TRIBAL

Greater Nottingham Growth Point

Greater Nottingham Sustainable Locations for Growth

Tribal, Roger Tym and Partners and CampbellReith

Final Report

February 2010

Greater Nottingham Sustainable Locations for Growth Study

Tribal*
Roger Tym and Partners
CampbellReith

Final Report

A Report Comissioned jointly by:

Broxtowe Borough Council
Positive People - Positive Leadership - Positive Partnerships

Gedling Borough Council

Erewash Borough Council

Rushcliffe Borough Council

Nottinghamshire County Council

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1 Introduction

1.1 Context

1.1.1 This report sets out the draft findings of the Greater Nottingham Sustainable Locations for Growth study. The study was led by Tribal and supported by Roger Tym & Partners who provided advice on infrastructure capacity and delivery issues and Campbell Reith who provided geotechnical and environmental inputs.

1.1.2 The purpose of the study is to assess potential locations for appropriate levels of housing growth within Greater Nottingham over the next 25 years as directed by Government within the Regional Spatial Strategy (RSS) for the East Midlands (March 2009).

1.1.3 Between 2006 and 2026, the RSS requires a minimum of 60,600 new homes to be provided for in Greater Nottingham. 8,551 homes were developed between 2006 and 2009, resulting in a provision figure of 52,049 between 2009 and 2026. The RSS splits provision between that to be provided in or adjoining the Principal Urban Area (PUA), and that to be provided in more rural areas. Housing provision is set out in Table 1-1.

	Built April 2006 to 2009	**Remaining to March 2026**	**PUA growth**	**Non PUA growth**
Hucknall	611	2989	0	2989
Broxtowe	1035	5765	2796	2969
Erewash	1268	5932	1750	4182
Gedling	947	7053	3923	3130
Nottingham City	3550	16450	16450	0
Rushcliffe	1140	13860	10278	3582
Greater Notts (total)	8551	52049	35197	16852

Table 1-1: RSS Growth figures

1.1.4 The study follows publication of the Appraisal of Sustainable Urban Extensions[1]. The Sustainable Urban Extensions study provided advice on the most suitable location or locations for development of Sustainable Urban Extensions adjacent to the Nottingham Principal Urban Area[2] (PUA) as well as to the Sub Regional Centres of Hucknall and Ilkeston.

1.1.5 The focus of this study is on the parts of Greater Nottingham outside both the Principal Urban Area and those areas not covered by the existing Appraisal of Sustainable Urban Extensions, including areas within the Green Belt. The focus will therefore be on the more rural towns, villages and countryside of Greater Nottingham and includes the administrative boundaries of Broxtowe, Gedling, Nottingham and Rushcliffe Councils and Erewash Council in Derbyshire. The southern part of Ashfield Borough is included in the Study area, but as this only covers Hucknall, which was part of the Sustainable Urban Extensions study, Ashfield has not been considered as part of this Study.

[1] Appraisal of Sustainable Urban Extensions, Tribal, June 2008

[2] The Nottingham PUA consists of Nottingham and its contiguous built-up area, including the towns and suburbs of Arnold, Beeston, Carlton, Clifton, Long Eaton, Sandiacre, Stapleford, Toton and West Bridgford.

1.2 Purpose of the study

1.2.1 The report provides the Greater Nottingham councils with a useful starting point to consider impact and constraints to the growth of smaller settlements and villages.

1.2.2 The study also provides a snapshot of service provision and infrastructure at one point in time, and although it does take into account planned future infrastructure and service provision plans, the assessment is reliant on data from other parties which may not be up to date, or consistent across each local authority area. For example it has not been possible to obtain data from Nottinghamshire County Council education for four of the settlements in the study. These settlements are Bestwood Village, Newstead, Lambley and Woodborough, all of which are in Gedling Borough.

1.2.3 Any subsequent proposals for housing growth will be the subject of public consultation and the council will also need to consider the results of other supplementary studies (such as studies into infrastructure constraints of clean waste water provision) which were not available at the time of the study.

1.2.4 While the study considers a number of locations for housing growth it does not necessarily follow or imply that development of some or all of these sites will take place or that development of any of these sites is supported by the local planning authorities. The report provides the local planning authorities with a technical evidence base to consider future options for housing allocations. It should be noted that no specific amount of land was considered for development but all locations within a wide area of search have been reviewed to enable the relevant authorities to plan for the most accessible and sustainable places for growth.

1.2.5 It is also important to note that the study does not consider issues of land ownership or economic viability and therefore, while there may be sites that have been judged to be suitable for development, further work would need to be undertaken to establish whether these sites are available or achievable.

1.3 Approach

1.3.1 The aim is to provide information on the merits and demerits of accommodating housing and ancillary growth in the areas that lie outside the Principal Urban Area (PUA). This information should assist in deciding where and what form development should take in order to meet growth targets for each of the Districts in a way that satisfies a range of environmental, social, transport and other objectives.

1.3.2 While the individual areas identified have been assessed in their own right, recommendations are also provided as to how these areas might be combined or clustered. At the broad scale, a decision will be needed on whether to distribute growth as evenly as possible (a dispersed growth option) or whether to focus growth in a more limited number of locations, and if so how. The report offers evidence that will inform this decision.

1.3.3 The process for identifying the most suitable location(s) for new growth involved dividing the study area into roughly equal segments. The study area comprises the administrative areas of Broxtowe, Erewash, Gedling and Rushcliffe. These divisions were not based on any particular rationale other than loosely grouping the settlements within Local Authority boundaries to ensure total coverage.

1.3.4 The most appropriate type of growth in rural areas outside cities and large towns is around existing towns and villages, so that existing services and infrastructure can be used to support growth. The focus of the assessment was therefore on the area around towns and villages in the rural hinterland of Greater Nottingham. However, the rest of the rural area was also included in the assessment, to allow for the consideration of new free-standing settlements.

1.3.5 A number of settlements were identified for assessment within each broad search area. All of the main towns and villages outside the Principal Urban Area within the Local Authority areas of Broxtowe, Erewash, Gedling and Rushcliffe were included, unless they had already been assessed as part of the Appraisal of Sustainable Urban Extensions work, or unless they had a population of less than 750.

1.3.6 A 'catchment area' of 1km in width was drawn around each identified settlement to form an Assessment Area. A 1km catchment is roughly equivalent to 15 minutes walking distance and forms a credible 'area of search'. Figure 2-1 shows both the Broad Search Areas (in red) and the more focused Assessment Areas (around each identified settlement).

1.3.7 It should be noted that that this study is concerned with large scale growth, as Table 1-1 shows. The settlements considered in this study range from 750 to 11,000 population. It is likely that within areas judged to be unsuitable for growth in this study, there will be small sites and infill sites which are suitable for housing. However, these smaller sites are likely to have been considered within the Strategic Housing Land Availability Assessment (SHLAA)[3].

1.3.8 The criteria used to assess each settlement are those used in the Appraisal of Accessible Settlements work, including environmental and geo-environmental, infrastructure, transport and accessibility, housing market factors, economic development and regeneration, and Green Belt and strategic policy. An additional category has been included, dealing with landscape character; and information on the availability of sites taken from the Strategic SHLAA has been used to inform existing categories. These two new data sources were not available at the time of the Sustainable Urban Extensions study.

1.3.9 Each settlement has been assessed against the criteria framework and the interim results are reported in Chapter 3.

1.4 Consultation

1.4.1 In addition to an assessment based on available data, consultation has taken place (and in some cases is ongoing) with a number of stakeholders to assess views on growth in various locations. Consultation was carried out with utilities providers, transport providers, statutory environmental bodies and education and health providers.

1.4.2 A full list of stakeholder consultees can be found in Appendix D.

1.5 Report Structure

1.5.1 The remainder of this report is structured as follows:

- Chapter 2 sets out the approach to identifying search areas and outlines a criteria framework for assessing each assessment area.

[3] 2008/09 Joint Strategic Housing Land Availability Assessment for the Nottingham Core Housing Market Area (HMA) and Hucknall

- Chapter 3 sets out the draft summary results of the assessment including an initial conclusion on each settlement as to its suitability for future growth and potential scale of growth.

- Chapter 4 sets out conclusions and recommendations

- The Appendices contain the detailed assessment for each assessment area, as well as maps, stakeholder contacts, transport assessment and education infrastructure capacity and thresholds.

2 Search Areas and Criteria

2.1 Broad Search Areas

2.1.1 Figure 2-1 shows the Broad Search Areas identified for the purposes of this study, and the focussed Assessment Areas within these. The Broad Search Areas are:

- Rushcliffe East
- Rushcliffe Mid
- Ruschliffe West
- Erewash South
- Erewash North
- Broxtowe
- Gedling North
- Gedling South

2.2 Assessment Areas

2.2.1 Table 2.1 lists 34 assessment areas and the broad search areas they fall within, which correspond approximately with the areas shown on Figure 2.1. These assessment areas and the broad search areas form the basis of the study.

2.3 Criteria

2.3.1 Each broad search area was then assessed against a number of criteria indicating suitability for development. The only criterion that took priority over any other was the sieve mapping, which always occurred first, in order to eliminate land that was environmentally not suitable for development no matter what the remaining criteria indicated.

- Sieve mapping
- Infrastructure considerations
- Geoenvironmental considerations
- Transport and accessibility
- Housing affordability
- Economic development
- Regeneration potential
- Green Belt and/or strategic policy
- Housing land availability
- Landscape / urban character

