

**Greater Nottingham Strategic Plan** 

**Sustainability Appraisal Report** 

Appendix G: Appraisals for strategic sites in Nottingham City

September 2024











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### Introduction

This appendix updates and supersedes the Preferred Approach Sustainability Appraisal Report Appendix G (December 2022) and Preferred Approach Strategic Distribution and Logistics Sites Sustainability Appraisal (September 2023).

This is an appendix to cover the reasonable alternatives for site options within the Nottingham City Council area. This appendix should be read alongside the Sustainability Appraisal Report (2024).

The appendix includes the following:

- Table which identifies the selected reasonable alternatives for site appraisal.
- SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for site appraisals on the reasonable alternatives.
- Site appraisals on the reasonable alternatives. This includes appraisals for employment sites, including those promoted for logistics.

The outcomes of selecting the reasonable alternatives and the results of the site appraisals for Nottingham City Council as shown in this appendix are summarised in section 9C of the Sustainability Appraisal Report.

### Sites for consideration

The Sustainability Appraisal Report explains the process of selecting the reasonable alternatives for site options for appraisal.

It includes a table to show the outcome of selecting the reasonable alternatives for housing/mixed use development for each area supported by a map to show all sites considered. This section also includes a table to show the outcome of selecting the reasonable alternatives for employment development supported by a map to show all sites considered.

Sites identified as <u>green</u> are considered reasonable alternatives for strategic housing/mixed use or employment and therefore carried forward for appraisal.

Sites identified as <u>amber</u> are considered to be below the scale for strategic growth and may be suitable as housing/mixed use or employment sites if the preferred approach to the distribution of development changes and additional sites are required. They do not need to be appraised however they will be kept under review.

Sites identified as <u>red</u> are not considered reasonable alternatives for strategic housing/mixed use or employment.

#### Sites for housing/mixed use development

Note the indicative number of dwellings was provided at the point of time the site was considered as a reasonable alternative. The number of dwellings may change and therefore differ to the number of dwellings appraised or the dwelling capacity on the Strategic Housing Land Availability Assessment (SHLAA). In addition, the number of dwellings may change during the plan making process following future submissions by the landowner, consultees and further assessment by the local authority.

#### Sites for strategic distribution development

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.

The identification of sites as reasonable alternatives was undertaken within the Strategic Distribution Background Paper. This considered their scale (sites should be over 25 hectares), access to the strategic highway network, and location (within Areas of Opportunity as identified in the Nottinghamshire Core & Outer HMA Logistics Study)

Those identified as reasonable alternative have been assessed against the SA's sustainability objectives within this assessment.

### Housing/mixed use

### Sources of sites:

- Sites in the AECOM Greater Nottingham Growth Options Study
- Sites put forward in response to the Growth Options consultation
- Other source (e.g. additional SHLAA sites promoted via SHLAA process)

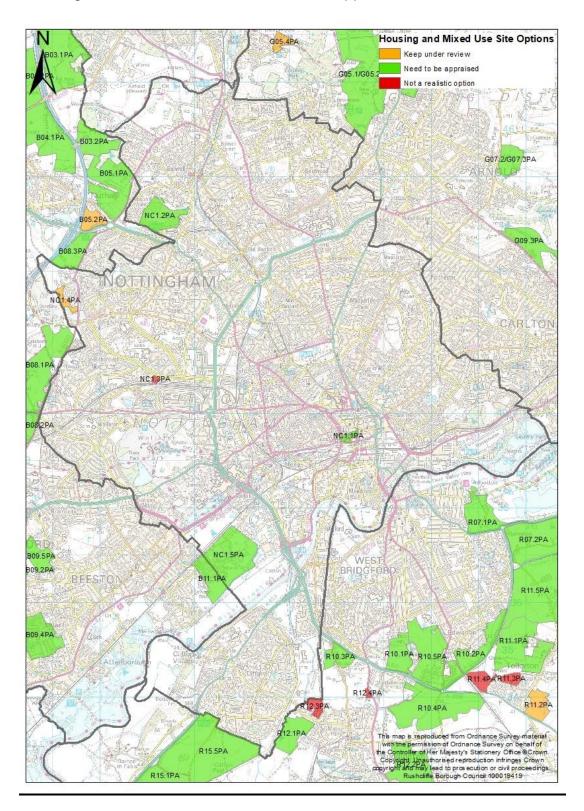
Site Ref	Site Name	Indicative no. dwellings	Is it a realistic option?
NC1.1PA	Broad Marsh		Site is of scale for strategic growth.
NC1.2PA	Stanton Tip		Site is of scale for strategic growth. Site wasn't a Growth Options site but was in the Aligned Core Strategy
NC1.3PA	Former Chromoworks Site, Wigman Road		It is not considered strategic based on density and the small size of the site. The site lies within a major business/employment park and is to be developed for employment uses so is considered to be categorised as a red site
NC1.4PA	Extension to Woodhouse Way		It is not considered strategic based on density and the size of the site. It is no longer being considered as the developer is no longer promoting that for residential
NC1.5PA	Boots		Site is of scale for strategic growth. Site wasn't a Growth Options site but was in the Aligned Core Strategy
NC1.6*	The Victoria Centre (former Intu Victoria Centre) (Response PA/309)		Site wasn't a Growth Options site. The site is not considered strategic as development is likely to be incremental unlike a total redevelopment of the Broad Marsh
NC1.7*	North Ruddington - Land at Wilford Road to the north of Ruddington (Response PA/280 and PA/732)		The site is strategic in scale and located adjacent to Ruddington, which is identified as a Key Settlement the GNSP Preferred Approach. Site

Site Ref	Site Name	Indicative no. dwellings	Is it a realistic option?
NC1.8*	Former City College, Carlton Road (Response PA/556 & PA/558)		Site wasn't a Growth Options site. It is not considered strategic based on the number of dwellings).

<sup>\*</sup> indicates that the site was added to the pool of potential allocations after consultation on the preferred approach.

