Source Protection Zone or the water environment?	-	Small parts of the site are within Flood Zones 3 and 2. 2.58% (1.08ha) of site in Flood Zone 3 2.94% (1.23ha) of site in Flood Zone 2 Small parts of the site are at risk of surface water flooding: 2.11% (0.89ha) of site in 1 in 30 year risk of surface water flooding 5.06% (2.13ha) of site in 1 in 100 year risk of surface water flooding 5.06% (2.13ha) of site in 1 in 1,000 year risk of surface water flooding	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Can surface water run-off be appropriately managed without increasing flood risk elsewhere?		Additional information is not known at this stage.	
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.	Will it meet the biodiversity net gain requirements?	--	It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.
	Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?		Development on site would result in the loss of existing trees and hedgerows.	Protect and enhance green infrastructure provision.
	Is the site adjacent to a designated site of nature conservation interest?		No indication at this stage if offsite or onsite open space would be provided.	Retain where possible and enhance trees and hedgerows within the site.
	Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?		The current use of the site is agricultural use so there would not be a loss of open space.	Ensure onsite and where possible off site open space is retained and enhanced.
	Will the site include the provision of on-site or off-site open space?		Part of a Local Wildlife Site is within the site. There is a Local Geological Site and five Local Wildlife Sites close to the site. Local Wildlife Sites (within site) 1.05% (0.44ha) of site in (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks')	Avoid developing areas of site covered by Local Nature Reserve, Local Geological Sites or Local Wildlife Site designations.
	Will the site involve the loss of existing open space?			

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site improve the underused or undervalued open space?		<p>Local Wildlife Sites (around site)</p> <p>(5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site</p> <p>(2/274 'Marshy fields with a noteworthy flora') within 50m of site</p> <p>(1/103 'An excellent base-rich plant community') within 100m of site</p> <p>(2/297 'A pasture with a good range of characteristic species') within 250m of site</p> <p>(2/2 'Deciduous woodland with a notable ground flora') within 250m of site</p> <p>Local Geological Sites (around site):</p> <p>Watnall Wood (An old quarry remnant in the S part of Watnall wood. The face is WNW facing, is well weathered and shows cross bedding features and vertical jointing, some of which are cave like. Secondary calcite deposits</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			line the walls of cavities NoLGS22	
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	- -	Greater Nottingham Growth Options Study: Ranking: Amber: The terrain is undulating, rising to a high point north of the B600. Small to medium arable fields are enclosed by hedgerows with some woodland. The area of search is representative of the surrounding rural area. There is scenic value typical of the rural context away from roads and the urban edge of Eastwood. In these areas perceptions of tranquillity are high. A network of PROW including long distance footpaths indicate recreation value. The scheduled monument at Greasley Castle adds conservation value. In places the area of search is enclosed by topography and vegetation, although there are areas where open views are	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>available. There is potential for coalescence with Greasley and Watnall to the east and south east. Additionally, there is a risk of perceived sprawl from Greasley, Watnall and Brinsley to the north west.</p> <p>Potentially suitable for development away from steep slopes.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS35 - West of Kimberley / North of Gilt Hill Kimberley/ LS36 - East of Eastwood (which cover the site) as:</p> <p>Landscape Value – Amber / Red Visual Value – Amber / Amber Landscape Susceptibility – Amber / Amber Visual Susceptibility – Red / Red Landscape Sensitivity – Amber / Red Visual Sensitivity – Amber / Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p>	0	<p>There are no Listed Buildings or Conservation Areas within or close to the site.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
culture and heritage.	Will it lead to the adaptive reuse of a heritage asset?			
16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.	Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)? Will the site reduce household and commercial waste per head? Will it sterilise mineral reserves which can be viably extracted?	-	100% (42.02ha) of site in GRADE 4 Development on site would likely increase waste per head. Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.	