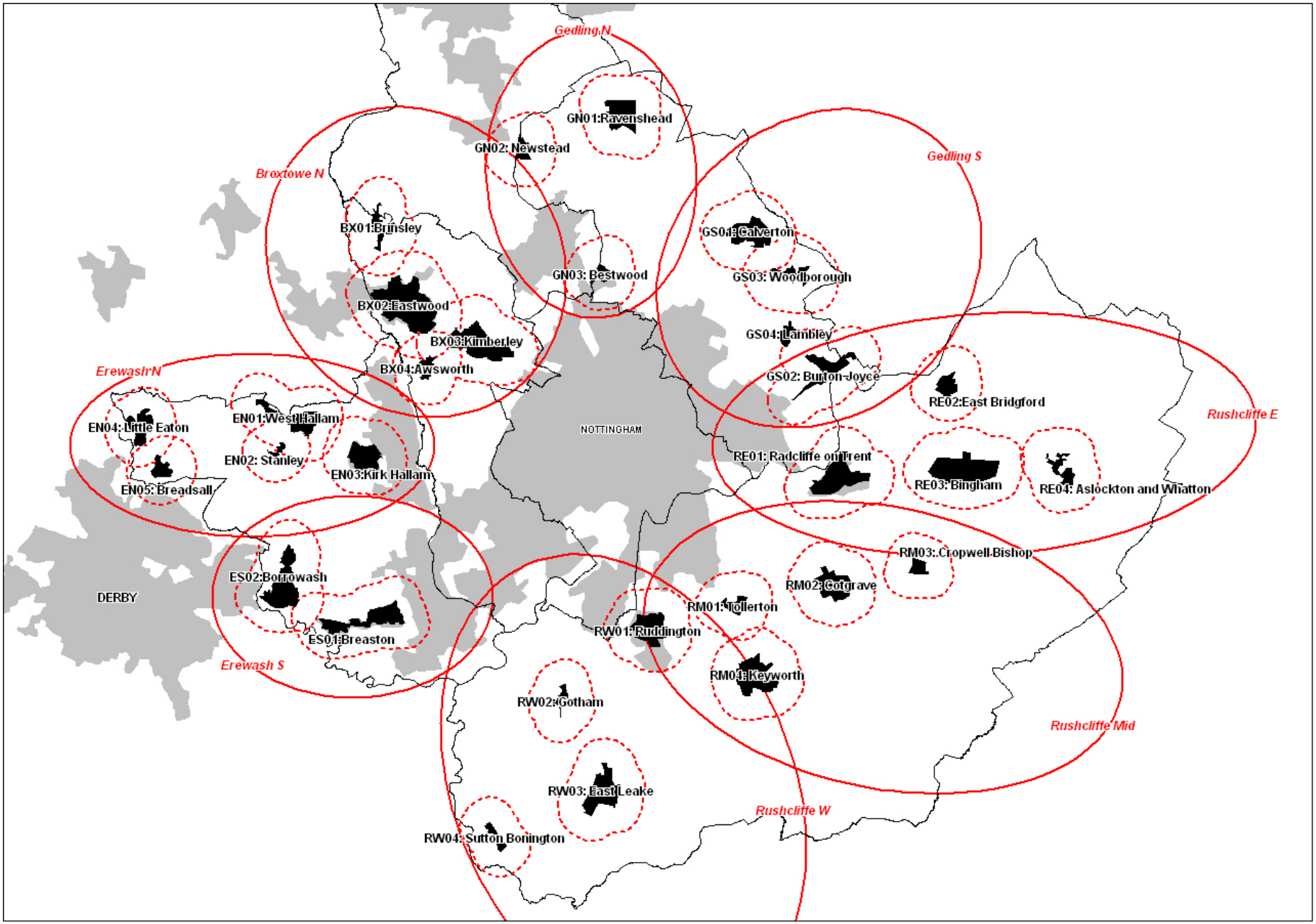

Figure 2-1: Broad Search Areas and assessment area

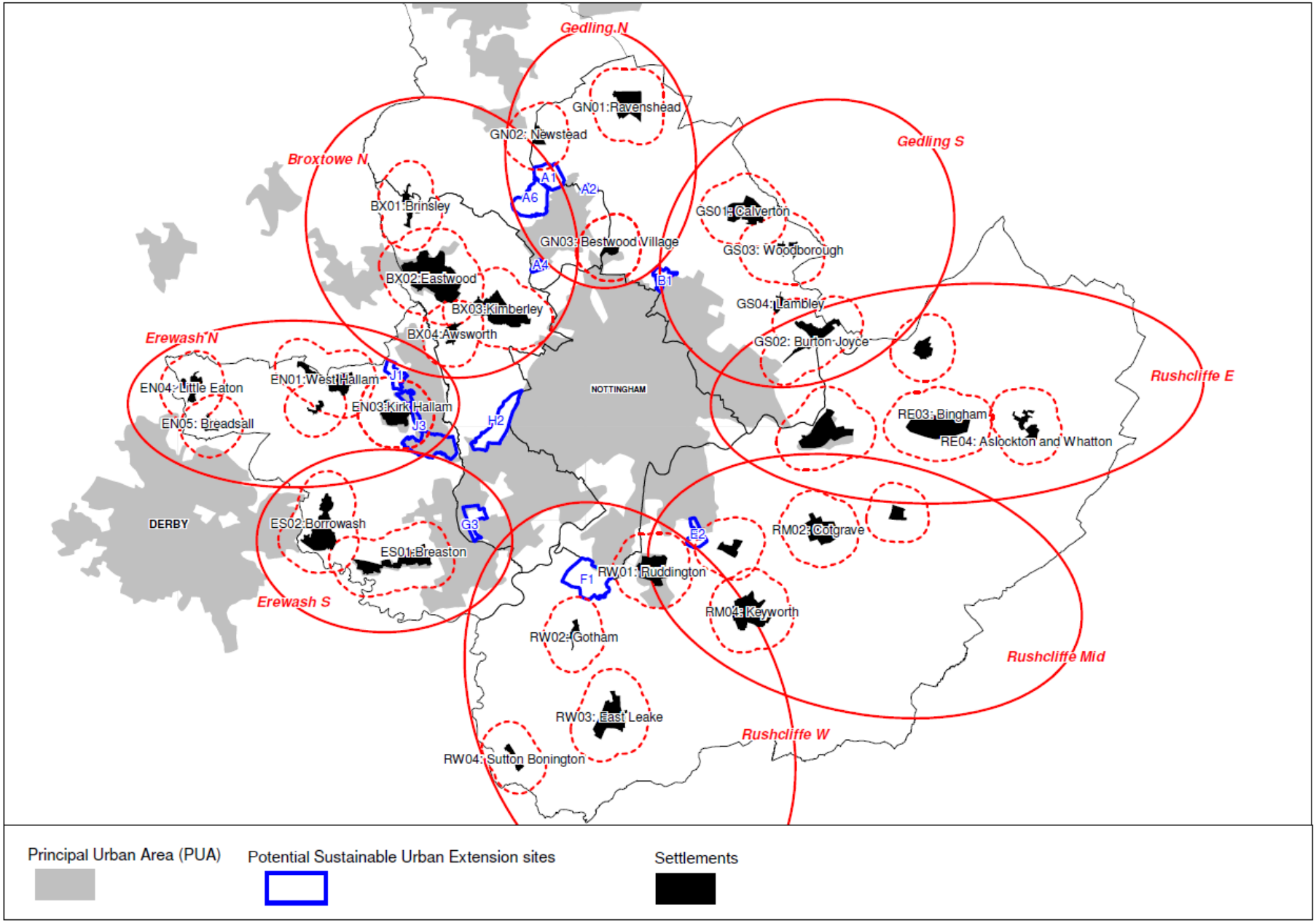

Figure 2-2: Assessment settlements and potential Sustainable Urban Extension sites

Table 2-1: List of Assessment Areas

Broad search area	Assessment Area
Rushcliffe East	RE01 Radcliffe on Trent
	RE02 East Bridgford
	RE03 Bingham
	RE04 Aslockton and Whatton
	Rest of Rushcliffe East
Rushcliffe Mid	RM01 Tollerton
	RM02 Cotgrave
	RM03 Cropwell Bishop
	RM04 Keyworth
	Rest of Rushcliffe Mid
Rushcliffe West	RW01 Ruddington
	RW02 Gotham
	RW03 East Leake
	RW04 Sutton Bonington
	Rest of Rushcliffe West
Erewash S	ES01 Breaston
	ES02 Borrowash
	Rest of Erewash South
Erewash N	EN01 West Hallam
	EN02 Stanley
	EN03 Kirk-Hallam
	EN04 Little Eaton
	EN05 Breadsall
	Rest of Erewash North
Broxtowe	BX01 Brinsley
	BX02 Eastwood
	BX03 Kimberley and Watnall[4]
	BX04 Awsworth
	Broxtowe North (Rest of Broxtowe)
Gedling N	GN01 Ravenshead
	GN02 Newstead
	GN03 Bestwood
	Rest of Gedling North
Gedling S	GS01 Calverton
	GS02 Burton Joyce
	GS03 Woodborough
	GS04 Lambley
	Rest of Gedling South

[4] Watnall was included in the Nottingham Sustainable Urban Extension Study and should therefore be excluded from this study. However, because this report considers a different scale of growth from the SUE study, references to Watnall have been made nonetheless.

Criterion 1 Sieve mapping

2.3.2 When considering the assessment area, the first indication of land suitable or otherwise for housing growth came from analysis of immovable environmental constraints or protective designations on the land covered. This first phase of assessment relied principally on GIS mapping and had the effect of 'sieving' out those areas where development would be less desirable in relative terms- hence our phrase 'sieve mapping'.

2.3.3 Some of these protective designations are local, non-statutory landscape designations (for example, Sites of Importance for Nature Conservation). The most recent national planning guidance on development in rural areas (PPS7) indicates that 'rigid local [environmental] designations…may unduly restrict acceptable sustainable development' and that therefore it is preferable to replace them with criteria-based policies in LDDs instead[5].

2.3.4 According to PPS7, non-statutory local designations should not be regarded as absolute constraints to development. The approach at this stage is to seek to avoid local designations to the greatest extent possible. Using this approach, if sufficient undesignated land cannot be shown to exist for a part of the study area or a local designation is unduly restricting acceptable sustainable development in a particular location then this initial assessment will be reviewed.

2.3.5 Ultimately, the intention would be to account for the likely quantum of development more sustainably than by using the designated land. Such an approach is bolstered further by the fact that at this stage in the process of producing LDFs, the criteria-based policies in LDDs referred to by PPS7 that will eventually replace map-based designations are still under development.

Flood risk

2.3.6 Among the designations with the strongest presumptions against housing development at national level are those areas at risk of fluvial flooding. PPS25 grades land into four zones, Zone 1 (low probability of flooding), Zone 2 (Medium probability, or between 1 in 100 and 1 in 1000 year annual risk of fluvial flooding), Zone 3a (High probability of fluvial flooding) and Zone 3b (Functional floodplain)[6]. The data that has been used in this study is Environment Agency mapping, published September 2009.

2.3.7 The Environment Agency has advised for studies of this nature that all zones from Zone 2 upwards should be treated as absolute constraints to development at a strategic level. Therefore all land falling within these areas was considered as being unsuitable for housing development.

Statutory environmental designations

2.3.8 To simplify treatment of the large number of environmental designations across the study area, they may be divided into statutory and non-statutory designations. Statutory designations within the study area consist of Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs). As these are statutory designations, they have been treated as absolute constraints to development.

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[5] Planning Policy Statement 7: Sustainable Development in Rural Areas. Office of the Deputy Prime Minister, 2004 (Paragraph 24).

[6] Planning Policy Statement 25: Development and Flood Risk. Communities and Local Government, 2006 (Annex D)

Non-statutory environmental designations

2.3.9 Non-statutory designations within the study area consist of national designations (for example, Ancient Woodland) and local designations (such as Prominent Areas for Special Protection and so on). To complicate matters further, although national designations can apply in any part of the study area, many of the local designations apply only within the designating authority's boundaries. For example, within the current study area, only Broxtowe designates Prominent Areas for Special Protection[7], whereas only Gedling designates Primary and Secondary Ridgelines[8].

Heritage designations

2.3.10 In a similar way to the approach employed for environmental designations, development will be avoided in areas where it would adversely impact on the setting of a historic park or garden, a conservation area or a Scheduled Ancient Monument, in accordance with PPG 15[9]. As with the non-statutory environmental designations, the consultant team acknowledge the general principle that, if sensitively designed, it may be possible to accommodate some development in proximity to such locations.

Agricultural land

2.3.11 The study area contains significant amounts of Grade 2 (graded Very Good quality) agricultural land. The adverse implications of losing Grade 2 agricultural land are recognised by PPS7, which states that the loss of agricultural land should be taken into account as a development consideration but notes that in some cases, development of Grade 2 agricultural land may be unavoidable, where building elsewhere 'would be inconsistent with other sustainability considerations'. PPS7 concludes that 'it is for Local Planning authorities to decide whether best and most versatile agricultural land can be developed, having carefully weighed the options in the light of competent advice[10]. Therefore, PPS7's approach to development on Grade 2 agricultural land is consistent with its approach to non-statutory local environmental designations (see paragraph 2.2.4); neither should be regarded as absolute constraints to development.

2.3.12 PPS7's advice is carried through even more strongly into the East Midlands RSS, which states that 'the best and most versatile agricultural land should be protected from permanent loss or damage'.[11]

2.3.13 Given this national policy context, we have assumed throughout that loss of Grade 2 agricultural land quality is generally undesirable and therefore is, on some level, a constraint to development. For this reason, it is noted throughout where Grade 2 agricultural land loss might occur if a given location were to be developed. However, initial assessment of the location of all Grade 2 agricultural land in the study area reveals, in the judgement of the consultant team, that, in contrast to the location and extent of land covered by local environmental designations, the likely quantum of development that is

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[7] Broxtowe Local Plan, Broxtowe Borough Council, 2004.

[8] Gedling Borough Replacement Local Plan, Gedling Borough Council, 2005.

[9] Planning Policy Guidance 15: Planning and the Historic Environment. Department of National Heritage, 1994.

[10] PPS7, paragraphs 28-29.

[11] Policy 26 of East Midlands RSS.

required will, given the location and extent of Grade 2 land, probably entail some loss of such land.

Criterion 2 Transport and Accessibility

2.3.14 The transport and access audit identified, in broad terms, the configuration, capacity and quality of existing networks and facilities. It also identified corridors and nodes that present opportunities for extension or enhancement to deal with travel patterns derived from the planned growth. This led to a two-part assessment covering firstly, criteria related to current levels of provision, and secondly, criteria relating to potential benefits from growth. These are labeled “as is” and “potential” assessments. Consideration was also given to the potential for clustering growth within corridors served, or capable of being served, by high quality public transport.

2.3.15 There are a number of differences in the transport assessment from the earlier assessment of Sustainable Urban Extensions.

2.3.16 First, the transport assessment did not consider the areas outside the identified settlement catchments, since purely rural development was considered incapable of meeting transport sustainability criteria. All purely rural sites would score “red”.

2.3.17 Second, cycle and walk were not considered as generally viable modes except for access to local village facilities (included in the Accession[12] criterion, used in the Accessible Settlements Study[13]) and for cycle to settlements within about 5 miles of Nottingham city centre, of which there were only two, or Derby city centre, again two.

2.3.18 Third, inbound accessibility to the villages was ruled out, since none of them were judged capable of offering sufficient inbound accessibility by non-car means for anything other than local facilities. For example, major employment sites in villages would unavoidably lead to very high levels of car commuting.

2.3.19 Fourth, connectivity to adjoining areas was a key aspect of the Sustainable Urban Extensions study. For this analysis, connectivity is much less important, since nearby villages may not offer any greater degree of facility provision than the host village. Also connectivity on foot and cycle is extremely difficult to provide between villages. However, the potential for connectivity along corridors by public transport is included in the criteria.

2.3.20 Fifth, the red scores in the transport assessment does not mean, as with some other criteria, that there are show-stopping reasons for not developing the land in question. In transport, constraints can almost always be overcome, given enough resources. Red therefore means undesirable and/or considerably worse performing than other sites in the pool.

2.3.21 The transport assessment paid particular attention to:

- Accessibility to a range of facilities by public transport, foot and cycle. The data were mostly taken from the results from the Accession model as part of the Accessible Settlements Study

[12] Accession is a software package used for modelling accessibility.

[13] Draft Study to assess the accessibility of settlements across Greater Nottingham, Nottinghamshire County Council, October 2009 – Final report will be called Accessible Settlements Study

- Public transport routes and their potential for dealing with growth. The clustering analysis focused as well on the potential for higher-order public transport that could result from fairly large-scale growth in particular corridors. Park and Ride was included as a criterion, but this has to be treated with caution, since Park and Ride provision can subtract from other public transport patronage. It has therefore not been considered in the "potential" analysis beyond the currently planned sites in relation to the Phase 2 NET lines

- The quality of roads linking new development sites to the city centre and adjacent communities

- Capacity of existing roads and public transport services was part of the analysis, but this was moderated by the existence of peak hour congestion on most routes into Nottingham, and the almost universal requirement for public transport services to be protected from this congestion. This aspect of the analysis is therefore most useful in relation to the potential for improvements, rather the simple avoidance of trouble spots (which would simply rule out development in any of the areas)

- The ability of each settlement to be suited to sustainable transport in its own right, together with a further criterion as to whether this suitability is increased by the settlement being included in a corridor cluster

- The "potential" analysis also considered the likelihood of being able to reach two major centres at either end of the corridor. The corridors included were between Nottingham and Derby and between Loughborough and Mansfield, with Newark and Grantham given secondary consideration. The reason for this criterion is that public transport corridors with strong demand in both directions are considerably more viable, and hence more sustainable

- The "potential" analysis also considered the extent to which the centre or centres to which the village relates encouraged non-car use by virtue of the degree of parking or other restraint in the centre. Nottingham was considered strongest in this respect.

2.3.22 Other factors and cross-sector analysis includes the potential for achieving critical mass for the provision of trip-attracting activities such as shops, schools, employment and leisure. This in turn helps determine the potential for achieving low car mode-shares by enabling high quality walking and cycling facilities. This has been analysed only in broad terms, since it would depend not just on the location of growth, but on the amount and configuration of the growth, which are aspects on which there are no data at this stage.

2.3.23 Available data on network capacities and performance, planned and programmed infrastructure projects, policy developments and their impacts (e.g. workplace parking levy) have been used for the assessment and evaluation of alternative broad areas of development. In terms of road capacity, the policy context of providing capacity to create higher order and reliable public transport is acknowledged, rather than providing increases in capacity for general traffic.

2.3.24 The transport element of the project is based on a working assumption of low impact growth scenarios, in which the greater part of transport and accessibility demand will be met by means other than individual motorised transport. This objective continues the tradition of forward-thinking transport policy in Nottingham, and will be a major determinant of the growth scenarios to be developed for testing. This will include development mixes and densities as well as directions and form of future development.

Criterion 3 Geo-environmental considerations

2.3.25 CampbellReith have carried out a preliminary geoenvironmental assessment for each potential site.

2.3.26 In most cases, the geoenvironmental constraints noted are not absolute, and regulatory systems are in place to cover those that emerge- for example, Building Regulations cover radon protection measures for new development.

2.3.27 Furthermore, it should be noted that risk classifications are relative. Where a 'High' geoenvironmental risk has been identified, it does not indicate that contamination is a certainty. Rather, a high risk classification would indicate that – based upon the data available – there is an increased likelihood of contamination being present.

2.3.28 Where such risks are highlighted at this stage, further assessment (required under the current Planning Policy Framework [PPS23: Annex 2]) will need to be undertaken in order to minimise the potential for increased development cost and lead time. Provided that suitable provision is made for pre-development assessment and design, it is highly unlikely that a site will not be technically feasible for development.