#### Map of housing/mixed use development site options for consideration

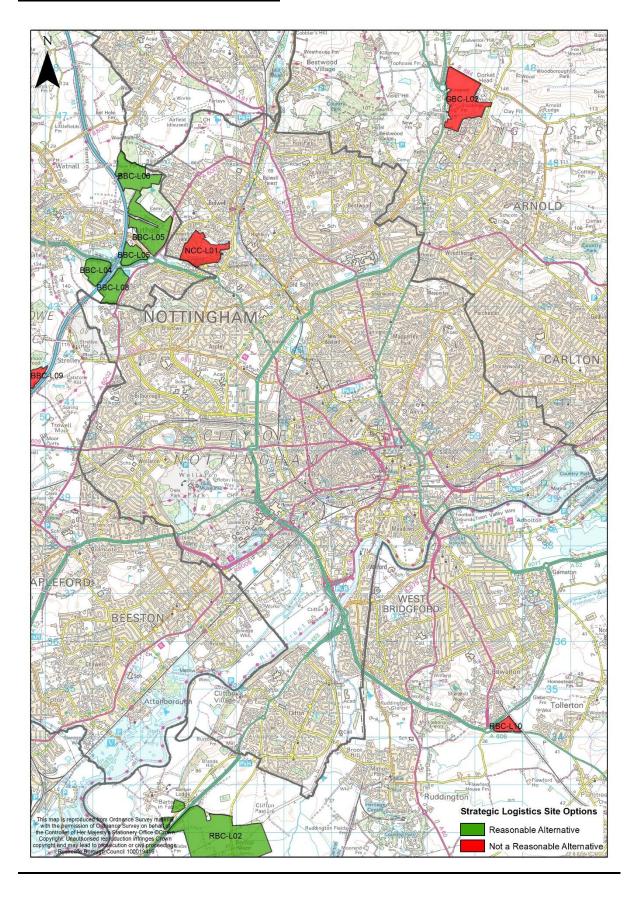
The housing/mixed use development site options map below reflects the outcome of selecting the reasonable alternatives for site appraisal.



## Sites for Strategic Distribution

Site ref	Site name	Site size	Is this a realistic option?
NC1.2PA	Stanton Tip	42.65ha	No, 42.65 hectares, but only 27 hectares net developable area. As the existing Local Plan allocation is for mixed use, the full 27 hectares is not available for logistics use.

### **Map of Strategic Distribution Sites**



# Site appraisals

The Sustainability Appraisal Report explains the Sustainability Appraisal Framework. The SA Framework 2 which consists of the site criteria questions and the matrix scoring system used for the site appraisals is shown below.

The Sustainability Appraisal Report explains how the reasonable alternatives were appraised.

A total of 4 sites were identified as reasonable alternatives:

NC1.1PA Broad MarshNC1.2PA Stanton Tip

NC1.5PA Boots

• NC1.7\* North of Ruddington

Each site option was assessed against the SA objective which include site criteria questions set out in the matrix scoring system. The SA score against each SA objective was given to indicate whether the effect is likely to be positive, negative, uncertain or no impact.

## SA Framework 2 – site criteria

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

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

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

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

SA objectives	Site criteria questions	Major	Minor	Uncertain (?)	Minor	Major
		positive	positive	or No impact (0)	negative -	negative 
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?	Within 400 metres walking distance of health facilities and recreational area or accessible blue-green infrastructure	Access to health facilities within 30 minutes travel time by public transport, walking or cycling  Within 400 metres walking distance of recreational area or accessible blue-green infrastructure	Uncertain  or  No impact	-	Access to health facilities not within 30 minutes travel time by public transport, walking or cycling  Results in the loss of recreational area or accessible blue-green infrastructure

SA objectives	Site criteria questions	Major	Minor	Uncertain (?)	Minor	Major
		positive	positive	or	negative	negative
		++	+	No impact (0)	-	
6. Community	Will the site be designed			Uncertain as		
Safety	to contribute to a safe			the impact of		
To improve	secure built environment			development		
community	through designing out			upon crime is		
safety, reduce	crime?			dependent		
crime and the				upon design		
fear of crime.				and a series of		
				secondary		
				factors not		
				related to site		
				allocation		
7. Social	Is the site within 400	Within 400	Access to	Uncertain		Access to
Inclusion	metres walking distance	metres	community			community
To promote and	of community facilities	walking	facilities within	or		facilities not
support the	e.g. post office,	distance of at	30 minutes			within 30
development and	community centres,	least two	travel time by	No impact		minutes travel
growth of social	leisure centres, libraries,	community	public			time by public
capital and to	schools etc.?	facilities	transport,			transport,
improve social	14791		walking or			walking or
inclusion and to	Will the site result in a	Provides new	cycling			cycling
close the gap	loss of a community	community				December 15 december 1
between the	facility?	facilities on				Results in the
most deprived		site				loss of existing
areas within the	Is the site located in or					community
plan area.	adjoining a deprived					facilities
	area?					

SA objectives	Site criteria questions	Major positive	Minor positive	Uncertain (?)	Minor negative	Major negative
		positive ++	+	No impact (0)	-	negative
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?	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  Within 400 metres walking distance to a bus/rail/tram stop and / or designated cycle route	Between 400 and 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route.	Uncertain  or  No impact  Assumes site will not affect the continuity of Rights of Way		Not within 800 metres walking distance to a bus/rail/tram stop and / or designated cycle route  Site is not accessible by public transport

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

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.	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 ecosystem services on which local people depend, including water, food, and materials, now and under future.	++	+	No impact (0)  Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions		
	which local people depend, including water,					