BBC-L04 – Land at Kimberley Eastwood Bye Pass

Factors	Details
SHLAA reference	N/A
Size	22ha
No of dwellings/ estimated employment floorspace	77,000 square metres. (Based on an assumption of 3,500 square metres per hectare.)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	+	The site would provide a strategic level of jobs (500+) but is not adjacent to the main built up area or a key settlement.	Require employment and skills strategy and apprenticeships for local people during construction. Needs to be improved access to the site from existing settlements.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		The site is not located within a deprived area (10% worst area),	Ensure development includes new employment opportunities for unemployed people.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	+	The site will provide a strategic level of employment land / buildings for logistics but is not adjacent to the main built up area or a key settlement. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	Needs to be improved access to the site from existing settlements.
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre,	0	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. Closest bus stop approximately 400m from the site but no existing access from the site. Frequent bus	Provide pedestrian access routes to bus stops and enhance links to Kimberley Town Centre. Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>services along Nottingham Road, Nuthall (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton’s Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green</p>	<p>0</p>	<p>The site is not currently accessible by public transport. Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus by Trent Barton’s Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 564m from site</p>	<p>Provide pedestrian access routes to bus stops and enhance links to Nuthall and Kimberley Town Centre.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		(Elements of the 'Secondary Strategic Network', as defined in the 'Greater Nottingham Blue and Green Infrastructure Strategy January 2022', adjoin the site, as does a 'Secondary Green Infrastructure Corridor', as defined in the adopted Broxtowe Part 2 Local Plan.): Proposed Green Infrastructure Corridors (a: within site) 195.01m of 2.6 A610 Swingate bisects site	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility?	0	Community Facilities: Nuthall Methodist Church 611m from site Kimberley Leisure Centre 1034m from site Kimberley Library 1083m from site	Provide pedestrian access routes to bus stops and enhance links to Nuthall and Kimberley Town Centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
close the gap between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>Small part of Verge Wood within site Assarts Farm Open Space 490m from site Public Houses: Old Moor Lodge 525m from site</p> <p>The site is not located in or adjoining a deprived area. In the wider area, Nottingham and Eastwood have areas of deprivation.</p>	
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	--	<p>The site is not currently accessible by public transport.</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus by Trent Barton's Rainbow One route.</p> <p>There is not direct access to existing businesses and shopping centres.</p>	Provision of bus stops or access to bus stops within the vicinity of the site (i.e. A610).
<p>9. Brownfield Land</p>	Is the site a brownfield site?	--	The site is greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.				
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not part of an Air Quality Management Area. Insufficient information is available at this stage to determine any impacts upon air quality.	
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	++	The site is in Environment Agency Flood Zone 1. Less than 1% of site at risk of surface water flooding.	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>			
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	-	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>A small part of a Local Wildlife Site is within the site and three Local Wildlife Sites are within 250m of the site.</p> <p>Local Wildlife Sites (within site):</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>0.87% (0.19ha) of site in (2/317 'Deciduous woodland with a characteristic and notable ground flora')</p> <p>Local Wildlife Sites (around site) (2/306 'An area of mature woodland with a valuable ground flora') within 50m of site (1/31 'A valuable water body with an excellent flora and fauna') within 100m of site (5/755 A notable coal-measures woodland) within 250m of site</p>	
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site forms part of the 'Nuthall Lowland, Wooded Farmland' local landscape character area (moderate condition, moderate strength, 'enhance' landscape strategy).</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			whether any features could be conserved, enhanced or restored. Further assessment work would be required.	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	?	<p>Listed Buildings (around site): The Lake Bridge (II) within 250m of site</p> <p>Conservation Areas (around site): Nuthall within 50m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>Development on site would likely increase waste per head.</p> <p>Includes Grade 2 agricultural land. Agricultural Land Classification: 48% of site in GRADE 4 52% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	<p>Ensure development avoids areas that are classified as good agricultural land.</p>

BBC-L05 – Land at Low Wood Road, Nuthall

Factors	Details
SHLAA reference	SHLAA/00109/AVA
Size	57 ha
No of dwellings/ estimated employment floorspace	Approximately 154,000 square metres. (Owners/promoters estimate, i.e. "1,655,000 sqf".)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution. Separately considered for housing (B05.1PA)	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (1000+) adjacent to the main built up area. The site is not located within a deprived area (10% worst area), but it is adjacent to one	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton’s Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton’s Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 650m from site (within 30 minute travel time)</p> <p>Open Spaces 2.12% (1.21ha) of site in Low Wood (Restricted Access:</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure</p> <p>Avoid developing areas covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Natural and Semi-Natural Green Space)</p> <p>Proposed Green Infrastructure Corridors (a: within site) 125.45m of 2.15 Sellers Wood and New Farm Wood bisects site</p> <p>261.06m of 2.7 Nuthall Cutting and Kimberley Railway bisects site</p>	
<p>6. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	<p>Will the site be designed to contribute to a safe secure built environment through designing out crime?</p>	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.</p>	<p>Ensure policies in the Local Plan in general promote a safe secure environment for new development.</p>
<p>7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most</p>	<p>Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.?</p> <p>Will the site result in a loss of a community facility?</p>	++	<p>The current use of the site is agricultural use so development on site would not lead to the loss of a community facility.</p> <p>Community facilities within 400m of the site:</p> <p>Hempshill Hall Primary School 220m from site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		<p>Halls and Community Centres: Temple Centre 114m from site</p> <p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops in close proximity of the site:</p> <p>Nottingham Road 62m from site Nottingham Road 79m from site Spring Terrace 84m from site Spring Terrace 120m from site Armstrong Road 152m from site</p> <p>Frequent bus services along Nottingham Road (every 10 minutes) between Kimberley, Nuthall and onwards to</p>	Provide enhanced public transport links, potentially through tram extension.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 5 minutes by Trent Barton's Rainbow One route.</p> <p>Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>Close proximity to NET Park & Ride (Phoenix Park)</p> <p>The site is located adjacent to the main built up area.</p> <p>Public Rights of Way (a: within site) 523.72m of NuthallFP3 (FP) bisects site 596.51m of NuthallFP2 (FP) bisects site</p> <p>Public Rights of Way (b: around site) (3) NuthallFP4 (FP) within 100m of site NuthallFP9 (FP) within 100m of site NuthallFP5 (FP) within 250m of site</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies. Potential to off-set carbon through utilising alternative, non-road transport measures,