2.3.29 For each Assessment Area, potential constraints were mapped and those covering more than one site in each Direction were covered in the assessment. The potential constraints included the following:

Geological Review

2.3.30 An initial appraisal of each site has been undertaken using BGS mapping[14] and based upon the following assessment criteria:

- **Solid Geology:** Primarily relating to the presence of outcropped or shallow coal measures and associated faulting. The presence of such deposits increase the likelihood that mining or similar activities (and the resultant geotechnical issues) are present at site; and
- **Drift Geology:** Including the presence of superficial deposits and Made Ground.

2.3.31 A combined risk classification is then assigned for each site based upon the consideration of the above.

Radon

2.3.32 Radon is a naturally occurring radioactive gas which originates from minute amounts of uranium that occur naturally in rocks and soils. Reference has been made to the publication 'Radon - Guidance on protective measures for new buildings'[15] to ascertain the likely requirement for radon protection measures to be installed on new buildings.

Pollution Issues

2.3.33 An initial contamination appraisal has been undertaken with reference to council GIS databases (where available), Ordnance Survey mapping and the Environment Agency website. In summary, the following issues were researched:

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[14] BGS England and Wales, Map Sheet 126 and 125, 1: 50,000 Series.

[15] Building Research Establishment guide BR211, 2007.

- **Pollution Hazards:** Industrial processes and activities which have the potential to relaease contamination are registered with the Environment Agency and reviewed via the Environmetal Protection Operator and Risk Appraisal (EA OPRA), which provides an aggregate score for each site in consideration of the industry complexity, location and emissions. Where such a site has been identified, the EA OPRA score and process has been considered and risk-designated appropriately.

- **Pollution Incidents:** Where an Environment Agency Pollution Incident is recorded within an area, risk has generally been designated as follows:

  Major Incident – High Risk

  Minor Incident – Medium Risk

  Where no EA Pollution Incidents are recorded, the risk is designated as Low.

Landfilling Records

2.3.34 Landfill data has been obtained via a GIS database and the Environment Agency Website. In summary, the following landfills have been considered:

- **EA Registered Active Landfills** which are sites with a current license that are still accepting waste, or are no longer accepting waste but still being actively managed; and

- **EA Registered Historic Landfills** which are sites that are now closed and may date back to early records.

2.3.35 Where either of the above landfills are identified within a development area or its immediate surrounds, a review is made on the type of waste accepted (where recorded) and risk designated appropriately.

2.3.36 In terms of contamination risk, landfills not only have the potential to generate leachate; gas generation and migration through granular soils may result in elevated levels of ground gas at site. Where such incidences occur, these are typically mitigated through a combination of risk assessment and the installation of gas protection measures.

Hydrogeological Sensitivity (Groundwater Sensitivity)

2.3.37 Groundwater is contained within underground strata (aquifers) of various types across the country. Groundwater provides a proportion of the base flow for many rivers and watercourses and in England and Wales it constitutes approximately 35% of water used for public supply. It is usually of high quality and often requires little treatment prior to use. However, it is vulnerable to contamination from pollutants, both from direct discharges into groundwater and indirect discharges into and onto land.

2.3.38 Aquifer protection classifications are defined as follows:

- Major – Highly permeable, may be highly productive and able to support large abstractions for public supply and other purposes.

- Minor – Do not have a high permeability, rarely producing large quantities of water for abstraction, although are important both for local supplies and in supplying base flow to rivers.

- Non – Generally regarded as having insignificant quantities of groundwater.

- Soil leaching classification data is based on soil physical and chemical properties which affect the downward passage of water and contaminants. This classification is not applied to soils above non-aquifers. Soils are divided into three types:

- H – High leaching potential – soils with little ability to dilute pollutants.

- I – Intermediate Leaching Potential – soils with a moderate ability to dilute pollutants.

- L – Low Leaching Potential – soils in which pollutants are unlikely to penetrate the soil layer either because water movement is largely horizontal, or they have the ability to dilute pollutants.

2.3.39 Soil leaching data is provided where available. However, it should be noted that leaching data for Non-Aquifers is not available.

2.3.40 The underlying hydrogeological sensitivity of the Directions for Growth was reviewed using the National Rivers Authority Groundwater Vulnerability 1:100,000 Map Series[16]. Where the underlying hydrogeology is classified as a Non-, Minor- and Major-Aquifer, sensitivity classifications have been assigned respectively.

2.3.41 Where a site is underlain by a number of aquifer classifications, a risk designation is assigned in light of the general site classification and the most sensitive aquifer classification present.

Environment Agency Source Protection Zones (Groundwater Protection)

2.3.42 The Environment Agency has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. For each SPZ, the Environment Agency has categorised three main zones (inner, outer and total catchment). Where a SPZ is identified within an area, risk is designated accordingly with an 'Inner SPZ' attracting a 'High' sensitivity.

Criterion 4 Infrastructure Capacity and Potential

2.3.43 To ensure developments are truly sustainable, they need to be located so as to maximise existing infrastructure capacity where possible and to be of a critical mass to sustain the provision of new infrastructure where it is not already available. The range of infrastructure provision considered as part of this assessment included education and health facilities, utilities, and green infrastructure. In each case we liaised with key strategic service providers to consider the responses to the following questions:

- Are there constraints or existing capacity to support future development? For example, are there likely to be places in local schools which can meet some of the future requirement?

- What are the thresholds to make specific infrastructure viable?

2.3.44 For each Assessment Area, the infrastructure analysis helped to identify any key areas of concern that will require mitigation, potential capacity to absorb new development, threshold sizes for optimal development to support the infrastructure, and scope to link with planned new proposals.

[16] Sheet 18: Nottinghamshire.

Education Infrastructure

2.3.45 The infrastructure analysis has been informed by Derby City, Nottingham City, Derbyshire County and Nottinghamshire County Councils, as all four local authorities have an impact on the service provision for the identified settlements.

2.3.46 Primary and secondary school capacities have been projected forward by the service providers to 2014 – 2018, based on current population data analysis and projected pupil roll numbers (see appendix E for a summary of information used to inform this assessment). This provides a helpful basis for a strategic study of this nature, as it begins to highlight areas that are projected to have future infrastructure capacities based on school roll projections. This information is very high-level, and more detailed assessment will need to be undertaken in the context of progressing LDF allocation or individual planning applications.

2.3.47 When assessing the traffic lights grading for each assessment area, priority has been given to the availability of secondary school capacity, as this is more expensive to provide and relies on larger catchment numbers to create new stand-alone provision. Further detailed investigation will be needed when considering potential development sites to see if other education infrastructure such as primary capacity is an issue in terms of delivery.

2.3.48 Where there is unlikely to be future capacity at secondary school level, this has been graded as amber. This is not to say that this is a 'show stopper' as it is possible, given the right level of investment to provide a new secondary school. It is also possible some additional surplus capacity may be generated by reducing in-migration.

2.3.49 Locations outside identified settlements have been assessed as 'red' for the traffic lights grading as these usually involve transporting children to either primary or secondary schools from remote locations. Hence, accessibility and transport will become important considerations.

2.3.50 It has not been possible to obtain data from Nottinghamshire County Council education for four of the settlements in the study. These settlements are Bestwood Village, Newstead, Lambley and Woodborough, all of which are in Gedling Borough. For these settlements, an amber assessment has been applied to reflect the absence of available information.

Primary Health Care

2.3.51 As part of the assessment, we have used published information and discussions with PCTs. The most consistent information available for patient – GP ratio is at district level and this has been included. The PCTs have prepared a five year Strategic Delivery Plan. Within this is a preliminary assessment of potential future investment for primary care centres, taking account of a range of indicators, including information on population changes, health deprivation and property condition. We have included the identified priorities, together with other information relating to future capacities stemming from recent investments programmes. This includes the LIFT schemes identitified through our interviews with the PCT, as well as known capacity constraint issues.

Strategic Green Infrastructure

2.3.52 Consultation on strategic green infrastructure provision within each of the areas of search has taken place with the relevant local authorities. Although we are aware of the 3 Cities and 3 Counties Green Infrastructure Study, because this is largely confined to the Principal Urban Areas, there is little of immediate relevance to the areas of search. Therefore our approach for this study has been based on direct liaison with the local authorities. This liaison builds on the main strategic green infrastructure assets identified in the preceding Nottingham Sustainable Urban Extensions study, and identifying their

relevance to the areas of search, alongside any additional GI considerations which may need to be taken into account.

Utilities

2.3.53 We undertook consultation with the main water, energy and gas suppliers which cover the areas of search. Feedback from the utilities providers does not appear to identify any 'show stoppers'. Detailed capacity issues and constraints are likely to be identified at specific locations (i.e. at a more local level than assessed by this study), as constraints and capacity can vary significantly within a settlement. Where more detail has been provided by the companies, we include this at the appropriate juncture in individual settlement assessments.

Waste

2.3.54 We have made contact with the waste and recycling departments at County and authority level although have been unable to obtain detailed responses. Our comments in the individual settlement assessment reflect information obtained from desktop research.

Accessible Settlements Study (Draft) Findings On Accessibility to Services

2.3.55 Our assessment of infrastructure considerations also took into account the draft Accessible Settlements Study[17].

2.3.56 The purpose of the draft Study (which unlike the present study, also covered Ashfield) was to establish common means of measuring and assessing in general terms the level of accessibility of existing settlements, particularly in terms of their residents' access to jobs, shopping, education and other services by walking, cycling and public transport.

2.3.57 In doing this settlements can be identified that have high accessibility levels and might support increased levels of development in sustainable locations.

2.3.58 The Study used a scoring system to measure the accessibility of education, employment, health, retail and community services and facilities for each settlement. An absolute total score for each settlement was generated- the maximum possible score being 300 and the lowest zero.

2.3.59 To simplify scoring in the context of this separate report, we have taken the overall score that each settlement achieved out of 300 and expressed it as a percentage. For example, Awsworth scored 226.1 in the report, meaning we have stated that it achieved a score of 75.36%.

2.3.60 To put the scores in context, it is useful to make a comparison with the average score for all settlements across Greater Nottingham outside the Principal Urban Area. The average score from the Accessible Settlements report is 50.8%. The average score for all settlements selected for the current study is 72.1%, (reflecting the fact that it is settlements of a certain size that have been selected for this study).

Further Water Cycle Information

2.3.61 As a further consideration for infrastructure capacity, there is an Outline Water Cycle Study currently underway. The results will not be available to feed into this study;

[17] Draft Study to assess the accessibility of settlements across Greater Nottingham (Nottinghamshire County Council, October 2009). The final report will be called "Accessible Settlements Study".

therefore, in the absence of more detail, there is potential to place additional loading on sewerage system and increase spill frequency and volume from combined sewer overflows to receiving watercourses. Environment Agency records show that the majority of receiving watercourses are currently failing to meet required level of 'Good Ecological Status/Potential' set by the Water Framework Directive. They advise that tighter discharge consent standards may be required under the Urban Wastewater Treatment Directive.

Criterion 5 Housing Market Factors

2.3.62 Each settlement was assessed against data on relative housing need by submarket from the Nottingham Core HMA[18] Housing Market Needs Assessment Update 2009[19]. The study shows areas by need and by surplus of affordable housing.

2.3.63 The assessment uses net rental need as an indicator of housing need and does not deal with net purchase need.

2.3.64 The figures taken from the report are based on the 'Bramley' model. This captures the main components of housing need of:

- New emerging households that cannot afford market housing, with the ability to afford estimated by comparing entry level house prices or private sector rents to incomes
- Backlog need based on local authority housing registers
- A factor for owner occupiers falling into need
- An element for need from migrations

2.3.65 This is then compared to the supply of affordable lets and sales from local authorities and housing associations.

2.3.66 The model can be summarised as:

Net need (units per year) = gross household formation x % aged under 35 unable to buy (adjusted for wealth) + proportion (33%) x net migration (household equiv) x % <35 unable to buy + proportion (0.345 %) x owner occupier households (moving to social renting) + proportion over the 'policy period' (e.g. 20% over 5 years, 10% over 10 years) x waiting list 'backlog' above need threshold *Less* net annual new and relets of social rented housing.

2.3.67 It is a simplified, systematised model which does not capture all aspects of need, although many of them will be partially reflected in the main components. For example households living in unsuitable accommodation are not specifically included, but many of them will be in the backlog need on local authority housing registers. The model will therefore tend to under-estimate need, and other methods have been consistently shown to give higher needs estimates.

2.3.68 For the purposes of the current study, areas where need pressures are highest were interpreted as being more suitable for housing development on this criterion, on the grounds that an increased supply of housing in the area would correct imbalances by reducing affordability problems due to the area's popularity with the market.

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[18] Housing Market Area

[19] B.Line Housing Information, 2009.

2.3.69 Likewise, directions for growth where housing need is lower were taken as being less suitable for housing development on this criterion, as existing housing is affordable. This indicates that there is less need for additional housing and that there is a risk it is not likely to be attractive to the market in such a location.

2.3.70 However, we have taken into account in the assessment the fact that a rural exceptions policy may apply, especially to smaller settlements of less than 3,000 population.

Criterion 6 Regeneration Potential

2.3.71 The Index of Multiple Deprivation 2007[20] shows how Lower Super Output Areas (LSOAs- a statistical division with a mean population of 1,500 people) perform against various indices of deprivation, namely:

- Income deprivation
- Employment deprivation
- Health deprivation and disability
- Education, skills and training deprivation
- Barriers to housing and services
- Living environment deprivation
- Crime.

2.3.72 The scores against each individual index of deprivation are merged to produce a score on an index of multiple deprivation. The scores are then ranked, with the highest score in England ranked 1st and the lowest ranked 32,482nd.

2.3.73 The ranking of each LSOA in the study area was scored from 1 to 10 according to the decile of English multiple deprivation within which it fell. For example, if a particular LSOA was ranked in the top ten percent most deprived in England, it was given a score of 1, whereas if it fell into the 10-20% least deprived, it got a score of 9.

2.3.74 The scores were then mapped, providing an at-a-glance indication of deprivation in each Assessment Area. If the Assessment Area showed high levels of deprivation, the adjacency argument (whereby new development, if designed and implemented in a sustainable way, can bring regeneration and economic development benefits) would indicate that new development has the potential to lift the area and generate positive effects in terms of employment, health, education and other indicators of well-being. Where Assessment Areas exhibited low levels of deprivation, it is likely that new development would be unlikely to have a significant effect on local deprivation rankings.

Criterion 7 Economic Development

2.3.75 As with housing affordability, this criterion is largely market-based. It relates to the location of employment and is based on the starting principle that houses should be built close to places of work in order to reduce commuting distances and thus improve chances for sustainability. Each Assessment Area has been assessed on its employment land

[20] Available online at www.neighbourhood.statistics.gov.uk

potential, accessibility to employment, and current employment levels, using workplace data on employment from the Census 2001[21], as well as map-based searches of major employment locations[22].