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

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

13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure Infrastructure designated site of nature infrastructure Infrastru	site adjacent open space, biodiversity or designated site of nature conservation	Results in partial or complete loss of open space,
To increase biodiversity and levels and protect and enhance bluegreen infrastructure green infrastructure green linfrastructure are infrastructure to a designated site of infrastructure enhance bluegreen infrastructure are infrastructure to designated site of infrastructure are infrastructure to a designated site of infrastructure inf	Site adjacent open space, biodiversity or designated site of nature	partial or complete loss
Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity a designated site of protect and enhance blue- green infrastructure Is the site adjacent to a infrastructure infrastructure  biodiversity net gain requirements?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  biodiversity net gain requirements?  No impact  Provide 10% open space on existing brownfield land ls the site adjacent to a designated site of nature  biodiversity or nor nor nor underused or undervalued open space No impact brownield that a site would create at least 10% biodiversity net gain	open space, biodiversity or designated site of nature	partial or complete loss
Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue-green infrastructure  Is the site adjacent to a infrastructure infrastructure  To increase blue-green infrastructure  It is expected open space on existing brownfield land interest?  Undervalued open space on level to a open space on existing brownfield land at least 10% biodiversity net gain	biodiversity or designated site of nature	complete loss
and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- greenWill it result in a loss of all or part of or impact on a designated site of nature conservation interest?Provide 10% open space on existing brownfield interest or that a site would create at least 10% biodiversity net gain	designated site of nature	· ·
Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  No impact Provide 10% open space on existing brownfield land ls the site adjacent to a designated site of nature designated site of nature	site of nature	of open space,
To increase biodiversity a designated site of nature conservation interest?  It is expected that a site would create at least 10% biodiversity and infrastructure all or part of or impact on a designated site of nature open space on existing brownfield at least 10% biodiversity net gain		
biodiversity a designated site of nature conservation interest?  a designated site of nature conservation interest?  a designated site of nature conservation interest?  brownfield would create at least 10% biodiversity net gain	conservation	biodiversity,
levels and protect and interest? enhance bluegreen ls the site adjacent to a infrastructure levels and interest?  structure levels and protect and interest?  ls the site adjacent to a designated site of nature levels and brownfield would create at least 10% biodiversity net gain		existing
protect and enhance bluegreen ls the site adjacent to a designated site of nature linterest?  brownfield at least 10% biodiversity net gain	interest	habitats, Tree
enhance blue- green Is the site adjacent to a designated site of nature Is the site of nature Is the site of nature Is the		Preservation
green Is the site adjacent to a designated site of nature biodiversity net gain	Results in the	Orders,
infrastructure designated site of nature net gain	loss of	woodland or
	hedgerows	designated
1.1	and trees	site of nature
and the natural conservation interest?		conservation
environment.		interest
Will it involve the loss of		
existing habitats or trees/		
hedgerows/woodland or		
loss of connectivity?		
Will the site include the		
provision of on-site or off-		
site open space?		
Will the site involve the		
loss of existing open		
space?		
Space:		
Will the site improve the		
underused or undervalued		
open space?		

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

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

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

# Site assessments on reasonable alternatives

#### Sites for appraisal:

- NC1.1PA Broad Marsh
- NC1.2PA Stanton Tip
- NC1.5PA Boots

Refer to matrix for scoring criteria.

**BROAD AREA: NC1** 

#### **NC1.1PA Broad Marsh**

Factors	Details
SHLAA reference	2259 (Local Plan Site:SR58) and 459 (Local Plan Site SR57)
Size	6.19 hectares remain from 9.56 hectares P2LP sites
No of dwellings/ estimated employment floorspace	or mixed use development as a new City Centre community, to include the provision of around 1,000 residential units up to 20,000 square metres of commercial, office and leisure floorspace and the provision of high quality public realm and open space / green infrastructure. The area is subject to the preparation of a masterplan.
Existing Use	Demolished Shopping Centre and College being redeveloped for a mix of uses

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
1. Housing	Is the site allocated for	++	The site will include about 1,000	Ensure
To ensure that the	housing?		dwellings. The capacity is of a	development
housing stock			strategic scale.	includes a range of
meets the housing	Will it meet the housing			accommodation
needs, including	need?			types and tenures
gypsies, travellers				(including affordable
and travelling				housing) to meet
showpeople.				housing need
2. Employment	Will the site provide jobs?	++	Broad Marsh will include over 1,000	Require
and Jobs			jobs. The site will therefore provide a	employment and
To create	Will the site provide job		strategic level of jobs	skills strategy and
employment	opportunities for			apprenticeships for
opportunities.	unemployed people?			local people during
				construction.
	Will the site provide new job			
	opportunities in areas of			
	deprivation?			

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
3. Economic Structure and Innovation	Is the site allocated for employment, retail or mixed use?	+	The site will include over 20,000sqm of new employment space	
To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies.	Is the site allocated for specific employment uses		The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.  The site is not proposed for mixed live-work units.	
	educational buildings?  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?	++	Broad Marsh includes town centre uses and is within the City Centre.  There would be no loss of a town centre use or mixed use.	
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
5. Health and	Is the site within 30 minutes	++	The site has access to health facilities	
Well-Being	travel time of a health		within 30 minutes travel time by	
To improve health	facility?		public transport, walking or cycling	
and well-being and				
reduce health	Is the site within 400 metres			
inequalities.	walking distance of a		The site is will include recreational	
	recreational area or		areas or accessible blue-green	
	accessible blue-green		infrastructure.	
	infrastructure e.g. country			
	parks, open spaces, playing		The site is being cleared for	
	fields, allotments,		development and so development on	
	watercourses?		site would not result in a loss of	
			recreational area or accessible blue-	
	Will the site result in a loss		green infrastructure.	
	of recreational area or			
	accessible blue-green			
	infrastructure e.g. country			
	parks, open spaces, playing			
	fields, allotments,			
	watercourses?			

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
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?	?	No impact as all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  Future applications would need to consider designing out crime.  Crime is also dependent upon a series of secondary factors not related to site allocation.	Future applications would need to consider designing out crime.
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?	+	There is no loss of a community facility. The site is likely to be close to a new library  The site is being cleared for development and so would not lead to the loss of a community facility.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.  The site is not located within or adjoining a deprived area (10% worst area).	

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
8. Transport	Is the site accessible by	++	The site is located within or adjoining	Ensure connectivity
To make efficient	public transport?		the main built up area with existing	to the site by non-
use of the existing			transport infrastructure for example	car modes.
transport	Is the site located in or		tram stops nearby. The Broad Marsh	
infrastructure, help	adjoining the main built up		is adjacent a bus station and cycle	
reduce the need to	area and has direct route(s)		parking. The site is close to	
travel by car,	from the site to existing		Nottingham Railway Station	
improve	businesses and shopping			
accessibility to	centres?			
jobs and services				
for all and to	Is the site within 30 minutes			
improve travel	public transport time of			
choice and	community facilities,			
accessibility.	schools, retail centres and			
	employment areas?			
9. Brownfield	Is the site a brownfield site?	++	The site is Brownfield Land	
Land				
To make efficient				
use of previously				
developed land or				
'brownfield' land				
and recognise				
biodiversity value				
where appropriate.				