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			including potential to provide enhanced public transport links through tram extension.
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.64% (0.37ha) of site in NO2 Agglomeration Zone</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? 	0	<p>Approximately 12% of the site is at risk of surface water flooding and less than 1% is at risk of either river or ground water flooding.</p> <p>Detailed River Network</p>	Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>Surface Watercourse (Secondary River) bisects site for 112.05m</p> <p>Surface Watercourse (Tertiary River) bisects site for 527.06m</p>	
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>Two Local Wildlife Sites (LWSs) and a small area of ancient woodland are within the site. A Site of Special Scientific Interest is within 50m</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>of the site and six LWSs are within 250m it.</p> <p>Local Wildlife Sites (a: within site):</p> <p>2.12% (1.21ha) of site in (5/2118 A coal-measures type woodland with a characteristic flora)</p> <p>2.88% (1.65ha) of site in (2/70 A disused railway with valuable wood and grassland communities)</p> <p>Local Wildlife Sites (b: around site)</p> <p>(1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site</p> <p>(2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site</p> <p>(5/2119 A characteristic coal measures type woodland) within 100m of site</p>	<p>Avoid developing areas of site covered by SSSI or Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>(5/753 Notable calcareous grasslands) within 100m of site (2/316 'An interesting grassland with several notable species') within 100m of site (5/27 Woodland supporting a noteworthy ground flora) within 250m of site</p> <p>SSSI (b: around site) Seller's Wood within 50m of site Seller's Wood within 100m of site</p>	
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields, with a ribbon of housing in the south along the B600. A limited network of PRoW provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>as the M1 which detracts from perceptions of tranquillity. Views are limited to field extents by hedgerows. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS29 Land North of Nottingham Road Nuthall / South of the Dismantled Railway Nuthall/ LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <p>Landscape Value – Green / Amber Visual Value – Green / Amber Landscape Susceptibility – Amber / Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Visual Susceptibility – Amber / Amber Landscape Sensitivity – Amber / Amber Visual Sensitivity – Green / Amber</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p>	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p>	<p>?</p>	<p>Conservation Areas (around site): Nuthall within 100m of site.</p> <p>Listed Buildings (b: around site) (7) Hempshill Hall Farmhouse (II) within 250m of site Hempshill Hall (II) within 250m of site Gatepier From Former Nuthall Temple (II) within 250m of site</p>	<p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>Barn And Stable Range To North Of Hempshill Hall Farmhouse (II) within 250m of site</p> <p>7, Nottingham Road (II) within 250m of site</p> <p>3, Nottingham Road (II) within 250m of site</p> <p>1, Nottingham Road (II) within 250m of site</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration. There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p>16. Natural Resources and Waste Management</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) 	<p>--</p>	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification:</p>	<p>Ensure development avoids areas that are classified as good agricultural land.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<ul style="list-style-type: none"> - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>		<p>72% of site in GRADE 3 26% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	

BBC-L06 – Land at New Farm, Nuthall

Factors	Details
SHLAA reference	N/A
Size	41haha (The owners/promoters' figure is 25 ha.)
No of dwellings/ estimated employment floorspace	Up to approximately 88,000 square metres. (Owners/promoters' estimate, i.e. "up to 950,000 sqft".)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing and is being considered for Strategic Distribution. Separately considered for housing (B03.2PA)	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to the main built up area. The site is not located within a deprived area (10% worst	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	for local people during construction.
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre,	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. The site is within 13-15 minutes of Bulwell Bus Station / Bulwell town centre including	Ensure development enhances connectivity with existing shopping centre.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>district centre or local centre?</p> <p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>Bulwell Market by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p>	+	<p>The site is within 13-15 minutes of Bulwell Riverside (Leen Valley Surgery and Parkside Medical Practice) in Bulwell by bus – NCT routes 68 and 69 from bus stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a.</p> <p>Open Space: Sellers Wood New Farm Wood Nuthall Cemetery 294m from site</p>	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.
<p>6. Community Safety</p>	<p>Will the site be designed to contribute to a safe secure</p>	?	<p>Uncertain as the impact of development upon crime is</p>	Ensure policies in the Local Plan in general promote a safe

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To improve community safety, reduce crime and the fear of crime.	built environment through designing out crime?		dependent upon design and a series of secondary factors not related to site allocation.	secure environment for new development.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility. St. John's Family Centre 300m from site The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective. The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	Ensure community facilities to support the development are provided.
8. Transport To make efficient use of the existing transport infrastructure,	Is the site accessible by public transport? Is the site located in or adjoining the main built up	++	The site is within 13-15 minutes of a variety of services and businesses in Bulwell Town Centre by bus – NCT routes 68 and 69 from bus	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>help reduce the need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.</p>	<p>area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>		<p>stops on Snape Wood Road. There are additional infrequent afternoon services from Dabell Avenue via route 68a. Some of the services continue to Nottingham City Centre in about 45 minutes. Bus stops within 400m of the site.</p> <p>The site is located adjacent to the main built up area.</p> <p>Bus Stops: Caterpillar 100m from site Centurion Business Centre 120m from site Centurion Business Park 125m from site Centurion Business Centre 130m from site Sellers Wood Drive West H&R 150m from site</p> <p>Public Rights of Way: 1.35m of GreasleyFP18 (FP) crosses site 243.26m of NuthallFP11 (FP) crosses site Public Rights of Way (around site):</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			HucknallFP20 (FP) within 50m of site GreasleyFP91 (FP) within 50m of site NuthallFP1 (FP) within 100m of site	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	--	The site is greenfield land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems?	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private car use; utilises building design that optimises solar