2.3.76 It was assumed that potential for economic development was higher in areas that had a track record of being attractive locations for major employers. Among those areas where little existing economic activity is apparent, correspondingly it was anticipated that new development would have less potential for economic development.

2.3.77 A further important source referred to when assessing employment potential was the Nottingham City Region Employment Land Study[23], whose findings have several important implications for the spatial location of economic development up to 2016 and therefore should be referenced when assessing the economic development prospects of each Assessment Area. Given that the Study predicts the greatest growth to occur at Nottingham City Centre, it is likely that those Assessment Areas with good transport connections to the centre are most likely to benefit from the expected increase.

2.3.78 The Employment Land Study also notes that although some recent office development has occurred in the M1 corridor, for reasons of sustainability, future out-of-centre office development could follow the successful ng2 Business Park model; located between the city centre and the M1 and accessible via sustainable modes of transport.

2.3.79 This criterion also takes into account existing and planned transport infrastructure in each Area of Search, and therefore can be said to crosscut with Criterion 2 (Transport and Accessibility) to some extent. Major employment generators in Greater Nottingham, as in any large conurbation, tend to locate in sites with good access to road, rail and air transport. It may be, therefore, that some Assessment Areas with low levels of existing economic activity might be 'unlocked' to provide local economic development or access to existing employment elsewhere if new (sustainable) transport infrastructure is delivered.

Criterion 8 Green Belt and/or Strategic Policy

2.3.80 The Nottingham PUA and the sub-regional centres are surrounded by the Nottingham-Derby Green Belt. Because every Assessment Area contains extensive areas of Green Belt land, it was considered by the consultant team that Green Belt should be separated from the sieve mapping criterion above when analysing the suitability of an area for new development.

2.3.81 Given the East Midlands RSS housing targets for the study area, it is likely that some development on Green Belt land will occur. However, in order to ensure development in the Green Belt is located in the most sustainable locations, the purposes and criteria underlying the original designation of the Nottingham-Derby Green Belt must be revisited.

2.3.82 This has recently occurred with the publication of the Nottingham-Derby Green Belt Review[24], which assessed the purposes and role of each part of the Green Belt. The

[21] Available at www.neighbourhood.statistics.gov.uk

[22] The maps of the study area used for general purposes throughout this study were Ordnance Survey Landranger sheet 129 (Nottingham & Loughborough), Nottinghamshire County Atlas (A-Z, 2006) and those online at www.streetmap.co.uk.

[23] Roger Tym & Partners, 2007.

[24] Nottinghamshire County Council and Derbyshire County Council, 2006.

Green Belt around Nottingham was divided into sections that were not dissimilar in size to the Assessment Areas defined above, with each section scored in terms of how well it was performing against the criteria for which it was originally designated. These criteria, adapted from PPG2[25], are:

- Checking the unrestricted sprawl of built-up areas
- Preventing coalescence of neighbouring towns
- Assisting in safeguarding the countryside
- Preserving the setting and character of historic towns
- Assisting in urban regeneration by encouraging the use of previously-developed land.

2.3.83 The sections of Green Belt overlapping with the present study area were defined as follows:

- Nottingham to Ilkeston and Long Eaton (south of A610)
- Derby to Long Eaton
- Derby to Ilkeston
- North of Eastwood, Kimberley and Hucknall
- Ravenshead to Calverton and surrounds
- East of Arnold and Carlton
- East of West Bridgford to Bingham
- South of West Bridgford to East Leake
- Clifton and South

2.3.84 In general, the conclusions of the 2006 Green Belt Review were that the most important Green Belt lies to the west and north of the Nottingham PUA, including west of Long Eaton, north of Hucknall, and the entire surrounding area of Ilkeston, with Green Belt performing its functions to a lesser extent to the east and south of the PUA.

2.3.85 In respect of the 2006 Green Belt Review, the report of the Panel following the 2007 Examination in Public of the East Midlands RSS stated that *'While the published work is manifestly thorough and sound according to the remit set, its methodology permits the identification of areas for excision from the Belt in terms of Green Belt criteria only. It does not, nor does it attempt to, identify areas for development on the basis of all recognised sustainability criteria, including, for example sustainable accessibility'*[26].

2.3.86 The Panel Report continues: '*The Green Belt Review, rightly in our view, attempts to take account of the overall strategy of concentrating development in and immediately around*

[25] Planning Policy Guidance 2: Green Belts. Department of the Environment, 1995.

[26] East Midlands Regional Plan: Report of the Panel (Examination in Public). Planning Inspectorate, 2007. (paragraph 14.6, page 134)

the principal urban areas……but in not permitting the location of urban extensions to be decided on the basis of all recognized sustainability criteria, it is in our opinion, insufficiently radical….[we recommend accepting] the Assembly's view that the most important aspect of the Belt is to keep separate the urban areas of Derby and Nottingham and to recast the Belt so that, as regards Nottingham it becomes, as it were, the mirror image of Derby, providing for a generous green block – more than a wedge – separating the two cities of Nottingham and Derby. This would allow for necessary urban expansion to be planned on the basis of balancing all recognised sustainability criteria which do, of course, include the recycling of urban land, the avoidance of both urban sprawl and the profligate use of land resources. We are not unmindful of the difficulties this will cause in terms of public perception, but in our considered professional opinion we believe it to be the right course…..Given this strategic steer, we expect the detailed boundaries to be settled in the course of the current round of local planning'[27]

2.3.87 Notwithstanding the conclusions of the Panel, the 2006 Green Belt Review (together with any additional facts relating to the Green Belt gathered from consultation and other policy documents) will nevertheless be referred to when assessing each Assessment Area on the Green Belt criterion, given that all other criteria are also now being taken into account.

2.3.88 The need to avoid coalescence between neighbouring towns is a fundamental criterion of Green Belt policy. It was therefore clear that without significant sustainability benefits, this would rule out any development that would lead to coalescence between free-standing settlements immediately surrounding the Nottingham and Derby PUAs, as well as the strategic requirement noted in the Panel Report for the larger Green Belt gap between Nottingham and Derby.

2.3.89 It is possible that, as well as Green Belt policy, other local and regional policy (for example, local housing and/or employment policy and/or allocations or RSS policies on growth) may have a bearing on the future growth of the PUA or the sub-regional centres. Any relevant policy (which may be linked to, but separate from, Green Belt considerations) will therefore also be covered under this criterion.

2.3.90 Strategic Policy was also considered as part of this criterion. This included the Strategic Housing Land Availability Assessment[28] findings, which do not directly influence the assessment but form a useful context in terms of the capacity of the settlement and its environs to accommodate housing. The SHLAA report was also used to inform other land suitability criteria such as transport or landscape considerations. The study does not look at the availability of land for development specifically and this category is treated with caution because some of the capacity identified in the SHLAA is land with planning permission.

Criterion 9 – Landscape and settlement character

2.3.91 Every settlement, even the largest city, sits within a landscape context which gives the settlement meaning and frames its relationship with the wider world. In many respects, urban areas can be considered as simply another component of the landscape, the man-made built component which, together with the natural component, constitute the wider environment in which we live. Each component, in its turn, can be divided into sub-components. For example, cities, towns, villages, etc., combine to form the built environment, while the natural environment comprises agricultural landscapes, woodland, river valleys, and so on.

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[27] Ibid., paragraphs 14.8-14.12.

[28] Nottingham City Council 2008/09 joint Strategic Housing Land Availability Assessment (SHLAA) for the Nottingham Core Housing Market Area (HMA) and Hucknall

2.3.92 Sustainable development seeks to balance the relationships between the natural and built components of the environment and, in particular, to minimise the potentially negative effects of human settlement on natural systems and habitats. In terms of the potential effects that new or expanding settlements might have on the landscape, the process is two-fold.

2.3.93 In the first instance, it is necessary to identify the quality and character of the landscape. Very often this is done by means of a landscape character assessment, which among other matters, addresses the following key questions:

- What elements combine to make this particular landscape?
- What does it look like?
- Is it important/significant/special and, if so, why?
- What is its condition , i.e., is it intact, meaning that (in the case of significant landscapes) should there be measures to preserve it for future generations, or is it sufficiently degraded to allow (or require) measures to re-create the former landscape or create a new one?

2.3.94 We have used this approach to identify the basic quality and character of the landscapes associated with the study settlements, to provide a baseline against which the potential for future development might be assessed. In addition to these base criteria, further levels of detail were considered as part of the assessment, including:

- Green Belt;
- Historic landscapes (mostly represented in field patterns);
- Woodland and hedgerows; and
- Areas of habitat.

2.3.95 Each of these landscape criteria, on its own, has the potential to limit or, at the very least, shape the eventual form of new development in relation to the study settlements. In combination, their effect on development capacity is considerable, although not absolute, as there can often be other reasons why development in a particular location is desirable. The assessment identified those areas adjacent to settlements which, purely in landscape terms, indicated some capacity to accommodate development. In almost every case where such capacity exists, any new development needs to be integrated into the landscape, with planting schemes to provide filtered views and buffer zones. In other instances, mitigation might simply mean the use of local materials or building form and style that reflects local, traditional settlement patterns, which tend to sit more comfortably in the landscape than modern, less place-specific development.

2.3.96 Settlement character was assessed based on characteristics such as the presence of conservation areas or listed buildings within the settlement and settlement size. It has also been noted if the settlement character is such that it is likely to be negatively affected by development and therefore should be protected.

3 Assessment Results Summary

3.1 Introduction

3.1.1 This chapter sets out a summary of the assessment results for each area against the 9 criteria described in Chapter 2.

3.1.2 The results are presented as a 'traffic light' assessment, using red, amber and green to represent the overall level of suitability of the assessment area for growth under a particular criterion. This reflects a balance of all considerations included in the table.

3.1.3 Green indicates that on this criterion, most or all of the assessment area is suitable for development. Inevitably, in all locations, some constraints are present, and it is important to note that a green assessment does not indicate a total lack of constraints; rather, it indicates fewer or less serious constraints than an amber assessment would indicate.

3.1.4 Amber indicates constraints or circumstances that may need to be overcome (ranging from the easily overcome to the more difficult) before development becomes suitable or viable.

3.1.5 For environmental, geoenvironmental or coalescence factors, a red colour indicates the presence of immovable, absolute constraints or circumstances that would render development less suitable or viable, even if other positive criteria may exist. For the Transport or Infrastructure criteria, a red assessment indicates that development would not be possible without significant investment in these areas; however these are not absolute constraints to development. For 'softer' criteria including economic development, regeneration, housing market factors and landscape character the assessments are only either amber or green, as even if a settlement scored particularly poorly against one of these criteria, it would not rule out development in that area.

3.1.6 The relativity of all traffic-light judgements also means that a red assessment does not necessarily mean 'no development under any circumstances whatsoever' in any location.

3.1.7 As so many different constraints to development exist, especially across large geographical areas, an absolute assessment would result in almost every criterion receiving an amber assessment, which would reduce significantly the value of the study as a tool to aid in the difficult decisions needed on greenfield development in the Nottingham region.

3.1.8 Each summary table includes a 'pie chart' diagram showing the traffic light assessment for each criterion as a segment of the pie.

3.1.9 The centre circle shows the overall assessment colour (red, amber or green) that best represents the information provided in the assessment.

3.1.10 The outside of the pie chart shows one of two symbols for each potential 'direction of growth'. A direction that is unconstrained by environmental factors is represented by an arrow. A direction that is constrained by environmental factors is represented by a red arc. The pie chart is intended to show in which direction growth would be unsuitable, and which directions there is potential for growth based on the information assessed as part of the study.

3.1.11 It is important to note that the study is an assessment of growth at a strategic level. Where a settlement has a red arc representing a constraint to growth in a particular direction, this is an indicator of the presence of a constraint to large scale growth in that direction. It does not preclude further appropriate infill and 'rounding off' of settlements. The suitability

of growth at a more local level is something that would need to be rigorously tested through the local plan-making process.

3.1.12 The key used in the tables is as follows:

- E Environment
- T Transport & Accessibility
- G Geo-environmental
- I Infrastructure Capacity & Potential
- HM Housing Market Factors
- R Regeneration Potential
- ED Economic Development
- GB Green Belt / Strategic Policy
- L Landscape / settlement character

3.1.13 The following table illustrates the information included in the summary tables provided in the following section.

3.1.14 Detailed results for each settlement are set out in Appendix A.

<table>
<tr><th colspan="3">Settlement Name and Code

(Settlement population[29])</th></tr>
<tr><td colspan="2">Key:

E Environment
T Transport and accessibility
G Geo-environmental
I Infrastructure capacity and potential
HM Housing market factors
R Regeneration potential
ED Economic development
GB Green Belt / strategic policy
L Landscape / settlement character</td><td>‘Pie chart’ depicting

• a red, amber or green ‘score’ for each criteria

• an overall red, amber or green colour in the centre (or a combination)

• arrows denoting indicative potential directions of growth

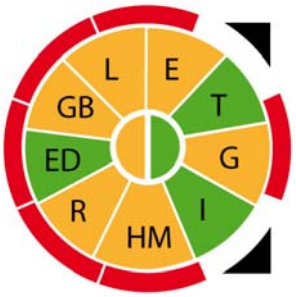
• red ‘arcs’ denoting directions with development constraints e.g. flood plain, coalescence.</td></tr>
<tr><td>Potential direction of growth</td><td colspan="2">• Direction in relation to settlement in which development is feasible based on the criteria assessed, e.g. environmental constraints, strategic policy. This is a strategic assessment which is intended to guide decisions on potential locations for growth. A further rigorous assessment would need to be carried out as part of the LDF process to test these findings.</td></tr>
<tr><td>Benefits of growth</td><td colspan="2">• Summarises benefits that new housing and associated infrastructure and services would bring to the settlement based on its existing characteristics. Includes an assessment of the regeneration and economic development potential of the settlement, also based on existing characteristics.</td></tr>
<tr><td>Constraints to growth</td><td colspan="2">• Summarises constraints to new growth, such as environmental or policy reasons why growth would not be possible in a particular direction.</td></tr>
<tr><td>Summary</td><td colspan="2">• Overall summary of settlement’s suitability for growth. This is based on the detailed assessments set out in Appendix A

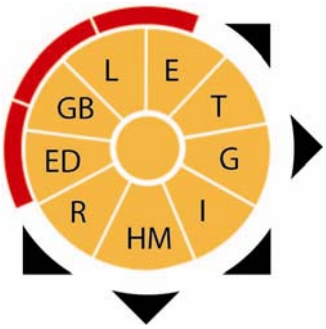
• Potential scale of growth: It is impossible at this stage to put indicative figures to these three potential levels of growth without identifying specific sites for growth and estimating capacity based on an assumed density. The potential scale of growth suggested should be seen as being in proportion with the existing settlement size.</td></tr>
</table>

[29] Settlement population is based on Parish Headcount from the 2001 Census

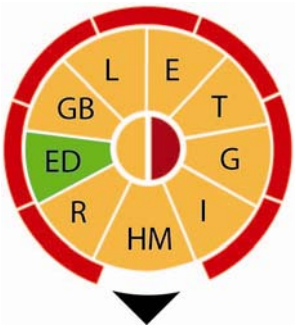
3.1.15 The following tables summarise the assessments for each settlement based on the detailed information in Appendix A

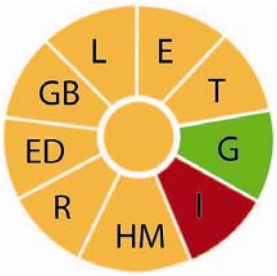
RUSHCLIFFE

RE01: Radcliffe on Trent (Population 7, 846)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northeast, southeast, to avoid floodplain, topography, defensible boundary and coalescence risk in other directions.
Benefits of growth	• Sustainable in transport terms for bus, cycle and rail travel • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Good accessibility to employment by non-car modes • Part of the Nottingham-Aslockton corridor, therefore opportunities to concentrate growth and share infrastructure
Constraints to growth	• Floodplain to west • Historic flooding and poor drainage to west of settlement • Grade 2 agricultural land to east • Topographic constraints to south and southeast • Defensible boundary of A52 to south • Coalescence issues with Upper Saxondale
Summary	Overall medium to high suitability for growth. Evidence of high levels of infrastructure capacity. Good current transport accessibility but would not sustain future growth. No overwhelming environmental constraints although major flood constraints to the west. Potential economic development benefits of growth. **Scale:** The assessment has shown that Radcliffe has the potential to accommodate a higher level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly floodplain, would need to be taken into consideration and any growth would need to be in proportion to the existing size and population. This assessment and any specific proposals for growth would need to be rigorously tested through the local development framework.