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
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 ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	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 bluegreen 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	NC1.1PA	Commentary	Mitigation
11. Pollution and	Is site within the Nottingham		The site is within the Nottingham	Ensure site uses
Air Quality	Urban Area agglomeration		Urban Area agglomeration	have appropriate
To manage air	zone?			energy sources
quality and			The site is also within an Air Quality	(reduce NO2 and
minimise the risk	Will the site cause additional		Management Area therefore potential	CO2 emissions) and
posed by air, noise	harm to an existing Air		risk/harm dependent upon proposed	particulate
and other types of	Quality Management Area?		uses. Although an AQMA for NO2	(PM10,PM2.5)
pollution.			Development is unlikely to cause	emission abatement
	Is it likely to create a new Air		significant additional harm or require	systems.
	Quality Management Area?		an AQMA for PM10 or PM2.5	

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
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?	?	A small part of the site is in Flood Zone 3.	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/overtoppin g of flood defences and incorporate a site layout that does not increase flood risk on and off site.
	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?			Ensure surface water management/mitigat ion 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	NC1.1PA	Commentary	Mitigation
13. Natural	Will it meet the biodiversity	++	The Broad Marsh redevelopment is	Requirement for at
Environment,	net gain requirements?		likely to inc a 'green heart' of new	least 10%
Biodiversity and			open space.	biodiversity net gain.
Blue-Green	Will it result in a loss of all or			
Infrastructure	part of or impact on a		It is expected that the site would meet	Protect and
To increase	designated site of nature		the biodiversity net gain	enhance green
biodiversity levels	conservation interest?		requirements.	infrastructure
and protect and				provision.
enhance blue-	Is the site adjacent to a		The site is being cleared for	
green	designated site of nature		development.	Retain where
infrastructure and	conservation interest?		·	possible and
the natural				enhance trees and
environment.	Will it involve the loss of			hedgerows within
	existing habitats or trees/			the site.
	hedgerows/woodland or loss			
	of connectivity?			Ensure onsite and
				where possible off
	Will the site include the			site open space is
	provision of on-site or off-			retained and
	site open space?			enhanced.
	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	NC1.1PA	Commentary	Mitigation
14. Landscape	Will it have an adverse	0	Redevelopment of the Broad Marsh	
To protect and	impact on local landscape		and College is likely to not have an	
enhance the	character?		impact on the local landscape	
landscape			character	
character.	Will it conserve, enhance or			
	restore the features and characteristics of the landscape in the present form?		The site is a previously-developed site in the Urban area, which is being cleared for development.	
			It is unknown at this stage as to	
	Will it create a new		whether a new landscape character	
	landscape character?		could be created or whether any	
			features could be conserved, enhanced or restored.	
			The site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.	

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
SA objectives  15. Built and Historic Environment To protect and enhance the townscape character and	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	?	Commentary  The redevelopment of the Broad Marsh and College site is unlikely to have a negative impact on heritage assets or their settings. Re-Richmond House - this constraint is only moderate because it is located on the outside fringe of the site area. There	Mitigation  Heritage assets should be preserved and enhanced with careful consideration to views and setting of the Castle and Lace
enhancing the place through good design. To conserve designated and non-designated heritage assets	designated or non- designated heritage asset(s) or its setting?  Will it enhance or better reveal the significance of the heritage asset?		are several buildings of local interest and they will be under serious threat by the redevelopment of the Broad Marsh. However, it is recognised that the substantial benefits of the regeneration of this wider area will outweigh the harm caused by the	Market Cliff and the Castle and Canal Conservation Areas. Development should improve prominence and access to the existing visitor
and their setting and provide better opportunities for people to enjoy culture and heritage.	Will it promote heritage based tourism or heritage led regeneration? Will it lead to the adaptive reuse of a heritage asset?		probable loss of these buildings	attraction focused on caves. Detailed heritage assessments could be undertaken at the planning application stage.

SA objectives	Site criteria questions	NC1.1PA	Commentary	Mitigation
16. Natural	Is the site on high grade	-	Development will not sterilise existing	Within Minerals
Resources and	agricultural land:-		mineral reserves which can be viably	Safeguarding Area
Waste	- Grade 1 (excellent)		extracted, and, would not lead to a	but not considered a
Management	- Grade 2 (very good)		loss of best and most versatile (BMV)	barrier to
To prudently	- Grade 3a (good)		agricultural land.	development.
manage the	- Grade 3b (moderate)			
natural resources	- Grade 4 (poor)		Development on site would likely	Considered as part
of the area	- Grade 5 (very poor)?		increase household and commercial	of the planning
including soils,			waste per head.	application process
safeguarding	Will it lead to a loss of best			
minerals and	and most versatile (BMV)		Agricultural Land Classification:	
waste.	agricultural land (agricultural		100% of site in URBAN	
	soil grades 1, 2 and 3a)?			
			Based upon the Minerals Local Plan	
	Will the site reduce		Policies Map, there are no known	
	household and commercial		mineral reserves at the site which	
	waste per head?		would be sterilised.	
	Will it sterilise mineral			
	reserves which can be			
	viably extracted?			

## NC1.2PA Stanton Tip

Factors	Details
SHLAA reference	254 (Local Plan Site:SR11)
Size	42.65 hectares
No of dwellings/ estimated	Predominantly family housing) (500 dwellings). Additional uses leisure, community, a
employment floorspace	minimum of 5 hectares of employment and potentially small scale local need retail
Existing Use	Vacant Colliery Spoil Tip. Used for lower level recreational purposes/open space

## 6.1

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
1. Housing To ensure that the housing stock meets the housing needs, including gypsies, travellers and travelling	Is the site allocated for housing? Will it meet the housing need?	+	The site is allocated for housing within the Aligned Core Strategy. The site is for is up to 500 dwellings	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.
showpeople.  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?	+	Stanton Tip is 5-10 hectares of employment for approximately 500 jobs.  The site will therefore provide a strategic level of jobs	Require employment and skills strategy and apprenticeships for local people during construction.