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			gain/shading and the use of renewable energy technologies.
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	-	<p>0.34% (0.14ha) of site in NO2 Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>
<p>12. Flooding and Water Quality To minimise the risk of flooding</p>	<p>Is the site within or adjacent EA Flood Zone:-</p> <ul style="list-style-type: none"> - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or 	++	<p>The site is in Environment Agency Flood Zone 1 and is at low risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces,</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and to conserve and improve water quality.	<p>- 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>			swales and attenuation ponds) to address surface water run-off are secured within the site.
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure</p> <p>To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p> <p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>There are two Sites of Special Scientific Interest (Seller's</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p> <p>Retain where possible and enhance trees and hedgerows within the site.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>Wood and Bulwell Wood) adjacent to the site.</p> <p>There is one Local Wildlife Site within the site and four within 250m of the site.</p> <p>Local Wildlife Sites (within site): 0.88% (0.36ha) of site in - 2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')</p> <p>Local Wildlife Sites (around site): -2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site -1/30 'An ancient deciduous woodland with a characteristic ground flora) within 50m of site -1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable</p>	<p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by Local Wildlife Site designations.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			zoological interest') within 50m of site SSSI (around site): Bulwell Wood within 50m of site Seller's Wood within 50m of site	
14. Landscape To protect and enhance the landscape character.	Will it have an adverse impact on local landscape character? Will it conserve, enhance or restore the features and characteristics of the landscape in the present form? Will it create a new landscape character?	-	Greater Nottingham Growth Options Study: Ranking: Green: This is a relatively flat area of search, largely contained to the west by the M1 motorway and to the east by Bulwell. The area of search is largely composed of medium to large arable fields. A limited network of PRoW provides recreational value. The landscape is typically rural, but with the urban fringe of Bulwell and Nuthall as well as the M1 which detracts from perceptions of tranquillity. Ancient woodland on the edges of the site and vegetation associated with the dismantled railway are indicative of conservation value. Views are limited to field extents by hedgerows.	Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts. Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Woodland within the area of search along the route of a dismantled railway has potential to be tied into development. Existing field boundaries form defensible boundaries to development. There is however potential for the coalescence of Nuthall and Bulwell if all of the area of search is developed which should be avoided.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS30 – Land North of the Dismantled Railway / South of New Farm Lane (which covers the site) as:</p> <p>Landscape value – Amber Visual Value – Amber Landscape Susceptibility – Amber Visual Susceptibility – Amber Landscape Sensitivity – Amber Visual Sensitivity – Amber</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	?	<p>Local Interest Buildings (within site): Small part of New Farm.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or better reveal the significance of any heritage assets. It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>	<p>--</p>	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification: 45% of site in GRADE 3 55% of site in GRADE 2</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	<p>Ensure development avoids areas that are classified as good agricultural land.</p>

BBC-L08 – Land to the south-east of M1 Junction 26, Nuthall

Factors	Details
SHLAA reference	SHLAA/00107/AVA
Size	25ha
No of dwellings/ estimated employment floorspace	Approximately 83,000 square metres. (Owners/promoters' estimate, i.e. "895,000 square feet".) (Owners/promoters describe this as being for "industrial / logistics".)
Existing Use	Agricultural

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	Site is not currently allocated or used for housing. Separately considered for housing (B08.3PA).	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people?	++	The site would provide a strategic level of jobs (500+) adjacent to the main built up area. The site is not located within a deprived area (10% worst area), but it is adjacent to one	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of deprivation?		of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.	
3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for employment, retail or mixed use? Is the site allocated for specific employment uses e.g. office-based? Will the site involve the loss of employment, retail or mixed use land? Is the site for new educational buildings? Is the site allocated for mixed live-work units?	++	The site will provide a strategic level of employment land / buildings for logistics on one site adjacent to the main built up area. The development of the site would not involve the loss of employment, retail or mixed use. The site is not for new educational buildings or live-work units.	
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?	+	The site is not proposed for town centre uses or mixed use and does not fall within an existing shopping centre. Mornington Crescent Local Centre 100m from site Frequent bus services along Nottingham Road (B600)	Ensure development enhances connectivity with existing shopping centres.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site result in a loss of town centre use or mixed use in a shopping centre?</p>		<p>(every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre – Victoria Bus Station – adjacent to the Victoria Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton’s Rainbow One route.</p> <p>There would be no loss of a town centre use or mixed use.</p>	
<p>5. Health and Well-Being To improve health and well-being and reduce health inequalities.</p>	<p>Is the site within 30 minutes travel time of a health facility?</p> <p>Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?</p> <p>Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces,</p>	<p>++</p>	<p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by bus within 10 minutes by Trent Barton’s Rainbow One route. Medical facilities in Kimberley include the Hama Medical Centre.</p> <p>Assarts Farm Medical Centre 100m from site</p> <p>A number of facilities within 400m of the site:</p>	<p>Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	playing fields, allotments, watercourses?		Open Space: Assarts Farm Open Space 30m from site Redbridge Drive Play Area 150m from site Verge Wood 300m from site Broadoak Plantation 400m from site Nuthall Temple Centre 400m from site	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development.
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	++	The current use of the site is agricultural use so development on site would not lead to the loss of a community facility. Nuthall Methodist Church 500m from site Mornington Primary School 200m from site Mornington Crescent Local Centre 100m from site	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
within the plan area.			<p>The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.</p> <p>The site is not located within a deprived area (10% worst area), but it is adjacent to one of the 10% most deprived Lower Super Output Areas, within the adjacent Nottingham City Council area.</p>	
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>Bus Stops: Willesden Green 170m from site Canterbury Close 179m from site Willesden Green 182m from site Canterbury Close 191m from site Wimbledon Drive 287m from site</p> <p>Frequent bus services along Nottingham Road (B600) (every 10 minutes) between Kimberley, Nuthall and onwards to Nottingham City Centre (within 30 minutes). Kimberley can be accessed by</p>	Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>bus within 10 minutes by Trent Barton's Rainbow One route. Kimberley has schools, a library, other community facilities, shops and other businesses.</p> <p>The site is located adjacent to the main built up area.</p>	
<p>9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.</p>	Is the site a brownfield site?	--	The site is greenfield land.	
<p>10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.</p>	<p>Will it improve energy efficiency of existing or historic buildings?</p> <p>Will the site include provision of renewable technology?</p> <p>Is the site for a specific renewable energy?</p>	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions.	Ensure development provides links to multifunctional blue-green infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon, provide shaded areas and reduce temperatures); encouraging active travel rather than private