RE02: East Bridgford (Population 1,813)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northeast, east, southeast, south, southwest to avoid floodplain and coalescence in other directions
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. •
Constraints to growth	• Grade 2 agricultural land • Low potential for public transport • Low levels of local employment • Impact on extensive conservation area / settlement character
Summary	Overall medium suitability for growth. All criteria including infrastructure and transport score moderately well. No serious environmental constraints except for flood risk in far north-west of area. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly floodplain, would need to be taken into consideration and any growth would need to be proportionate to the existing size of the settlement, the village's conservation area and general historic character. This assessment and all specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

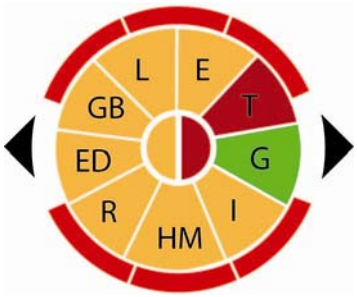
RE03: Bingham (Population 8,655)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northwest, north, northeast. South and southwest to smaller extent within A52 boundary. Avoid east and west due to coalescence concerns.
Benefits of growth	• Part of Nottingham-Aslockton corridor, therefore opportunities to concentrate growth and share infrastructure • Sustainable in transport terms for bus, cycle and rail travel • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential to address pockets of deprivation • Good access to local employment
Constraints to growth	• Grade 2 agricultural land • Flood zone to north • Impact on settlement character
Summary	Overall high suitability for growth in a northerly direction, if growth avoids flood zone or flood risk is mitigated. A number of categories including education and health infrastructure score highly, including a high score in the 'Accessible Settlements' study. Transport scores moderately well. No major environmental constraints, although there are flooding issues to north. SHLAA has identified capacity for 3,500 homes to the north of the settlement. **Scale:** The assessment has shown that there is potential for a medium to high level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly floodplain, would need to be taken into consideration and any growth would need to be proportionate to the existing size of the settlement and the village's historic character. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

RE04: Aslockton and Whatton (Population 1,957)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, although growth constrained by barrier of A52. North, east and west constrained by flood risk and west by coalescence risk
Benefits of growth	• Existing infrastructure capacity would be supported, in particular education. • Sustainable in transport terms for rail travel • Part of Nottingham-Aslockton corridor, therefore opportunities to concentrate growth and share infrastructure
Constraints to growth	• Flood risk in several directions • Historic flooding • Low levels of local employment • Need to avoid coalescence of the two settlements • Conservation Areas in both Aslockton and Whatton. • Grade 2 agricultural land • Impact on settlement character
Summary	Overall medium to low suitability for growth. Scores moderately well on infrastructure capacity. Transport also scores moderately well and would be improved if considered as part of a cluster with Radcliffe and Bingham. Flooding constraints would rule out any development in many directions including north, east and west. Potential for economic development benefits to result from growth. **Scale:** The assessment has shown that there is potential for a medium to low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, including the need to avoid coalescence of Aslockton with Whatton, and extensive floodplain, would need to be taken into consideration and any growth would need to be proportionate to the existing size of the settlements and the two villages' historic characters. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

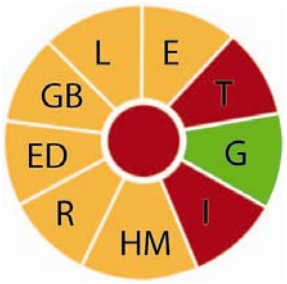
Rest of Rushcliffe East	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	N/A
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Elton and Orston station provides opportunity for sustainable transport
Constraints to growth	• Grade 2 agricultural land • Transport and accessibility are problems away from major settlements and railway stations • Low levels of local employment • Significant floodplain, particularly north west of Radcliffe and East Bridgford.
Summary	Overall medium suitability for growth. Growth unsustainable on transport and accessibility grounds, other than at Elston and Orton if infrastructure was improved. Some areas of flood risk. No other fundamental constraints. **Scale:** The assessment has shown that there is potential for a medium to low level of growth compared with other directions for growth in the Greater Nottingham sub region. The constraints to growth, particularly Grade 2 agricultural land and extensive floodplain, would need to be taken into consideration and any growth would need to be proportionate, given its location remote from built-up areas.. All specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

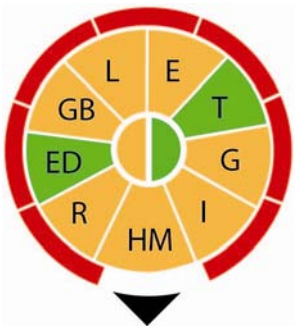
RM01: Tollerton (Population 1,723)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character I	
Potential direction of growth	Northeast. Avoid northwest, west, southeast and south due to coalescence concerns. Avoid east due to flood risk. Defensible boundary of A606 to southwest.
Benefits of growth	• Some transport potential • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. •
Constraints to growth	• Grade 2 agricultural land • Flood risk to east • Defensible boundary of A606 to southwest • Coalescence concerns with smaller villages such as Edwalton, Normanton on the wolds / Plumtree. • Impact on settlement character
Summary	Overall medium suitability for growth. There are no serious constraints in terms of either transport or infrastructure and no environmental showstoppers apart from limited flood risk to the east. Coalescence issues. **Scale:** The assessment has shown that there is potential for a medium to low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly flood risk, the defensible boundary of the A606 and coalescence considerations would need to be taken into consideration and any growth would need to be proportionate to the existing size and historic character of the settlement. All specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

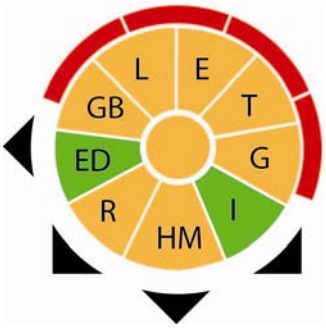
RM02: Cotgrave (Population 7,373)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northeast, east, west, northwest. Limited to north due to SINC, floodplain and conservation area.
Benefits of growth	• Some limited sustainable transport potential • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Opportunity for regeneration through new development • Proposals for new employment
Constraints to growth	• Grade 2 agricultural land • SINCs to north and south • Requirement to preserve and enhance village centre • Topography and woodland cover form constraints to south, southwest and southeast
Summary	Overall high suitability for growth. Medium score in terms of transport but other infrastructure (education, health, utilities etc) has the capacity / potential to support growth. No serious constraints other than transport and small flood risk to north. Growth potentially has significant regeneration and economic development benefits and potential to support Green Infrastructure linkages and new health investment. Cotgrave would also benefit from widening the range of housing to allow more choice for current and future residents. Cotgrave colliery is a potential development site and is included in the SHLAA as 'suitable'. However it would need to be fully integrated with Cotgrave if developed. **Scale:** The assessment has shown that there is potential for a medium to high level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly SINCs, topography and woodland cover would need to be taken into consideration and any growth would need to preserve and enhance the historic character of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

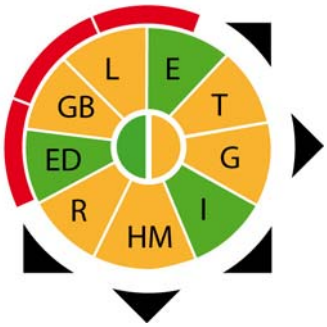
RM03: Cropwell Bishop (Population 1,791)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	• West, east • South, southwest, southeast excluded on landscape grounds • North excluded on coalescence grounds
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. •
Constraints to growth	• Low levels of public transport and accessibility • Limited local employment opportunities • Grade 2 agricultural land • Need to avoid coalescence with Cropwell Butler to north • Impact on settlement character
Summary	Overall medium to low suitability for growth. Transport would appear to be a major constraint and there are landscape and coalescence issues. However, other infrastructure scores moderately well and there are no overwhelming environmental constraints. **Scale:** The assessment has shown that there is potential for a medium to low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly Grade 2 agricultural land and coalescence risk, would need to be taken into consideration and any growth would need to be proportionate to the small size of the existing settlement, as well as preserving and enhancing its historic character. All specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

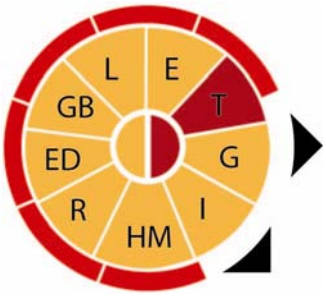
RM04: Keyworth (Population 6,920)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	West, east, southwest, northeast. Avoid northwest, north and southeast due to coalescence. Avoid south due to impact of growth on existing conservation area in south of settlement.
Benefits of growth	• Moderately sustainable for public transport • Existing Infrastructure would be supported by growth • Some potential for regeneration of village
Constraints to growth	• Grade 2 agricultural land • Conservation area to south • Limited local employment opportunities • Coalescence concerns to north and south east • Impact on settlement character
Summary	Overall medium to high suitability for growth. Scores fairly well against all criteria, including infrastructure. Transport is assessed as 'moderate'. Scores very well in Accessible Settlements study, indicating good access to employment and services. SHLAA has identified capacity for over 1000 dwellings to the east. **Scale:** The assessment has shown that there is potential for a medium to high level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly coalescence risk, would need to be taken into consideration and any growth would need to preserve and enhance the historic core and the general character of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

Rest of Rushcliffe Mid	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	N/A
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services.
Constraints to growth	• Floodplain in north of area • Transport and accessibility are problems away from major settlements and railway stations • Low levels of local employment • Grade 2 agricultural land
Summary	Overall low suitability for growth. Development outside existing settlements would be unsustainable due to lack of public transport / poor accessibility. No other serious constraints apart from extensive floodplain in very far north. **Scale:** The assessment has shown that there is little potential for growth. The constraints to growth, particularly lack of public transport, other infrastructure and extensive floodplain, would need to be taken into consideration and any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

RW01: Ruddington (Population 6,441)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, although constrained by Country Park. Avoid west, northwest, north, northeast risk due to coalescence.
Benefits of growth	• Good potential for sustainable transport to support growth • Some health infrastructure capacity • Some opportunities for regeneration-linked development • Local opportunities for employment
Constraints to growth	• Grade 2 agricultural land • Potential for coalescence with Nottingham PUA to north and west • Limited education infrastructure capacity • Country park to south • East, southeast growth would jump defensible boundaries • Impact on settlement character
Summary	Overall, medium to high suitability for growth. Area is able to accommodate growth, including on transport criteria. Ruddington scores particularly highly for current accessibility to services and access to employment. No overwhelming environmental constraints but relatively limited flood risk and Green Belt / coalescence considerations. The potential for bus rapid transit upgrade to secure growth with mode shift from the car would need to be ascertained. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the substantial coalescence risk, the defensible boundary of the A60, and a Country Park to the south, would need to be taken into consideration and any growth would need to preserve and enhance the historic core and the general character of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

RW02: Gotham (Population 1,632)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, southwest (benefits from defensible road boundary), southeast, west. Northwest, north or northeast would increase coalescence risk if Sustainable Urban Extension south of Clifton developed
Benefits of growth	• Some potential for sustainable transport as part of corridor • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Some local employment opportunities
Constraints to growth	• Grade 2 agricultural land • Proposed development south of Clifton would increase coalescence concerns to north • Impact on settlement character
Summary	Overall, medium suitability for growth. Settlement scores well on most criteria, other than on transport criteria where current accessibility is poor and public transport mediocre. There is capacity in health infrastructure. However, current education infrastructure provision is a real issue which could be resolved via joint service planning delivery between City and County. There are no overwhelming environmental constraints. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the risk of coalescence if the Clifton Meadows development goes ahead, would need to be taken into consideration and any growth would need to preserve and enhance the historic character and heritage of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

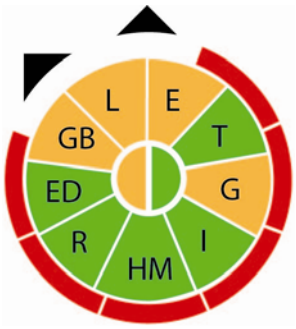
RW03: East Leake (Population 6,108)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, with consideration of impact on conservation area; southwest, east, southeast and northeast. Avoid northwest due to potential for coalescence with Gotham, north due to extensive Gypsum mine and west because of the Great Central Railway barrier.
Benefits of growth	• Some potential for sustainable transport • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Some local employment opportunities
Constraints to growth	• Grade 2 Agricultural land • Floodplain to east and west • Coalescence with Gotham to be avoided • Gypsum mine to north • Great Central Railway acts as barrier to west. • Significant landscape constraints to east
Summary	Overall high – medium suitability for growth. Medium scores on most criteria, including transport where current accessibility is good but not on a particularly strong corridor. However, access to services score is above average and there is some forecast future capacity in education infrastructure. No overwhelming environmental constraints apart from limited east-west flood zone. **Scale:** The assessment has shown that there is potential for a medium to high level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the gypsum works to the north, the defensible boundary of the railway line to the west, flood risk, landscape constraints to the east and risk of coalescence with Gotham would need to be taken into consideration and any growth would need to preserve and enhance the conservation area at the core of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