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
3. Economic	Is the site allocated for	+	The site is likely to include over	
Structure and	employment, retail or mixed		10,000sqm of new employment space	
Innovation	use?			
To provide the			The development of the site would not	
physical conditions	Is the site allocated for		result in the loss of employment, retail	
for a modern	specific employment uses		or mixed-use land.	
economic structure	e.g. office-based?			
including			The site is not for new educational	
infrastructure to	Will the site involve the loss		buildings.	
support the use of	of employment, retail or			
new technologies.	mixed use land?		The site is not proposed for mixed live-	
			work units.	
	Is the site for new			
	educational buildings?			
	Is the site allocated for			
	mixed live-work units?			
4. Shopping	Is the site allocated for town	+	Bulwell Town Centre is located	
Centres	centre uses or mixed use in		approximately 550m from the north	
Increase the	the shopping centre?		east corner of the site, and a new Joint	
vitality and viability			Service Centre is sited approximately	
of existing	Is the site within 400 metres		300m along Coventry Road to the	
shopping centres.	of a shopping centre e.g.		north/east.	
	city centre, district centre or			
	local centre?		There would be no loss of a town	
			centre use or mixed use.	
	Will the site result in a loss			
	of town centre use or mixed			
	use in a shopping centre?			

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
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,	++	The site has access to health facilities within 30 minutes travel time by public transport, walking or cycling  The site includes recreational areas.	
	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?			

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
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?	?	No impact as all sites considered neutral as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation.  Future applications would need to consider designing out crime.  Crime is also dependent upon a series of secondary factors not related to site allocation.	Future applications would need to consider designing out crime.
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	There is no loss of a community facility.  The site is within 30 minutes (by bus) of community facilities. Please refer to the transport objective.	

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
8. Transport	Is the site accessible by	++	The site is located within or adjoining	Ensure connectivity to
To make efficient	public transport?		the main built up area with existing	the site by non-car
use of the existing			transport infrastructure for example	modes.
transport	Is the site located in or		tram stops nearby.	
infrastructure, help	adjoining the main built up			
reduce the need to	area and has direct route(s)			
travel by car,	from the site to existing			
improve	businesses and shopping			
accessibility to	centres?			
jobs and services				
for all and to	Is the site within 30 minutes			
improve travel	public transport time of			
choice and	community facilities,			
accessibility.	schools, retail centres and employment areas?			
9. Brownfield	Is the site a brownfield site?	++	The site is Brownfield Land	
Land				
To make efficient				
use of previously				
developed land or				
'brownfield' land				
and recognise				
biodiversity value				
where appropriate.				

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
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 ecosystem services on which local people depend, including water, food, and materials, now and under future climates?	?	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 bluegreen 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.

	T			<u></u>
11. Pollution and	Is site within the Nottingham	?	The site is not within the Nottingham	Cover layers are likely
Air Quality	Urban Area agglomeration		Urban Area Agglomeration Zone The	to be required in all
To manage air	zone?		site falls into an AQMA as the whole	private gardens /
quality and			City is an AQMA. Development unlikely	landscaped.
minimise the risk	Will the site cause additional		to cause additional harm. The ground	In terms of the risks
posed by air, noise	harm to an existing Air		is likely to be contaminated.	from ground gas EPG
and other types of	Quality Management Area?		Depending on the layout of the site	recommended an
pollution.			there is the potential for noise around	Amber 2 level of gas
	Is it likely to create a new Air		Occupation Road, the Phoenix Park	protection in all
	Quality Management Area?		units & the Park & Ride.	buildings including
				garages, outbuilding
				etc & also
				recommended that
				permitted development
				rights which extend or
				alter the original
				footprint of any
				building be restricted &
				require planning
				permission to ensure
				that suitable ground
				gas protection
				measures are
				incorporated into the
				extension construction
				& that this is
				independently verified.
				Noise issues should be
				able to be adequately
				dealt with through
				sensible layout &

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
				sound insulation
				measures
12. Flooding and	Is the site within or adjacent	?	Stanton Tip is located outside of the	Any planning
Water Quality	EA Flood Zone:-		floodplain (Zone 1), there is the	applications should be
To minimise the	- 1 (Low Probability);		potential for localised overland flooding	accompanied by a site
risk of flooding and	- 2 (Medium Probability);		due to the steepsided slopes. Site over	specific Flood Risk
to conserve and	- 3a (High Probability); or		1ha so site specific SFRA required.	Assessments which
improve water	- 3b (The Functional		This site is underlain by a Principal	consider
quality.	Floodplain)?		Aquifer - Nottingham Castle Sandstone	breaches/overtopping
			Formation. Culvert runs below part of	of flood defences and
	Will it deteriorate river		the site and may restrict developable	incorporate a site
	habitat in-stream and the		area/provide opportunities for Green	layout that does not
	riparian zone adjacent		Infrastructure provision. Topography	increase flood risk on
	floodplain habitats?		of site to be considered re	and off site.
	MACH disease and a second second		surface/sewer flooding.	<b>F</b>
	Will the site cause any harm			Ensure surface water
	to the Source Protection			management/mitigatio
	Zone or the water			n measures including
	environment?			SuDS (limiting
	Can surface water run-off be			impermeable surfaces
				and promoting porous
	appropriately managed			surfaces, swales and attenuation ponds) to
	without increasing flood risk elsewhere?			address surface water
	CISCWILETE!			run-off are secured
				within the site.
				within the site.

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
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?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?  Will the site include the provision of on-site or offsite open space?  Will the site involve the loss of existing open space?  Will the site improve the underused or undervalued open space?	0	Stanton Tip site has Stanton Pond and Pasture Local Wildlife Site (LWS) within the eastern portion of the site and Springhead Woodland LWS close by but these should not be directly impacted on.  It is expected that the site would meet the biodiversity net gain requirements.	Requirement for at least 10% biodiversity net gain.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site open space is retained and enhanced.

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
14. Landscape	Will it have an adverse	?	Redevelopment of Stanton Tip is likely	
To protect and	impact on local landscape		to create a new landscape character	
enhance the	character?		but it is not known at this stage as to	
landscape			the impact	
character.	Will it conserve, enhance or			
	restore the features and		The site is a previously-developed site	
	characteristics of the		in the urban area,	
	landscape in the present			
	form?		It is unknown at this stage as to	
			whether a new landscape character	
	Will it create a new		could be created or whether any	
	landscape character?		features could be conserved,	
			enhanced or restored.	
			The site is not covered by the Greater	
			Nottingham Growth Options Study	
			'Broad Areas'.	