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Is the site for the development of community energy systems?</p> <p>Will the site ensure that buildings are able to deal with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>			<p>car use; utilises building design that optimises solar gain/shading and the use of renewable energy technologies.</p>
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	<p>?</p>	<p>The site is not within the Nottingham Urban Area Agglomeration Zone.</p> <p>It is not within or adjacent to an existing Air Quality Management Area.</p> <p>Insufficient information is available at this stage to determine any impacts upon air quality.</p>	<p>Major public transport improvements.</p> <p>Ensure development includes measures to reduce travel by car and provision for EV usage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	++	<p>The site is in Environment Agency Flood Zone 1 and is at low risk of surface water flooding.</p>	<p>Ensure surface water management/mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	--	<p>It is expected that the site would meet the biodiversity net gain requirements.</p> <p>Development on site would result in the loss of existing trees and hedgerows.</p>	<p>Requirement for at least 10% biodiversity net gain, with on-site provision a priority as it is a greenfield site.</p> <p>Protect and enhance green infrastructure provision.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
green infrastructure and the natural environment.	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The current use of the site is agricultural use so there would not be a loss of open space.</p> <p>There is a Local Wildlife Site within the site and two within 250m of it.</p> <p>Local Wildlife Sites (within site): 4.27% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)</p> <p>Proposed Green Infrastructure Corridors (within site): 460.13m of 2.6 A610 Swingate crosses site</p>	<p>Retain where possible and enhance trees and hedgerows within the site.</p> <p>Ensure onsite and where possible off site open space is retained and enhanced.</p> <p>Avoid developing areas of site covered by the Local Wildlife Site designation.</p>
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p>	-	<p>Greater Nottingham Growth Options Study: Ranking: Amber: Undulating terrain constrained by the A6002 and M1 motorway. Land is composed of medium to large size arable fields, edge of town industrial units. Away from the A6002 and M1 this area is typical of the rural setting and perceptions of tranquillity are</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates blue-green infrastructure, sensitive</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it create a new landscape character?		<p>high. There are however detractors including the highways network and industrial urban fringe development. Topography and vegetation provides some enclosure. Development may adversely affect views. Defensive boundaries are generally limited to the highway network and existing field boundaries. Topography means that development would be best placed in the south-east and east of the broad area of search, with commercial development potentially suitable in the far north.</p> <p>The Part 2 Local Plan Landscape and Visual Analysis of Potential Development Sites Study scored Character Area LS25 - Land between Nottingham Business Park and the A610 Nuthall (which covers the site) as:</p> <p>Landscape Value – Green Visual Value – Green</p>	design and layouts to reduce visual intrusion upon the landscape.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>Landscape Susceptibility – Green Visual Susceptibility – Green Landscape Sensitivity – Green Visual Sensitivity – Green</p> <p>Any potential development on a greenfield site is likely to have an adverse impact on landscape character. It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p>	
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p>	<p>?</p>	<p>No designated or non-designated heritage assets on the site.</p> <p>Nuthall Conservation Area is within 250m of the site.</p> <p>The details of any proposed development would not be known until the planning application stage.</p> <p>Development at the site would be unlikely to enhance or</p>	<p>Detailed heritage assessments could be undertaken at the planning application stage.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
and provide better opportunities for people to enjoy culture and heritage.	<p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>		<p>better reveal the significance of any heritage assets.</p> <p>It would be unlikely to promote heritage based tourism or regeneration.</p> <p>There are no known heritage assets on the site which would be likely to be potential candidates for reuse.</p>	
<p>16. Natural Resources and Waste Management</p> <p>To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	- -	<p>Development on site would likely increase waste per head.</p> <p>Agricultural Land Classification: 71% Grade 2, 29% Grade 4.</p> <p>Based upon the Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.</p>	<p>Ensure development avoids areas that are classified as good agricultural land.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

Appendix C: Appraisal of Reasonable Alternative Sites in Rushcliffe

RBC-L01 – Ratcliffe on Soar Power Station

Factors	Details
Size	265 (gross)
Estimated employment floorspace	810,000m ² based on draft LDO for the site
Existing Use	Coal Fired Power Station and Agriculture