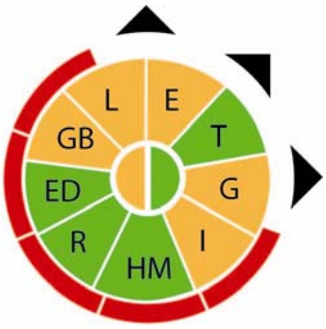
RW04: Sutton Bonington (Population 1,765)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	East, south east. Avoid north and south due to coalescence risk. South, southwest, west and northwest constrained due to flood risk.
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Some local employment opportunities
Constraints to growth	• Grade 2 agricultural land, floodplain to west • Poorly served by public transport • Conservation area to north • Coalescence concerns to north and south
Summary	Overall medium to low suitability for growth. A mixed picture. Development here would be unsustainable based on poor public transport accessibility and flood risk constraints to west together with poor level of facilities. However, apart from transport constraints and major area of flood risk to west, there are no other serious constraints to development and potential opportunity to maximise future forecast capacity in education infrastructure. **Scale:** The assessment has shown that there is potential for a low level of growth east towards East Leake, and south east but not beyond the A6006 to maintain a gap with settlements to the south. The growth potential of Sutton Bonington is low compared with other settlements considered in the study. It is a small settlement with a distinctive character, therefore any growth would need to be in proportion with its size and should seek to minimise impact on the existing village. This assumption and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

Rest of Rushcliffe West	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	

Potential direction of growth	N / A
Benefits of growth	• Some infrastructure capacity to support growth
Constraints to growth	• Grade 2 agricultural land • Floodplain of Trent and Soar rivers • Transport and accessibility are problems away from major settlements and railway stations • Low levels of local employment
Summary	Overall medium to low suitability for growth, other than on transport grounds, where development outside existing settlements would be unsustainable and flooding constraints along the Soar and Trent valleys. **Scale:** The assessment has shown that there is potential for a medium or a low level of growth. The constraints to growth, particularly transport accessibility and extensive floodplain, would need to be taken into consideration and any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

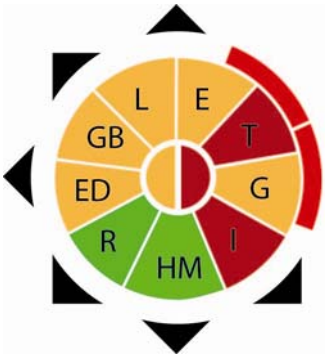
EREWASH

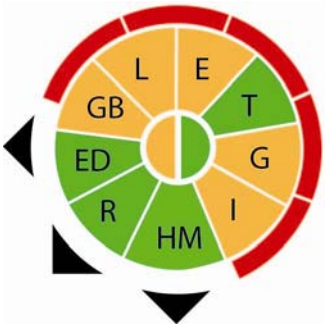
ES01: Breaston and Draycott (Population 7,305)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North, northwest. Growth to northeast, east, southeast, west risks coalescence. Flood constraints to south and southwest.
Benefits of growth	• Nottingham-Derby corridor, therefore opportunities to concentrate growth and share infrastructure • Good potential for sustainable transport • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential for regeneration-linked development • Close to local employment opportunities
Constraints to growth	• Grade 2 agricultural land • Flood risk to south • Coalescence concerns to east and west • Wider strategic Nottingham-Derby coalescence issue • Impact on settlement character
Summary	Overall medium to high suitability for growth. Landscape issues and localised geoenvironmental concerns. However, location scores well in terms of transport, accessibility, potential opportunity to maximise future forecast capacity in education infrastructure, and economic development. Breaston is an area of high housing need which growth would go some way towards meeting. Also growth would support and sustain services which do not appear to be at full capacity. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the flood risk to the south, coalescence risk to west and east and the wider risk of Nottingham-Derby coalescence, would need to be taken into consideration and any growth would need to preserve and enhance the character of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

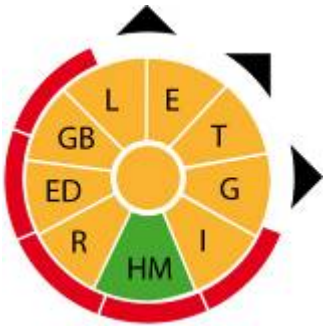
ES02: Borrowash and Ockbrook (Population 7,331)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North, northeast, east. Southeast, southwest, west and northwest risk coalescence. South is constrained by floodplain
Benefits of growth	• Nottingham-Derby corridor, therefore opportunities to concentrate growth and share infrastructure • Good potential for sustainable transport • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential for regeneration-linked development • Potential for connection to Nottingham and Derby employment locations
Constraints to growth	• Coalescence concerns to southeast, northwest and west • Wider strategic Nottingham-Derby coalescence issue • Floodplain to south • Impact on settlement character
Summary	Overall medium – high suitability for growth. Potentially sustainable location in terms of transport if part of a growth corridor between Nottingham and Derby with Breaston and Draycott, although highly dependent on growth sites within 400 metres of the public transport corridor. Scores well on 'Accessible Settlements' criteria and there is infrastructure capacity and scope to support improvements to Strategic Green Infrastructure. No overwhelming environmental issues apart from flooding to the south. Localised goenvironmental considerations. Coalescence issues, therefore the location would score low on PPG2 criteria. Erewash is an area of housing need so growth would be positive in terms of meeting demand. Borrowash currently relates more to Derby than Nottingham so growth here would also have implications for Derby. **Scale:** The assessment has shown that there is potential for a medium to substantial level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the flood risk to the south, local coalescence risks in many directions, and the wider risk of Nottingham-Derby coalescence would need to be taken into consideration and any growth would need to respect the character of the existing settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

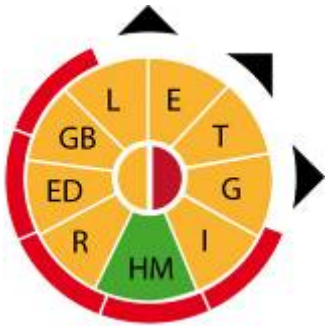
Rest of Erewash South	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	N/A
Benefits of growth	• Potential for sustainable transport if linked to Stanton development • Current and planned infrastructure can support growth
Constraints to growth	• Flood risk to south of settlements • Currently unsustainable on transport grounds • No significant employment opportunities • Strategic gap between Nottingham and Derby
Summary	Overall low suitability for growth. Unlikely to be sustainable on transport grounds, however, there may be potential if access opened to Stanton. Flooding is a constraint in the south. Also current policy of maintaining strategic gap, which, if upheld, development would be ruled out. However, coalescence is not an issue and there would be sufficient space for a free standing settlement without compromising the strategic gap. Area of housing need and current and planned service provision has potential to support and sustain growth. **Scale:** The assessment has shown that there is little potential for growth. The constraints to growth, particularly the strategic Derby-Nottingham gap and the floodplain to south, would need to be taken into consideration and any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

EN01: West Hallam (Population 4,829)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northwest, north, northeast. Avoid east, southeast, south, southwest and west due to coalescence risk
Benefits of growth	• Scores very well in the Accessible Settlements Study in terms of access to employment and facilities. • Opportunities to concentrate growth and share infrastructure with Kirk Hallam • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Employment opportunities in nearby Ilkeston • Regeneration potential for Stanley Common
Constraints to growth	• Coalescence issues to south east and south • Transport capacity • Wider strategic gap between Nottingham and Derby
Summary	Overall high to medium suitability for growth. Growth could provide potential to improve public transport, especially if clustered with growth of neighbouring settlements such as Kirk Hallam. SHLAA identifies low level of 'deliverable' sites though there is a relatively good supply of suitable land. West Hallam has been a designated growth area in the past. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the risk of coalescence to the south and southeast and the wider risk of Nottingham-Derby coalescence would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

EN02: Stanley and Stanley Common (Population 2,143)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North (but growth kept south of disused railway as defensible boundary), southeast, south, southwest, west, northwest Avoid northeast and east due to coalescence risk
Benefits of growth	• Potential for regeneration-linked development
Constraints to growth	• Coalescence risk to north • Wider strategic gap between Nottingham and Derby • No significant employment locations • Poor access to public transport
Summary	Overall medium to low suitability for growth. Currently unsustainable on a transport basis although accessibility could be strengthened through major growth in the 'Hallam' cluster. Medium scores for accessibility and very stretched secondary education infrastructure. No overwhelming environmental constraints. Area of high housing need. **Scale:** The assessment has shown that there is potential for a medium to low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the risk of coalescence to the north and the wider risk of Nottingham-Derby coalescence would need to be taken into consideration. This assessment and any specific proposals for growth at these two settlements would need to be rigorously tested through the preparation of Local Development Frameworks.

EN03: Kirk Hallam (Population 6,417)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, southwest, west. Avoid northwest, north, northeast, east, southeast due to coalescence risk with Ilkeston and West Hallam (including depot)
Benefits of growth	• Potential for regeneration through new development • Close to employment opportunities in Ilkeston • Some potential for development of transport corridor, therefore opportunities to concentrate growth and share infrastructure
Constraints to growth	• Coalescence risk to east and north • Flood risk along valley to northeast • Wider strategic gap between Nottingham and Derby • Strategic gap between Kirk Hallam and Stanton should be considered.
Summary	Overall medium to high suitability for growth. Scores well for transport and accessibility and has a medium score for accessibility if part of clustered growth along a strong public transport corridor including West Hallam. Scores well for economic development. Area of very high housing need. There is a serious issue concerning capacity of secondary education school infrastructure that would need to be addressed. High level of capacity identified in SHLAA. No overwhelming environmental constraints although there are issues of coalescence. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong risk of coalescence to the north, south-east and east, local flood risk and the wider risk of Nottingham-Derby coalescence would need to be taken into consideration. This assessment and any specific proposals for growth at these two settlements would need to be rigorously tested through the preparation of Local Development Frameworks.

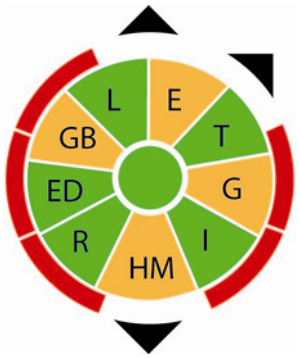
EN04: Little Eaton (Population 2,557)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North, northeast, east (up to A38). Avoid southeast, south, southwest, northwest due to coalescence. Avoid west due to floodplain.
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services.
Constraints to growth	• World Heritage buffer zone to west and northwest • Coalescence risk to south and northwest • Flood risk to west • Poor access to transport, with little potential for change • Low levels of local employment • Wider strategic gap between Nottingham and Derby • Impact on settlement character
Summary	Overall medium suitability for growth. Fairly poor public transport (although within cycling distance of Derby) and limited sites identified in SHLAA both point to limited suitability. However, some education infrastructure capacity and potential, and village is in an area of high housing need therefore growth would be beneficial in sustaining and supporting community and existing infrastructure. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the World Heritage site buffer zone to the west and northwest, local risks of coalescence, flood risk to west and the wider risk of Nottingham-Derby coalescence would need to be taken into consideration. This assessment and any specific proposals for growth at Little Eaton would need to be rigorously tested through the preparation of Local Development Frameworks.

EN05: Breadsall (Population 750)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North, northeast, east. All other directions risk coalescence with Derby and Little Eaton.
Benefits of growth	• Some infrastructure capacity to support growth and growth has potential to support and sustain existing services.
Constraints to growth	• Poor access to transport, with little potential for change • Low levels of local employment • Strong risk of coalescence in many directions • Wider strategic gap between Nottingham and Derby • Impact on settlement character
Summary	Overall medium to low suitability for growth. Unsustainable on transport and accessibility grounds and geo-environmental constraints. Also risk of coalescence with Derby. However, some potential for growth based on sustaining existing education infrastructure and on some notable existing facilities. **Scale:** The assessment has shown that there is potential for a low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong local risks of coalescence and the wider risk of Nottingham-Derby coalescence, would need to be taken into consideration, as would the impact of growth on the historic character of the settlement. Any growth would have to be proportionate to the existing size of the settlement. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

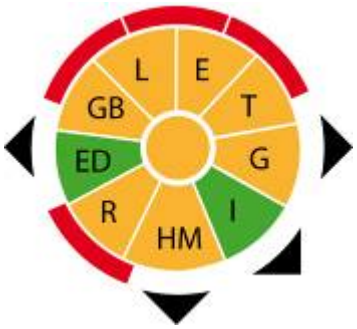
Rest of Erewash North	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	N/A
Benefits of growth	• Some infrastructure capacity to support growth
Constraints to growth	• Unsustainable on transport grounds • No significant employment opportunities • Strategic gap between Nottingham and Derby
Summary	Overall low suitability for growth. Development outside existing settlements would be unsustainable on transport grounds and would compromise strategic gap between Nottingham and Derby. **Scale:** The assessment has shown that there is little potential for growth. The constraints to growth, particularly the strategic Derby-Nottingham gap, would need to be taken into consideration and any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

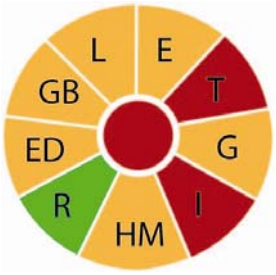
BROXTOWE

BX01: Brinsley (Population 2,352)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	West, southwest, east. However, growth directions west and southwest would have high visual impact from outside the settlement. Avoid south, northwest, north or northeast on grounds of coalescence risk.
Benefits of growth	• Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential for regeneration-linked development • Some potential for transport and access, particularly if linked with Eastwood and Kimberley as part of transport corridor
Constraints to growth	• Large SINC to west of settlement • Low levels of local employment • Coalescence risk to northeast, north, northwest and south • River Erewash floodplain
Summary	Overall medium suitability for growth. Some localised risk on geoenvironmental factors such as landfill, although unlikely to preclude development. Scores moderately well for transport and infrastructure assessment points to growth positively supporting existing facilities. SHLAA identifies capacity for a high level of housing growth. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong local risks of coalescence, the floodplain of the River Erewash, and the SINC to the west of the settlement would need to be taken into consideration. Growth would have to be proportionate to the existing size of the settlement. All specific proposals for growth would need to be rigorously tested through the Local Development Framework.