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
15. Built and	Will it result in development	0	The site has no identified constraints	Detailed heritage
Historic	that is sympathetic to its		relating to historic interest or	assessments could be
Environment	surrounding in terms of		archaeology.	undertaken at the
To protect and	design, layout and scale?			planning application
enhance the				stage.
townscape	Will it result in a loss of or			
character and	harm the significance of			
enhancing the	designated or non-			
place through	designated heritage asset(s)			
good design. To	or its setting?			
conserve	Will it enhance or better			
designated and	reveal the significance of the			
non-designated	heritage asset?			
heritage assets				
and their setting	Will it promote heritage			
and provide better	based tourism or heritage			
opportunities for people to enjoy	led regeneration?			
culture and	MACHE A local to the code of the			
	Will it lead to the adaptive			
heritage.	reuse of a heritage asset?			

SA objectives	Site criteria questions	NC1.2PA	Commentary	Mitigation
16. Natural	Is the site on high grade	-	Development will not sterilise existing	Within Minerals
Resources and	agricultural land:-		mineral reserves which can be viably	Safeguarding Area -
Waste	- Grade 1 (excellent)		extracted, and, would not lead to a loss	consideration required
Management	- Grade 2 (very good)		of best and most versatile (BMV)	prior to development.
To prudently	- Grade 3a (good)		agricultural land	
manage the	- Grade 3b (moderate)			Considered as part of
natural resources	- Grade 4 (poor)		Development on site would likely	the planning
of the area	- Grade 5 (very poor)?		increase household and commercial	application process
including soils,			waste per head.	
safeguarding	Will it lead to a loss of best			
minerals and	and most versatile (BMV)		Agricultural Land Classification:	
waste.	agricultural land (agricultural		100% of site in URBAN	
	soil grades 1, 2 and 3a)?			
			Based upon the Minerals Local Plan	
	Will the site reduce		Policies Map, there are no known	
	household and commercial		mineral reserves at the site which	
	waste per head?		would be sterilised.	
	Will it sterilise mineral			
	reserves which can be			
	viably extracted?			

## NC1.5PA Boots

The Boots site lies within Broxtowe (B11.1PA) and Nottingham City (NC1.5PA). Joint assessments, assessing the site as a whole, have therefore been produced in relation to the Sustainability Appraisal, the site selection document and heritage assessments.

Factors	Details
SHLAA reference	458 (Local Plan Site:SR45) Broxtowe SHLAA: 0237
Size	115 Hectares (84.5 hectares in the City)
No of dwellings/ estimated	Allocation in Aligned Core Strategy and Part 2 Local Plan. Site has outline planning
employment floorspace	consent (14/02038/POUT). 216 dwellings (675 across sites) - NB Reserved Matters for 216 in City and 406 in BBC for 622. 82,000sqm of employment floorspace, comprising office units; research and development; industrial process; general industrial; storage and distribution. Additional 4,500sqm in the City. Other uses include Small scale retail and food/ drink.
Existing Use	Former industrial site

SA objectives	Site criteria questions	NC1.5PA	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?	++	The site is allocated for housing within the Aligned Core Strategy and has outline planning permission for housing. The site is partly located in Broxtowe Borough and partly in Nottingham City. Across both parts, the capacity is of a strategic scale.  14/00515/OUT - Outline application for mixed-use development comprising: up to 82,000sqm of employment floorspace,	Ensure development includes a range of house types and tenures (including affordable housing) to meet housing need.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems. Approved on 9 July 2021. (The site boundary covers both Broxtowe and Nottingham City).  21/00672/REM - Construct 406 dwellings (reserved matters relating to reference 14/00515/OUT - plots R1 to R11 inclusive and plots G2, 3 and 4 only). Currently pending consideration.  Reserved Matters for 216 units within the City.	
2. Employment and Jobs	Will the site provide jobs?	++	Outline planning permission provides for up to 82,000sqm of employment floorspace, comprising office units (E);	Require employment and skills strategy and apprenticeships for local

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
To create employment opportunities.	Will the site provide job opportunities for unemployed people?  Will the site provide new job opportunities in areas of deprivation?		research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis).  The site will therefore provide a strategic level of jobs.	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 outline planning permission provides up to 82,000sqm of employment floorspace, comprising office units (E); research and development (E); industrial process (E); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (E/F1); up to 2,500sqm retail & food/drink (E and sui generis);  The development of the site would not result in the loss of employment, retail or mixed-use land.  The site is not for new educational buildings.	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
			T	
			The site is not proposed for mixed live-	
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	+	work units.  CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beastmarket Hill is within 20 minutes.  There would be no loss of a town 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?	+	use or mixed use.  Queens Road Dental Centre 656m from site Doctor: Sunrise - Clifton Site 826m from site  CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell	Ensure any development enhances connections into nearby recreational area or accessible blue-green infrastructure.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	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?		and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beastmarket Hill is within 20 minutes. Several GP facilities are located in Beeston Town Centre.  Open Space: Beeston Canal 13m from site Leyton Crescent Allotments 57m from site Beeston Rugby Club 169m from site Leyton Crescent Recreation Ground 199m from site Weirfields Recreation Ground 442m from site  The site has been cleared for development and so development on site would not result in a loss of recreational area or accessible blue-green infrastructure.	
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?	?	Crime is dependent upon a series of secondary factors not related to site allocation.	Designing out crime was considered as part of determined planning applications. Future applications would also need to consider designing out crime.

SA objectives	Site criteria questions	NC1.5PA	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	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?	++	The site has been cleared for development and so would not lead to the loss of a community facility.  Rylands Community Centre 229m from site Beeston Rugby Club 169m from site Queens Road Dental Centre 656m from site Doctor:	
between the most deprived areas within the plan area.	Is the site located in or adjoining a deprived area?		Sunrise - Clifton Site 826m from site John Clifford Primary School 719m from site Trent Vale Infant and Nursery School 720m from site Rylands Junior School 838m 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 or adjoining a deprived area (10% worst area).	
8. Transport To make efficient use of the existing transport infrastructure, help reduce the	Is the site accessible by public transport?  Is the site located in or adjoining the main built up area and has direct	++	Broxtowe: Bus Stops: Lilac Grove 39m from site Lilac Grove 69m from site Padge Road 205m from site  Tram Stops	Considered as part of the planning application process. Ensure connectivity to the site by non-car modes.