Refer to matrix for scoring criteria

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	The site is not in or adjoining a built-up area. Some existing jobs on the power station will be lost following its decommissioning but the redevelopment of the site has the potential to provide a significant level of jobs (approximately 3,500-4,000 assuming 50% reduction due	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>to displacement and leakage), that could include opportunities for unemployed people.</p> <p>The site is not within an area of deprivation.</p>	
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p>	++	<p>The site is not allocated and does not adjoin the built-up area or key settlement.</p> <p>The site is an existing single employment site that is greater than 5ha and could provide a strategic level of employment along with the potential to provide opportunities for training and high knowledge sectors. The draft LDO focusses on renewable energy and low carbon technologies and includes training facilities.</p>	<p>The size of this site and locations offers opportunities to include educational facilities (if required) and/or employment space for high knowledge sector.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Is the site allocated for mixed live-work units?			
4. Shopping Centres Increase the vitality and viability of existing shopping centres.	Is the site allocated for town centre uses or mixed use in the shopping centre? Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre? Will the site result in a loss of town centre use or mixed use in a shopping centre?	+	No impact on the vitality and viability of the existing centre. The site is however within a 30-minute travel time by public transport, walking and cycling of Kegworth, which is in the neighbouring local authority area of North West Leicestershire.	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or	+	The centre of the site is within 30 minutes travel time by bus, car and bicycle from the health facilities in Gotham and Kegworth. The site is not within 400 metres walking distance a recreation area or accessible BGI (excluding footpaths). The site would not result in the loss of a recreation area or accessible BGI, although public footpaths on the area to	Ensure existing public footpaths on the south side of the A453 are appropriately diverted and enhanced. Ensure new/improved pedestrian and cycleway links are provided to West Bridgford, Clifton and Barton in Fabis.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?		<p>the south of the A453 would require diversion.</p> <p>The allocation/ development of the site could potentially provide opportunities for new/improved pedestrian and cycling links to be created along the green corridor infrastructure no.3 identified in Table D1 of Appendix D of the Rushcliffe Local Plan Part 2.</p>	
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.	Ensure policies in the Local Plan in general promote a safe secure environment for new development
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	<p>The site is not within 400 metres of community facilities but would not result in the loss of such facilities.</p> <p>The site is not in or adjoining an area of deprivation.</p>	Ensure community facilities to support the development are provided.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
within the plan area.				
<p>8. 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 improve travel choice and accessibility.</p>	<p>Is the site accessible by public transport?</p> <p>Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres?</p> <p>Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?</p>	++	<p>The site has the potential to make use of existing rail infrastructure that serves the existing power station. This comprises a spur line of the neighbouring mainline railway.</p> <p>The site is not located in or adjoining the main built up area but the northern part of the site is adjacent (within 400 metres walking distance) of East Midlands Parkway Railway Station which provides direct rail services to Nottingham, London via Leicester and Sheffield via Derby and Chesterfield. This station will comprise the terminus for HS2 trains, which will continue at slower speeds to Nottingham, Chesterfield and Sheffield. The station also has a bus/coach stop with national and local services.</p> <p>The site is within 30 minutes travel time via train to Derby and within 30 minutes travel</p>	<p>Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			time to Nottingham by bus both cities offer a range of community facilities, schools, retail centres and employment areas.	
9. Brownfield Land To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.	Is the site a brownfield site?	+	The northern area is predominantly brownfield land. The southern area is predominantly greenfield.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal	++	As a former power station, the existing electricity infrastructure on the site offers significant potential for the provision of renewable energy generation that connects directly to the National Grid. The draft LDO focusses on the renewable energy and low carbon technology research and manufacturing industries. The site is not allocated for a specific renewable energy or	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies (subject to the safe operation of

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>with future changes in climate?</p> <p>Will the site help people adapt to climate change?</p> <p>Will the site maintain or increase the provision of ecosystem services on which local people depend, including water, food, and materials, now and under future climates?</p>		<p>community energy systems, but its proximity to East Midlands Airport, may limit the use/number of some renewables on the site. Solar panels have been proposed within the north of the site however.</p> <p>Whilst it is unknown if the allocation / redevelopment of the site would help people adapt to climate change, the development of renewable technologies will assist the reduction in climate change emissions.</p>	<p>East Midlands Airport being safeguarded)</p>
<p>11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.</p>	<p>Is site within the Nottingham Urban Area agglomeration zone?</p> <p>Will the site cause additional harm to an existing Air Quality Management Area?</p> <p>Is it likely to create a new Air Quality Management Area?</p>	?	<p>The site is not within the Nottingham Urban Area agglomeration zone.</p> <p>The site is not within or in proximity to an Air Quality Management Area.</p> <p>It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.</p>	<p>Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.</p>	<p>Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)?</p> <p>Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?</p> <p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>	-	<p>The site is at very low risk of flooding (less than 0.1% each year) from rivers but has some extensive areas, primarily on the south of the A453 that are at low, medium and high risk of surface water flooding. The area north of the A453 also has areas at low, medium and high risk of surface water flooding.</p> <p>The site is approximately 6km from edge of the Zone III - Total Catchment SPZ in Beeston.</p> <p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	<p>Avoid where possible areas of surface water flood risk.</p> <p>Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.</p>
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p>	-	<p>Unknown at this stage if development of the site would meet net gain requirements.</p> <p>Northern part of the site is adjacent to Thrumpton Park LWS and part of the southern part of the site adjoins the Kingston on Soar Copse LWS.</p>	<p>Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>infrastructure and the natural environment.</p>	<p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p> <p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		<p>The allocation / development of the site would result in the complete loss of existing habitats, primarily on the southern part of the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area (see appendix D of the Local Plan Part 2).</p>	
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	?	<p>The site lies within the East Leake Rolling Farmland (DPZ NW02). The overall landscape strategy of the DPZ is to 'conserve and enhance'. The landscape condition of the DPZ is moderate and the landscape strength is strong.</p> <p>The existing power station on the northern part of the site has a significant impact on the</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			local landscape and this could be enhanced by its removal, albeit new employment development would likely have its own landscape impact. By contrast the southern part of the site is largely open and development on this part of the site is unlikely to conserve or enhance the landscape in its present form.	reduce visual intrusion upon the landscape.
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	-	<p>A part of the Roman site scheduled monument at Redhill lies within the northern part of the site, with the rest of the scheduled monument adjoining the part of the western boundary of the northern area of the site.</p> <p>Archaeological remains of an Iron Age Settlement at Redhill may extend into the northern part of the site in the northwest corner, albeit such remains are likely to have been heavily disturbed by previous development at / operation of the power station.</p> <p>The Grade II Redhill Railway Tunnel Portals (north and</p>	<p>Ensure further archaeological investigation is carried out across the site prior to development.</p> <p>Ensure the setting of the listed railway tunnels and Thrumpton Conservation Area is preserved.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			<p>south) are also adjacent to the western boundary of the northern part of site.</p> <p>Records indicate the possibility of a moated manor house within the northeast corner of the northern part of the site.</p> <p>Assessment of A453 widening indicated possible Bronze Age, Medieval, Roman, and Iron Age archaeological remains in the vicinity of this corridor.</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:- - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)?</p> <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p> <p>Will the site reduce household and commercial waste per head?</p>	<p>--</p>	<p>The majority of the site is classified as non-agricultural land, with four parcels of land (two on the northern and two on the southern) being sub-grade 3b and one small parcel on the southern side being sub-grade 3a.</p> <p>Allocation / development of the site is likely to increase commercial waste per head.</p> <p>The southern part of the site lies within an area safeguarded for Gypsum.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will it sterilise mineral reserves which can be viably extracted?			