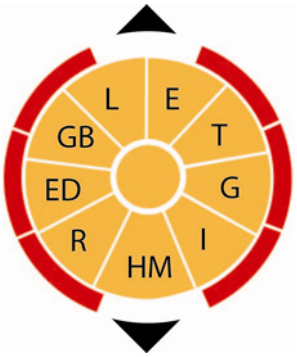
BX02: Eastwood (Population 11,019)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South with A610 as defensible boundary, north away from Brinsley, northeast. Avoid east, southeast, southwest, west and northwest due coalescence risk
Benefits of growth	• Existing and good potential for sustainable transport connections and corridor development • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential for regeneration-linked development • Strong local employment market, with future potential • Some infill opportunities
Constraints to growth	• River Erewash, Nether Green Brook and Gilt Brook floodplains • Significant coalescence risks (Kimberley, Heanor, Awsworth, Brinsley)
Summary	Overall high suitability for growth with the exception of the Erewash floodplain and geoenvironmental constraints (which are unlikely to preclude development). Scores exceptionally well on current and potential accessibility and potential for growth to sustain and support facilities. SHLAA identifies a relatively high capacity for housing. **Scale:** The assessment has shown that there is potential for a higher level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong risks of coalescence and the floodplain of the River Erewash would need to be taken into consideration. The A610 provides a strong defensible boundary to the south. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

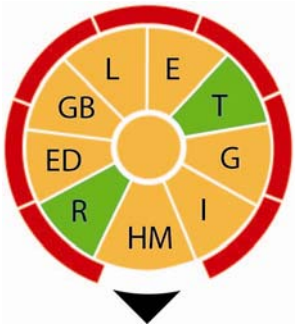
BX03: Kimberley (Population 6,237)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South with A610 as defensible boundary, and limited opportunity to northwest. SUE report suggested avoiding growth to north and north east, although Broxtowe Borough Council believes there may be some growth potential to the North East side of Watnall, northeast of Kimberley. Coalescence risk rules out growth to southeast, southwest, and west.
Benefits of growth	• Existing and good potential for sustainable transport connections and corridor development • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Some limited potential for regeneration-linked development • Strong local employment market, with future potential
Constraints to growth	• Significant coalescence risks (Eastwood, Nottingham, Awsworth) • Nuthall Conservation area to east • Grade 2 agricultural land
Summary	Overall high suitability for growth. Scores well in terms of transport, other infrastructure, access to employment (economic development). High level of housing capacity identified in SHLAA. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the strong risks of coalescence and the Nuthall conservation area to the east would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

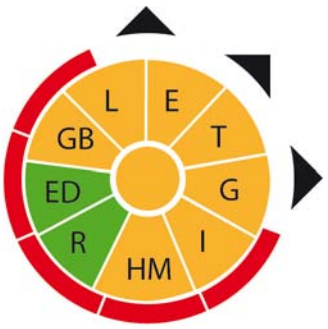
BX04: Awsworth (Population 2,266)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, southeast, east. Avoid northeast, north, northwest, west or southwest due to coalescence risk. However, potential for growth to west as far as the Awsworth Bypass. This would 'round off' the settlement without impinging on the gap to Ilkeston.
Benefits of growth	• Moderate access to facilities • Sufficient infrastructure capacity to support growth and growth could help to sustain local infrastructure and services. • Potential for regeneration-linked development • Close to employment opportunities in neighbouring towns • Potential for development as part of a transport corridor with Kimberley and Eastwood
Constraints to growth	• River Erewash floodplain to west, floodplain to north • Coalescence risk with Ilkeston, Eastwood and Kimberley • Away from public transport route
Summary	Overall medium suitability for growth. Scores well in terms of infrastructure capacity and potential and housing land availability identified in the SHLAA. Scores less well for transport, however future growth in the district centres of Hucknall and Ilkeston could increase transport potential. NE or NW growth would risk coalescence with Eastwood and Kimberley. Erewash floodplain is constraint to west. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly extensive floodplain and the strong risks of coalescence would need to be taken into consideration. This assessment and all specific proposals for growth would need to be rigorously tested through the Local Development Framework.

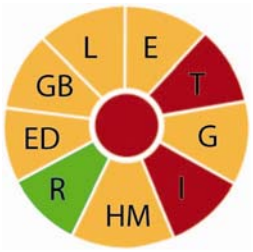
Rest of Broxtowe North	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	N / A
Benefits of growth	• Significant potential for regeneration-linked development • Some infrastructure capacity to support growth
Constraints to growth	• River Erewash floodplain • Grade 2 agricultural land • Unsustainable on transport grounds • Low levels of local employment outside major settlements
Summary	Overall low suitability for growth. Development outside existing settlements would be unsustainable. However housing growth could support regeneration in deprived area. Potential large development site east of Awsworth / south of Kimberley. No overwhelming environmental constraints away from the River Erewash floodplain. **Scale:** The assessment has shown that there is little potential for growth. The constraints to growth, particularly the River Erewash floodplain, and Grade 2 agricultural land would need to be taken into consideration. Any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

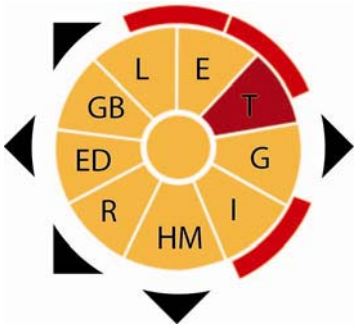
GEDLING

GN01: Ravenshead (Population 5,636)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North, south. Avoid southwest, west and northwest due to existing defensible boundary of A60. Avoid southeast, east, northeast due to defensible boundary of Chapel Lane.
Benefits of growth	• Some local infrastructure capacity • Some local employment
Constraints to growth	• Potential for strengthening public transport limited due distances involved • Forested area to west • Impact on settlement character
Summary	Overall medium suitability for growth. Geo-environmental considerations but are unlikely to preclude development. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the extensive forested land to the west and the impact on the character of the settlement would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

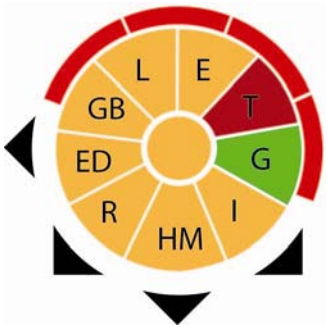
GN02: Newstead (Population 1,194)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, although coalescence with Hucknall a consideration and also coalescence with Top Wighay Farm housing and employment allocations and/or safeguarded land (as identified in Adopted Local Plan). Avoid north, north-west and north-east, east and west, south east and south west.
Benefits of growth	• Regeneration potential
Constraints to growth	• SINCs to south, east and west • Defensible boundary of railway line
Summary	Overall medium suitability for growth. Scores highly on transport and regeneration potential and moderately well on infrastructure. Presence of SINCs in most directions would need further detailed investigation. **Scale:** The assessment has shown that there is potential for a low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the SINCs to the west, east and south, the defensible boundary of the railway line to the east with a historic park and garden beyond, coalescence concerns to the south and the impact of new development on the character of the settlement would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

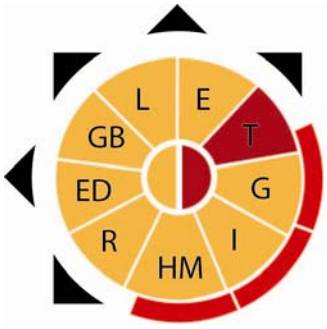
GN03: Bestwood Village (Population 1,655)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North, North east, east Avoid all others
Benefits of growth	• Economic development • Regeneration • Proximity to Tram stop.
Constraints to growth	• Railway line to west • Country park between village and railway line • Flood risk to west • Coalescence risk to north west.
Summary	Overall medium suitability for growth. **Scale:** The assessment has shown that there is potential for a low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the country park, flood risk and railway line to the west and coalescence risks to the northwest would need to be taken into consideration. The small size of the settlement means any new development would have to be proportionate in size to it. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

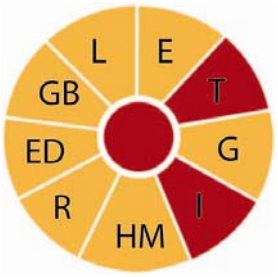
Rest of Gedling North	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	N / A
Benefits of growth	• Some infrastructure capacity to support growth • Potential for regeneration-linked growth
Constraints to growth	• SINCs scattered throughout area • Unsustainable on transport grounds • No significant employment opportunities • Grade 2 agricultural land
Summary	Overall low suitability for growth. Any development separate from the existing settlements likely to be ruled out on transport (sustainability) grounds. Localised geoenvironmental constraints, but unlikely to preclude development. **Scale:** The assessment has shown that there is little potential for growth. The constraints to growth, particularly the SINCs, as well as Grade 2 agricultural land, would need to be taken into consideration. Any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

GS01: Calverton (Population 6,870)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northwest, west, southwest, south, east. Avoid southeast, north and northeast due coalescence risk
Benefits of growth	• Relatively good public transport access • Some infrastructure capacity to support growth • Some potential for regeneration-linked development
Constraints to growth	• Flood zone to northeast • Grade 2 agricultural land • Coalescence risk with Woodborough and Oxton • Low levels of access to facilities
Summary	Overall medium suitability for growth. Medium scores on most criteria, apart from transport which scores poorly for current and potential accessibility due to lack of direct road link between Calverton and Nottingham Conurbation and lack of proximity to main roads in general. SHLAA identifies a high level of housing capacity. **Scale:** The assessment has shown that there is potential for a medium level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the flood risk to the northeast, Grade 2 agricultural land, and local risks of coalescence would need to be taken into consideration. All specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

GS02: Burton Joyce (Population 3,401)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	Northeast. Avoid east, southeast, south due floodplain, southwest due to coalescence risk; west, north and northwest due to topographical constraints and northwest due to coalescence risk
Benefits of growth	• Existing and good future potential for sustainable transport, including cycling, rail and bus • Some limited infrastructure capacity
Constraints to growth	• Major area of flood risk to south • Topography to north, northwest and west • Coalescence risks with Nottingham PUA, Lambley and Lowdham to southwest • Low levels of local employment • Railway line to S and SE which acts as a defensible barrier
Summary	Overall medium suitability for growth. Scores well in terms of transport, both because of proximity to Nottingham and for its potential to grow as a 'stand alone' settlement. However, constraints include topography, floodplain of the Trent to the south-east, and coalescence. New or expanded infrastructure, e.g. health and education would need to be provided to support any growth. **Scale:** The assessment has shown that there is potential for a low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the flood risk and defensible boundary of the railway line to the south and southwest, the topography to the north, northwest and west, as well as coalescence concerns to the southwest and northwest would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the Local Development Framework.

GS03: Woodborough (Population 1,852)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	South, south east, south west, west Avoid east, north east, north, north west
Benefits of growth	• limited
Constraints to growth	• transport • flood plain to east • coalescence to north west • topography precludes large-scale expansion to west
Summary	Overall medium to low suitability for growth. Poor transport accessibility. Medium infrastructure capacity. No serious environmental constraints apart from floodplain northeast of settlement and risk of coalescence with Calverton to north west. **Scale:** The assessment has shown that there is potential for a low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly the flood risk to the east and the topography to the west, as well as coalescence concerns to the northwest, would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

GS04: Lambley (Population 1,178)	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Potential direction of growth	North east, north, north west, south west, west. Avoid east, south, south east.
Benefits of growth	• limited
Constraints to growth	• transport • coalescence
Summary	Overall medium to low suitability for growth. Scored poorly on transport accessibility. All other criteria score moderately well, including infrastructure. No serious environmental constraints apart from limited flood risk to east and coalescence with Burton Joyce to south east. **Scale:** The assessment has shown that there is potential for a low level of growth compared with other settlements in the Greater Nottingham sub region. The constraints to growth, particularly local risks of coalescence, and the impact of new development on this small, historic settlement would need to be taken into consideration. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

Rest of Gedling South	
E Environment T Transport and Accessibility G Geo-environmental I Infrastructure Capacity & Potential HM Housing Market Factors R Regeneration Potential ED Economic Development GB Green Belt / Strategic Policy L Landscape / settlement character	
Recommended scale of growth	The assessment has shown that there is potential for no growth or a low level of growth. This would need to be rigorously tested through the preparation of Local Development Frameworks
Potential direction of growth	N / A
Benefits of growth	• Some limited infrastructure capacity to support growth
Constraints to growth	• Extensive floodplain in south • Grade 2 agricultural land • Unsustainable on transport grounds • No significant employment opportunities
Summary	Overall low suitability for growth. Development separate from existing settlements would be unsustainable on transport grounds. Major flooding constraints to south Scores medium on all other criteria. **Scale:** The assessment has shown that there is little potential for growth. The constraints to growth, particularly the extensive floodplain and SINCs, as well as Grade 2 agricultural land, would need to be taken into consideration. Any growth would need to be proportionate, given its location remote from built-up areas. This assessment and any specific proposals for growth would need to be rigorously tested through the preparation of Local Development Frameworks.