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
need to travel by car, improve accessibility to jobs and services for all and to improve travel choice and accessibility.	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?		University Boulevard 640m from site Middle Street 704m from site  Cycle path / footpath from northern part of the site within Nottingham City to University Boulevard (A6005). University of Nottingham NET tramway stop and University South Entrance bus stops (serving Trent Barton Indigo and Skylink routes to Nottingham, Derby, East Midlands Airport and other destinations) within approximately 750m of site.  Within Broxtowe: CT4N operates a bus service every 30 minutes (route 18) on Mondays to Saturdays (less frequently on Sundays) between Nottingham and Beeston, via the University of Nottingham and the Queens Medical Centre. Services also continue from Beeston to Stapleford via Chilwell and Bramcote at an hourly frequency. There are bus stops on either side of Lilac Grove. Beeston is within 10 minutes and the Nottingham City Centre Beastmarket Hill is within 20 minutes. There is a wide variety of community facilities in both Beeston and Nottingham City Centre.	

SA objectives	Site criteria questions	NC1.5PA	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?	++	Public Rights of Way within site: 961.92m of BeestonFP63 (FP) crosses site Public Rights of Way (around site): BeestonFP132 (FP) within 50m of site.  The site is located within the main built up area. The site consists of previously-developed land.	
10. Energy and Climate Change To minimise energy usage and to develop low carbon energy resources and encourage nature-based	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?	?	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 bluegreen infrastructure that mitigates the effects and causes of climate change, including the provision of SuDS and priority habitats (that sequester carbon,

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
solutions to climate change.	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 ecosystem services on which local people depend, including water, food, and materials, now and under			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.
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?		85.99% the Broxtowe part of site in NO2 Agglomeration Zone. A significant proportion of the part of the site within Nottingham City is within the NO2 Agglomeration Zone.  Although in an AQMA for NO2 (Citywide), development is unlikely to cause significant additional harm or require an AQMA for PM10 or PM2.5	Major public transport improvements.  Ensure development includes measures to reduce travel by car and provision for EV usage.

SA objectives	Site criteria questions	NC1.5PA	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?	-	River Flooding (Data for Broxtowe part of site):  77.78% (23.99ha) of site in Flood Zone 3 99.16% (30.59ha) of site in Flood Zone 2 Surface Water Flooding (3) 0.25% (0.08ha) of site in Surface Water Flood Map 1 in 30 11.74% (3.62ha) of site in Surface Water Flood Map 1 in 100 11.74% (3.62ha) of site in Surface Water Flood Map 1 in 1000  Areas Benefitting Flood Defences: 90.88% (28.03ha) of site in Ground Water Flooding 0.11% (0.04ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding) 1.36% (0.42ha) of site in >= 25% <50% (Clearwater and Superficial Deposits Flooding) 98.53% (30.39ha) of site in >= 50% <75% (Superficial	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	NC1.5PA	Commentary	Mitigation
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?  Will it result in a loss of all or part of or impact on a designated site of nature conservation interest?  Is the site adjacent to a designated site of nature conservation interest?  Will it involve the loss of existing habitats or trees/ hedgerows/woodland or loss of connectivity?	0	Deposits Flooding) Detailed River Network (2) Below Surface Watercourse (Culvert) crosses site for 138.32m Surface Watercourse (Secondary River) crosses site for 370.49m  Part of the site, within Nottingham City, is within Flood Zone 3 although 1 in 100 year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.  It is expected that the site would meet the biodiversity net gain requirements.  The site has been cleared for development.  A very small part of the 'wider' allocation in Broxtowe Borough (0.02% (0.01ha)) is within Local Wildlife Site: -2/57 'A valuable aquatic habitat in an urban setting with local species on walls'.  The part of the site within Nottingham City is located close to a Local Wildlife Site.	Requirement for at least 10% biodiversity net gain.  Protect and enhance green infrastructure provision.  Retain where possible and enhance trees and hedgerows within the site.  Ensure onsite and where possible off site

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
	Will the site include the provision of on-site or offsite open space?  Will the site involve the loss of existing open space?  Will the site improve the underused or undervalued open space?			open space is retained and enhanced.  Avoid developing in close proximity to the nearby Local Wildlife 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?	0	The Boots site is a previously developed site in the Urban area, which has been cleared for development.  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.  The Boots site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.	Considered as part of the planning application process
15. Built and Historic Environment To protect and enhance the	Will it result in development that is sympathetic to its surrounding in terms of design, layout and scale?	0	Listed Buildings (within site): Building D10 at Boots Factory Site within site boundary (I) Building D34 (fire station) at Boots Factory Site within site	Considered as part of the planning application process

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
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 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?		boundary (II) Building D6 at Boots Factory Site within site boundary (I) D90 Listed Building within City boundary Local Interest Buildings (within site): 1.81% (0.56ha) of site in Building D1 Soap Factory at Boots (LIE)  There is an identified £20million that needs to be spent on D90 to make it structurally sound. Therefore, the threat posed is not through the wider redevelopment of the site, but by the discontinuance of its use by Boots.  The details of any proposed development would not be known until the planning application stage. Development of the site is unlikely to harm the significance of designated or non-designated heritage assets or their settings. 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	

SA objectives	Site criteria questions	NC1.5PA	Commentary	Mitigation
4C Notinel			be likely to be potential candidates for reuse.	Considered so next of
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		Development on site would likely increase household and commercial waste per head.  The vast majority of the site is within Urban / Non-Agricultural Classifications.  Based upon the Nottinghamshire Minerals Local Plan Policies Map, there are no known mineral reserves at the site which would be sterilised.  Nottingham City: within Minerals Safeguarding Area - prior notification required but not considered a barrier to Development	Considered as part of the planning application process

## NC1.7\* North Ruddington - Land at Wilford Road to the north of Ruddington

Factors	Details
SHLAA reference	1140 (Nottingham City)
Size	30 hectare site for 500 dwellings, (17.19 Ha in the City) and open space
No of dwellings/ estimated	Predominantly family housing) (500 dwellings).
employment floorspace	
Existing Use	Agriculture

SA Objective	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?	+	The site is not allocated but could provide around 500 houses in a location adjoining a key settlement.  The site could provide housing that would make a modest contribution to meeting the housing need.	Ensure development includes a range of house types and tenures (including affordable housing) to meet the housing need.
2. Employment and Jobs To create employment opportunities.	Will the site provide jobs?  Will the site provide job opportunities for unemployed people?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.  The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the	Require employment and skills strategy and apprenticeships for local people during construction.