RBC-L02 – Nottingham ‘Gateway’

Factors	Details
Size	168 ha.
Estimated employment floorspace	TBC
Existing Use	Agriculture

Refer to matrix for scoring criteria.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling showpeople.	Is the site allocated for housing? Will it meet the housing need?	0	No impact as the site is not currently allocated or used for housing and is proposed solely for employment or mixed-use development.	
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs? Will the site provide job opportunities for unemployed people? Will the site provide new job opportunities in areas of deprivation?	++	The site adjoins the strategic housing allocation south of Clifton (Policy 24 of Rushcliffe Core Strategy) and has the potential to provide a strategic level of jobs (approximately 8,340 assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people.	Ensure development includes new employment opportunities for unemployed people. Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
			The site is not within an area of deprivation.	
<p>3. Economic Structure and Innovation To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.</p>	<p>Is the site allocated for employment, retail or mixed use?</p> <p>Is the site allocated for specific employment uses e.g. office-based?</p> <p>Will the site involve the loss of employment, retail or mixed use land?</p> <p>Is the site for new educational buildings?</p> <p>Is the site allocated for mixed live-work units?</p>	++	<p>The site is not allocated for employment (etc) uses but is a single site greater than 5ha that adjoins the built-up area of Clifton and has the potential to provide a strategic level of employment.</p> <p>The development of the site would not result in the loss of employment (etc.) land.</p>	The size of this site offers opportunities to include educational facilities and/or employment space for high knowledge sector.
<p>4. Shopping Centres Increase the vitality and viability of existing shopping centres.</p>	<p>Is the site allocated for town centre uses or mixed use in the shopping centre?</p> <p>Is the site within 400 metres of a shopping centre e.g. city centre, district centre or local centre?</p>	+	<p>The site is not allocated for town centre use or mixed use in a shopping centre.</p> <p>Whilst the site is not within 400 metres of a shopping centre, it would be within a 30 minute travel time by public transport, walking and cycling of Clifton's shopping centre.</p>	Consider limiting the number and type of town centre uses within the site, with retail floorspace limited to no more than 280 sqm (net) per unit.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?		The site would not result in a loss of town centre use or mixed use in a shopping centre.	
5. Health and Well-Being To improve health and well-being and reduce health inequalities.	Is the site within 30 minutes travel time of a health facility? Is the site within 400 metres walking distance of a recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses? Will the site result in a loss of recreational area or accessible blue-green infrastructure e.g. country parks, open spaces, playing fields, allotments, watercourses?	+	The site is within 30 minutes travel time by bus, car and bicycle of the health facilities in Clifton. The site is not within 400 metres walking distance of a recreational area or accessible BGI. The site would not result in the loss of existing recreational open space or accessible BGI but there could be opportunities for new and enhanced BGI to be created that links with the Fairham Pastures development.	Ensure that development creates new multifunctional BGI networks that link to the Fairham Pastures development.
6. Community Safety To improve community safety, reduce crime and the fear of crime.	Will the site be designed to contribute to a safe secure built environment through designing out crime?	?	Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation	Ensure policies in the Local Plan in general promote a safe secure environment for new development

SA objectives	Site criteria questions	Score	Commentary	Mitigation
7. Social Inclusion To promote and support the development and growth of social capital and to improve social inclusion and to close the gap between the most deprived areas within the plan area.	Is the site within 400 metres walking distance of community facilities e.g. post office, community centres, leisure centres, libraries, schools etc.? Will the site result in a loss of a community facility? Is the site located in or adjoining a deprived area?	0	The site is not within 400 metres of community facilities but would not result in the loss of such facilities. The site is not in or adjoining an area of deprivation.	Ensure community facilities to support the development are provided.
8. 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 improve travel choice and accessibility.	Is the site accessible by public transport? Is the site located in or adjoining the main built up area and has direct route(s) from the site to existing businesses and shopping centres? Is the site within 30 minutes public transport time of community facilities, schools, retail centres and employment areas?	+	The site is between 400 and 800 metres walking distance from the existing bus stop at the junction of Nottingham Road/Barton Lane that provides a regular service (2-3 times per hour) to Nottingham/Loughborough. The site does not presently adjoin the main built-up area of Clifton. The site is approximately 45 minutes travel time from Nottingham by bus.	Ensure development increases connectivity to the site by non-car modes of travel and improves networks for active travel by bicycle.
9. Brownfield Land	Is the site a brownfield site?	--	Site is on greenfield land.	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
To make efficient use of previously developed land or 'brownfield' land and recognise biodiversity value where appropriate.				
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based solutions to climate change.	Will it improve energy efficiency of existing or historic buildings? Will the site include provision of renewable technology? Is the site for a specific renewable energy? Is the site for the development of community energy systems? Will the site ensure that buildings are able to deal with future changes in climate? Will the site help people adapt to climate change? Will the site maintain or increase the provision of	?	Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions	Ensure development provides onsite multifunctional BGI that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that help to sequester carbon, provide shaded areas and reduce temperatures); encourages active travel rather than private car use; utilises building design that optimizes solar gain/shading and the uses renewable energy technologies.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	ecosystem services on which local people depend, including water, food, and materials, now and under future climates?			
11. Pollution and Air Quality To manage air quality and minimise the risk posed by air, noise and other types of pollution.	Is site within the Nottingham Urban Area agglomeration zone? Will the site cause additional harm to an existing Air Quality Management Area? Is it likely to create a new Air Quality Management Area?	?	The site is not within the Nottingham Urban Area agglomeration zone. The site is not within or in proximity to an Air Quality Management Area. It is unknown at this stage whether the allocation / development of the site would create a new Air Quality Management Area.	Ensure development includes measures to reduce travel by car, by providing safe and secure active travel opportunities, access to public transport and provision of EV infrastructure (including private and public car changing points).
12. Flooding and Water Quality To minimise the risk of flooding and to conserve and improve water quality.	Is the site within or adjacent EA Flood Zone:- - 1 (Low Probability); - 2 (Medium Probability); - 3a (High Probability); or - 3b (The Functional Floodplain)? Will it deteriorate river habitat in-stream and the riparian zone adjacent floodplain habitats?	-	The site is at very low risk of flooding (less than 0.1% each year) from rivers but parts of the northern, eastern and western edges of the site that are at low, medium and high risk of surface water flooding. The site is approximately 4km from edge of the Zone III - Total Catchment SPZ in Beeston.	Avoid where possible areas of surface water flood risk. Ensure surface water management/ mitigation measures including SuDS (limiting impermeable surfaces and promoting porous surfaces, swales and attenuation ponds) to address surface water run-off are secured within the site.

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site cause any harm to the Source Protection Zone or the water environment?</p> <p>Can surface water run-off be appropriately managed without increasing flood risk elsewhere?</p>		<p>Unknown at this stage if surface water run-off could be appropriately managed without increasing flood risk elsewhere.</p>	
<p>13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure and the natural environment.</p>	<p>Will it meet the biodiversity net gain requirements?</p> <p>Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?</p> <p>Is the site adjacent to a designated site of nature conservation interest?</p> <p>Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?</p> <p>Will the site include the provision of on-site or off-site open space?</p>	-	<p>Unknown at this stage if development of the site would meet net gain requirements.</p> <p>The Long Spinney LWS adjoins the southern boundary of the site.</p> <p>The allocation / development of the site would result in the loss of existing habitats, hedgerows and trees within the site.</p> <p>The site is of sufficient size that there are potential opportunities to provide new areas of open space and BGI within the site and enhance existing woodland and grassland habitats within the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity</p>	<p>Ensure new development provides new multifunctional BGI within the site and enhances existing woodland and grassland habitats in line with the objectives for the Gotham Hills, West Leake & Bunny Ridge Line Biodiversity Opportunity Area.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site involve the loss of existing open space?</p> <p>Will the site improve the underused or undervalued open space?</p>		Opportunity Area (see appendix D of the Local Plan Part 2).	
<p>14. Landscape To protect and enhance the landscape character.</p>	<p>Will it have an adverse impact on local landscape character?</p> <p>Will it conserve, enhance or restore the features and characteristics of the landscape in the present form?</p> <p>Will it create a new landscape character?</p>	-	<p>The site lies within the Clifton Slopes DPZ (SN01). The overall landscape strategy for the DPZ is to 'enhance'. The landscape condition and strength of the DPZ are both moderate.</p> <p>As with any development on a greenfield site, there is the potential for it to have some impact on local landscape character that is unlikely to conserve it in its present form, however, at this stage the severity of any impact cannot be determined.</p>	<p>Ensure development proposals are supported by appropriate landscape character assessments and design and access statements specifically address landscape impacts.</p> <p>Ensure development retains and utilises existing landscape features and incorporates BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.</p>
<p>15. Built and Historic Environment To protect and enhance the townscape character and enhancing the</p>	<p>Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?</p> <p>Will it result in a loss of or harm the significance of</p>	-	The Scheduled Monument at Glebe Farm is located a short distance to the southwest of the site and is of National importance. The extent of archaeological remains associated to the site could potentially extend into the site.	<p>Ensure further archaeological investigation is carried out across the site prior to development.</p> <p>Ensure the setting of Thrumpton Conservation Area and its listed buildings are preserved.</p>

SA objectives	Site criteria questions	Score	Commentary	Mitigation
<p>place through good design. To conserve designated and non-designated heritage assets and their setting and provide better opportunities for people to enjoy culture and heritage.</p>	<p>designated or non-designated heritage asset(s) or its setting?</p> <p>Will it enhance or better reveal the significance of the heritage asset?</p> <p>Will it promote heritage based tourism or heritage led regeneration?</p> <p>Will it lead to the adaptive reuse of a heritage asset?</p>	<p>--</p>	<p>Thrumpton Conservation Area and various listed buildings within that village are located just over 1 km to the west of the site.</p> <p>Allocation/development of the site could potentially harm the setting and significance of designated heritage assets (in particular unrecorded archaeological features associated to the nearby Scheduled Monument) however there are potential opportunities for such harms to be mitigated.</p>	
<p>16. Natural Resources and Waste Management To prudently manage the natural resources of the area including soils, safeguarding minerals and waste.</p>	<p>Is the site on high grade agricultural land:-</p> <ul style="list-style-type: none"> - Grade 1 (excellent) - Grade 2 (very good) - Grade 3a (good) - Grade 3b (moderate) - Grade 4 (poor) - Grade 5 (very poor)? <p>Will it lead to a loss of best and most versatile (BMV) agricultural land (agricultural soil grades 1, 2 and 3a)?</p>	<p>--</p>	<p>The majority of the site is on very good agricultural land (Grade 2) and the allocation / development on the site would result in the loss of BMV.</p> <p>Allocation / development of the site is also likely to increase commercial waste per head.</p> <p>The site is not within an area safeguarded for minerals.</p>	

SA objectives	Site criteria questions	Score	Commentary	Mitigation
	<p>Will the site reduce household and commercial waste per head?</p> <p>Will it sterilise mineral reserves which can be viably extracted?</p>			