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	Will the site provide new job opportunities in areas of		20% most deprived neighbourhoods in the Country.	
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?	0	No impact as the site is not currently used for employment/ retail/mixed use purposes and is proposed solely for housing development.  It is assumed all housing sites will make appropriate education provision.  The site is not for new educational buildings.  The site is not 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?	0	The site is not for town centre use or mixed use in a shopping centre.  The site is more than 400 metres from Ruddington Local Centre but is within 30 minutes travel time of it on foot or by bike.  The site would not result in a loss of town centre use or mixed use in a shopping centre.	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	Will the site result in a loss of town centre use or mixed use in a shopping centre?			
5. Health and Well-Being To improve health and wellbeing 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 of the Ruddington Medical Centre by car or on a bike.  The site is not within 400 metres of a recreational area or accessible BGI but Elms Park is around 1.5km from the site, Jubilee Field sports ground is around 2km from the site, and Rushcliffe Country Park around 2.3 km albeit these are separated from the site by the A60 which has no signalised pedestrian crossings in the vicinity of the site.  The site would not result in a loss of recreational area or accessible blue-green infrastructure.	Site is of sufficient size that it could provide onsite multifunctional recreational open space to serve the development. BGI should link to rights of way network and enhance the Fairham Brook BGI network.
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 Objective	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?	+	The site is not within 400 metres of any community facilities but is within 30 minutes travel time by bike and on foot from the post offices, leisure centres and libraries within Ruddington and Clifton.  The site would not result in the loss of a community facility.  The site is not within an area of deprivation but parts of Clifton which adjoin the site to the west are within the 20% most deprived neighbourhoods in the Country.	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 more than 800 metres walking distance from the nearest bus stop on Wilford Road. The stop is served by route number '3' to Nottingham.  The site is adjacent to the main built up area of Ruddington to the south and has direct routes to the settlement and its businesses/shopping centre.  The site is within 30 minutes travel time by bike of the community facilities, schools, retail centres and employment areas in Ruddington.	Major public transport improvements.
9. Brownfield Land To make	Is the site a brownfield site?		Site is on greenfield land.	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
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 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 Objective	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 adjacent to Ruddington which is within the Nottingham Urban Area agglomeration zone.  Development on this scale, in addition to other developments along the A52, may increase private car use along the A52 and increase air pollution.	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	-	The western and southern boundary edges of the site are affected by flood zone 2 and 3, which relate to the Fairham Brook that forms the western boundary and the Packham Dyke which flows east to west beyond the site's southern limits.  Unknown at this stage if it is possible to manage surface water run-off without increasing the risk of flooding elsewhere.	Any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site.

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	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			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
13. Natural Environment, Biodiversity and Blue-Green Infrastructure To increase biodiversity levels and protect and enhance blue- green infrastructure and the natural environment.	elsewhere? Will it meet the biodiversity net gain requirements? Will it result in a loss of all or part of or impact on a designated site of nature conservation interest? Is the site adjacent to a designated site of nature conservation interest? Will it involve the loss of existing habitats or trees/hedgerows/woodland or loss of connectivity?	-	The site is directly adjacent to the Fairham Brook Nature Reserve on the western side, a Local Wildife Site, and on the northern side Wilwell Cutting, a Site of Special Scientific Interest.  Whilst the provision of 10% Biodiversity Net Gain is expected, impacts on biodiversity and BGI are uncertain, and will depend on the density, layout and integration of BGI.	within the site.  Ensure the delivery of a minimum of 10% Biodiversity Net Gain.  Development should avoid, mitigate or compensate for any direct or indirect effects on the Local Wildlife Site, Site of Special Scientific Interest and priority habitats.  Ensure development provides new multifunctional BGI that enhances existing biodiversity and creates new opportunities for

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	Will the site include the provision of on-site or offsite open space?  Will the site involve the loss of existing open space?  Will the site improve the underused or undervalued open space?			biodiversity enhancement and wildlife corridors within the 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?	?	At a national level, the site is located on the south eastern edge of National Character (NCA) 48 – The Trent and Belvoir Vales. At a regional level, as set out in the East Midlands Regional Landscape Character Assessment (EMRLCA), the site is located on the south westernmost edge of Group 4a – "Unwooded Vales".  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 it the severity of any impact cannot be determined.	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 BGI, sensitive design and layouts to reduce visual intrusion upon the landscape.
15. Built and	Will it result in development	0	There are no heritage assets within or in	
Historic	that is sympathetic to its		close proximity to the site.	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
<b>Environment</b> To	surrounding in terms of			
protect and	design, layout and scale?		No impact as no heritage assets are likely	
enhance the			to be affected.	
townscape	Will it result in a loss of or			
character and	harm the significance of			
enhancing the	designated or non-			
place through	designated heritage asset(s)			
good design. To	or its setting?			
conserve				
designated and	Will it enhance or better			
non-designated	reveal the significance of the			
heritage assets	heritage asset?			
and their setting				
and provide	Will it promote heritage			
better	based tourism or heritage			
opportunities for	led regeneration?			
people to enjoy	AACH Selver Level and Level a			
culture and	Will it lead to the adaptive			
heritage.	reuse of a heritage asset?		Donald College Headles I described	
16. Natural	Is the site on high grade		Broad agricultural land classification maps	
Resources and	agricultural land:-		identify that the land is Grade 2	
Waste	Grade 1 (excellent)		agricultural land and also 'urban' in parts.	
Management To	Grade 2 (very good)		However, there are no urban features within the site.	
prudently	Grade 3a (good)		within the site.	
manage the natural resources	Grade 3b (moderate)		Development would likely increase	
of the area	• Grade 4 (poor)		household/commercial waste per head.	
including soils,	<ul><li>Grade 5 (very poor)?</li></ul>		nousenou/commercial waste per neau.	
safeguarding			The site does not fall within an area	
minerals and	Will it lead to a loss of best		safeguarded for mineral extraction.	
waste.	and most versatile (BMV)		Salogualuca for Hillistal Extraction.	

SA Objective	Site Criteria Questions	Score	Commentary	Mitigation
	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?			