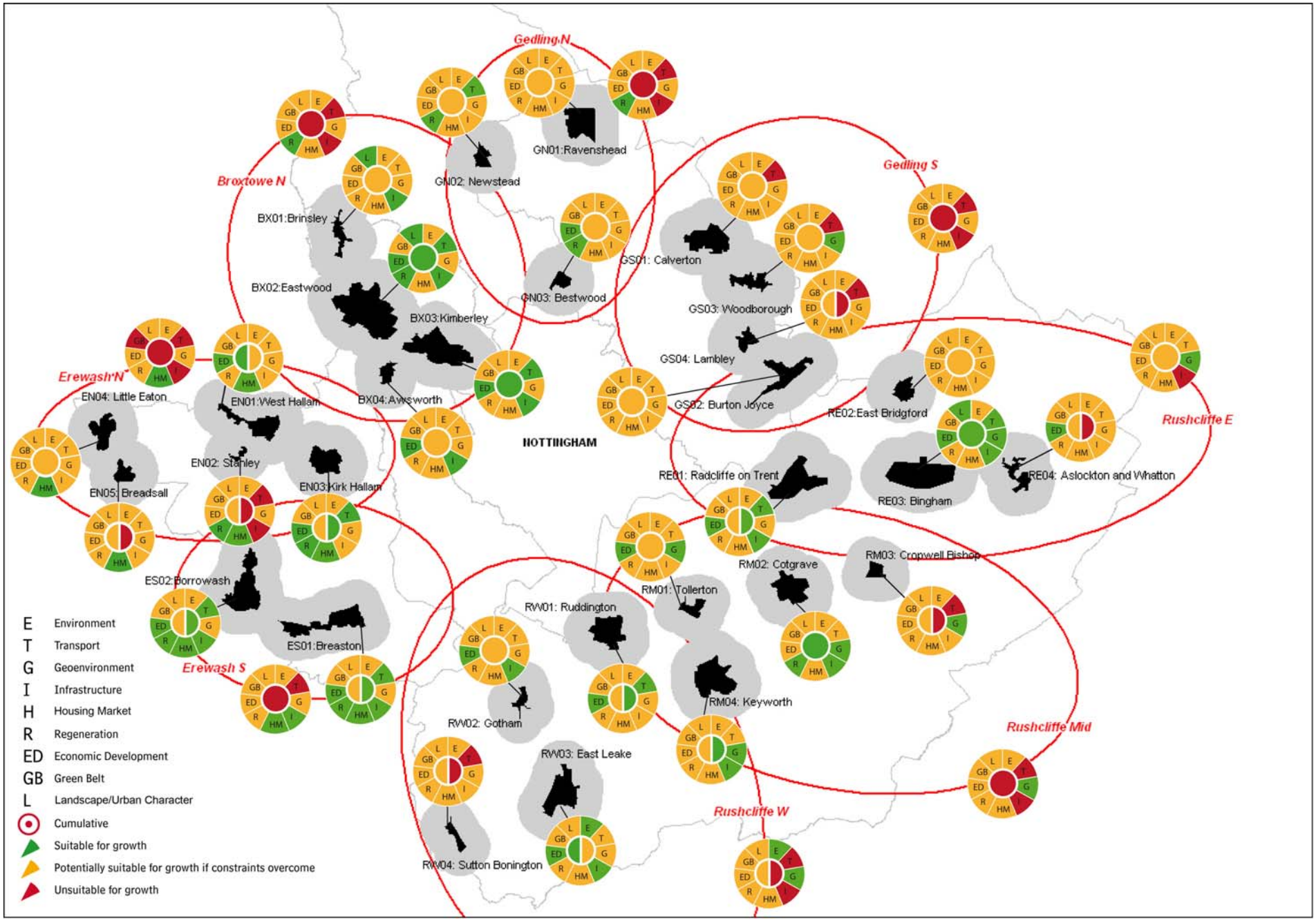


Figure 3-1: Overall results

4 Conclusions and recommendations

4.1 Over-arching summary and issues

4.1.1 This report has assessed the suitability of settlements and the land between them within Greater Nottingham but outside the PUA. It has found that, based upon the analysis undertaken, that there are a number of settlements that could accommodate further growth between now and 2026, many of which have much to gain from doing so. But the report has also found that growth on any meaningful scale would not be appropriate in a (smaller) number of settlements, and should be avoided in most rural (non-village) greenfield locations.

4.1.2 The report does make initial judgments on the scale of growth that is potentially appropriate in each assessment area and broad search area. It does not, however, attempt to quantity this because it has not gone to the level of identifying specific sites that may be suitable for development. That is a task for the plan-making process. However, the study concludes that 12 settlements may be appropriate for housing growth without any significant constraints to overcome, and a similar number again are potentially suitable for growth if identified constraints are overcome, suggesting that the close to 17,000 new homes envisaged by the RSS in non-PUA locations will be a challenge, but a not insurmountable one.

4.1.3 If non-PUA growth is to be achieved on the scale the RSS requires, the challenge is to deliver the growth in the most sustainable and beneficial way – that is the way that brings most advantages to existing communities and new residents alike. Understanding this point has been a cornerstone of the way this study has been undertaken.

4.1.4 In terms of delivery, this means that a number of issues that will need to be grappled with when planning for growth. These include the following:

4.1.5 **Clustering or dispersal?**: there are a number of benefits to some degree of concentration of growth in clusters or corridors. Foremost of these is the ability to sustain services where a critical mass of residents or service users is needed make them viable. This is certainly the case for public transport provision, as discussed below, but also for most other services, and is the reason why urban dwellers typically enjoy greater accessibility to services than rural dwellers, as evidenced by the Accessible Settlements Study. But there are also advantages to the dispersal of growth amongst all potentially suitable locations; the very valid argument being that smaller settlements in the least accessible locations will see marginal services withdrawn if population falls, stagnates or ages (a good example being primary schools, but also village shops, surgeries and the like), and that local people will find it increasingly difficult to find or afford housing without new supply. Like many others to be made, this will be a largely political decision based on a balanced assessment of the alternatives and the trade-offs that they entail. But this report would argue that the optimum pattern of growth may be one that makes the most services as accessible as possible to as many people as possible.

4.1.6 **Respecting village character:** there is no doubt that significant growth in settlements of the size of those considered in this report will have an impact on the character of that place. For many residents, that impact will be seen as being negative and, as a general rule, the smaller the place, the greater the change of character. In many villages, this is to be guarded against, and the assessment notes where it is likely to be an issue. But it is important for decision-makers to be aware of the other side of this argument, which is the point above about growth potentially throwing a lifeline to existing services or even bringing with it brand new amenities. As ever, a balance needs to be struck.

4.1.7 **The need for non-PUA growth:** it is worth remembering that, notwithstanding the arguments above that some growth is healthy to sustain a level of vitality in rural and small town communities, the potential capacity of the sustainable urban extension sites could, if necessary, negate the need for much of the non-PUA growth proposed in the RSS. The SUE Study identified several suitable sites for urban extensions, some of which may be more sustainable in many ways than the locations reviewed in this document. As elsewhere, policy decisions need to be made – at the local, sub-regional and regional level – and the necessary balance struck.

4.1.8 **Growth between settlements:** this study is clear that the most sustainable locations for development are almost always those where development already exists, be it the PUA or the settlements that surround it. These are not, however, the only locations that face development pressure – in some instances, sites between the settlements have been put forward for consideration. RAF Newton, Cotgrave Colliery, Kingston Fields and land east of Gamston fall into this category. Whilst this report has not assessed whether the 17,000 non-PUA homes in the RSS can be accommodated in the existing settlements, it does demonstrate that there are potentially 23 non-PUA settlements that could be suitable for growth. This figure does not indicate a pressing need for new settlements to meet the targets. Again, this does not necessarily mean that not relying on one or new settlements to enable growth will be the most politically acceptable solution. Furthermore, it must be acknowledged that development of those potential new settlements that include significant amounts of brownfield land may be attractive for other reasons.

4.1.9 All of these issues will be considered when the findings of this study are used to inform planning decisions through the regional and local plan-making process.

4.2 Transport

4.2.1 At this sub-regional level of planning, it is transport capacity and infrastructure that is often the key driver of both sustainability and deliverability of development schemes. It is worth, therefore, further exploring some of the transport issues that the study has highlighted.

4.2.2 The amount of growth envisaged for the non-PUA (almost 17,000 additional homes) will have a substantial impact on transport demand. Most of this demand will be by car and public transport, since distances for most trips will be beyond reasonable walking and cycling distance.

4.2.3 The implications for the pattern of growth are

- Villages with a higher order of local facilities will have more potential for non-motorised trips;
- Concentration of growth will intensify impact on particular parts of the road network, but also will enable investment in higher order public transport services, in turn enabling a lowering of road traffic impact;
- Dispersal of growth will spread traffic impacts in ways that will be less noticed, but equally will not create circumstances that would support mode shift to public transport.

4.2.4 If growth were dispersed in rural areas on sites unrelated to existing villages or settlements, this would lead to the highest reliance on private road transport with little chance to mitigate this with non-car choices. Such a pattern of growth would therefore be undesirable, contrary to national, regional and local policy, and therefore should be ruled out.

4.2.5 Non-PUA growth should ideally be located and configured to produce or enable travel patterns that are as close as possible to those achieved within the PUA – namely with a

relatively high percentage of trips by non-car modes, or with the potential for this to be so. Village locations generally will have a higher dependence on car travel, but less so if they happen to lie on a strong public transport route, forming part of a chain of settlements, and if they have a range of local facilities.

4.2.6 A key factor in deciding on the distribution of growth will therefore be which features maximise non-car travel and minimise reliance on the car. It is important to note that actual mode split is less important (in the short run) than potential mode split. Policy and other factors such as fuel prices will influence choice, but if there is no workable alternative then car dependence will become an increasing problem for the households themselves and for the wider economy and environment.

4.2.7 The quantum of growth will bring potential to expand and upgrade public transport. The extent of this improvement will depend on how the growth is distributed. The total population will determine the potential level of viable transport, but the amount will depend on many factors such as: the existing level of service; the distance to employment, education and other facilities; the existence of reverse direction peak hour travel; and the relative speed and comfort compared to the car. The analysis has taken all of these factors into consideration.

4.2.8 Assuming a mode share of 10%, 17,000 households could generate demand for a single bus route running at a 5 minute frequency, or 4 services serving 4,000 households each running at a 20 minute frequency. If additional households are located in villages with an existing service, then the frequency of that service can be increased pro rata. Growth which takes a village to a threshold population to support a 10-15 minute service will be preferable to growth in a village where the bus frequency will be no better than 30 minutes. A 15 minute frequency is regarded as the minimum necessary to achieve a reasonably high mode share. The mode share can, of course also be increased with traffic restraint, bus priority and other measures, but such will need coordination with land use planning and bus operation.

4.2.9 If growth were to be equally distributed between many villages, the traffic impact on any individual part of the network will be reduced, but equally the opportunity to reach a threshold population for viable non-car alternatives will be greatly diminished. The best fit with transport policy objectives therefore appears to be to **concentrate growth in locations where the incentives to provide high quality public transport will be greatest, and where the resulting population will have sufficient critical mass to make such public transport financially viable**.

4.2.10 In terms of highway impact, significant growth in any particular locations will worsen peak time congestion problems. Since congestion is experienced on virtually all the main roads in the Greater Nottingham area, this is not a useful deciding factor. If congested roads were to be regarded as a constraint on growth, then most of the sites examined would be ruled out. There is neither funding nor policy support for general increases in road capacity to accommodate rising levels of car travel. Of more interest are the locations where there is potential to reduce peak time car travel.

4.2.11 Location of growth in public transport corridors is recommended. This potentially conflicts with the objective of maintaining separation between settlements, especially when the public transport mode is stage bus. The location most affected by this conflict is the Chilwell-Breaston-Borrowash-Spondon corridor. This is a fairly strong bus (and potential rail) corridor that could support growth, but only if sites were within 400 metres of the public transport route. Such sites would inevitably tend to fill the open space that remains between the existing settlements.

4.2.12 To summarise, specific transport recommendations include:

- Non-PUA/SUE growth should be concentrated in villages, not dispersed in the countryside.
- Growth locations and sites should be capable of being served by high quality public transport, without involving route diversions.
- Villages with local facilities should be given preference in order to enable a significant proportion of trips on foot or cycle.
- There will be benefits from distributing growth to maximise the number of villages that will support a minimum 15 minute bus service.
- There will be benefits from locating growth where there is incentive and demand for investment in high quality public transport routes. Corridors that include Bingham, Breaston, Ilkeston and Hucknall appear to offer the most potential.
- Serious consideration should be given to exploiting existing railways to support growth, including the use of tram or tram-train extensions, as provided for in the forthcoming long term franchise for NET. This would imply growth being focused in one or two corridors.
- Certain villages can assist transport sustainability if growth is located at a series of villages in the same corridor to increase critical mass for high frequency public transport. Examples might be the Hallams, and Gotham with East Leake.
- Decisions on village growth locations should consider potential synergies with existing or proposed corridors within the PUA. For example: the Breaston corridor could link with the Chilwell NET corridor; Ruddington could benefit from a NET extension from Ruddington Lane; Kimberley and Eastwood could benefit from existing high frequency bus routes; and Newstead from a Hucknall tram extension. These corridors are illustrated in figure 4.1.

Corridor name	***Places for growth***	***Potential level of public transport***
Bingham	Radcliffe, Bingham Aslockton	Tram-train, conventional train, BRT
Keyworth	Tollerton	HQ bus
Ruddington	Ruddington	HQ bus / tram
Breaston	Breaston Draycott Borrowash	BRT / tram
Kirk Hallam	Stanton (PUA) Kirk Hallam West Hallam	Tram / tram-train / BRT

Kimberley	Kimberly Eastwood Heanor (outside Notts)	Tram / tram-train / BRT
Newstead	Newstead Wighay (PUA)	Tram / rail / HQ bus

4.3 Infrastructure

4.3.1 Only one of the individuals settlements received a red 'unsuitable for growth' assessment in the analysis, although most of the wider 'Broad Search Areas' did. This implies that, with just one exception, there are no infrastructure show shoppers in the existing settlements.

4.3.2 In terms of provision and capacity, it is education where most issues, and opportunities, arise. A number of the Nottingham, Nottinghamshire, Derby and Derbyshire secondary schools are projecting substantial surplus capacity in the future due to changing roll numbers. As above, this creates a real opportunity to create 'clusters of development growth' that could take advantage of this potential capacity, particularly where it is carefully aligned with projected primary capacity and strategic transport corridors. Potential groupings of this nature are shown in figure 4.2.

4.3.3 As a strategic study, focus has been on secondary education which is usually more resourced intensive to provide. This study has not gone to the detailed interrogation of assessing the level of expansion potential of individual schools, for instance primary schools. It is possible that careful planning of growth to take advantage of surplus secondary capacity could create sufficient new demand to reach the threshold needed to trigger the need for a new primary school. This will be something to develop as part of individual site assessments. For instance, we have been informed that the local authority is experiencing real problems in overcoming provision of primary school places to meet the proposed Cotgrave Colliery site development by expanding the existing school. Such a scenario could lend itself to more strategic allocation to enable sufficient demand to create the requirement for a brand new primary school.

4.3.4 Currently there is net migration of over 1900 pupils from Nottingham City going mainly into Nottingham County. More City pupils go to County schools to the north, east and south of Nottingham City (Gedling and Rushcliffe schools) whereas to the west (Erewash) the pattern is reversed.

4.3.5 Any future plans to build significant developments in areas surrounding the City need to be mindful of an increasing birth rate, inward migration from other Countries and the complex and interdependent relationship that currently exist across both the City and the County.

4.3.6 Parental preference is a key factor; however, preferences are only fully pertinent when there is excess capacity in any given school. When capacity is pushed either by increased need or by popularity, then feeder and catchment processes will become more significant. For example, a new large-scale development located at a border between Nottingham City and County, which draws significant numbers of new-to-area families. In this scenario, the local (County) school is likely to fill, thus reducing the capacity of said school to take City-resident pupils. If there are a number of new developments around the City

borders then this may result in County schools filling with catchment children. Those City-resident children may then have no choice but to return to access their catchment secondary school.

4.3.7 The secondary provision in Nottingham City could support some growth from inward migration, or retention of those pupils currently choosing to be educated in the County. Similarly such a reversal could help to unlock valuable school places that are needed in areas like Gedling to support new growth, thus making it more sustainable to develop.

4.3.8 Hence, it is likely that any significant developments in the County could cause an impact on local county schools. The consequent impact for the City is likely to be that of a reduction in the number of pupils able to access County-school places and therefore will need to be accommodated in any surplus within the City.

Figure 4-1: Potential transport corridors

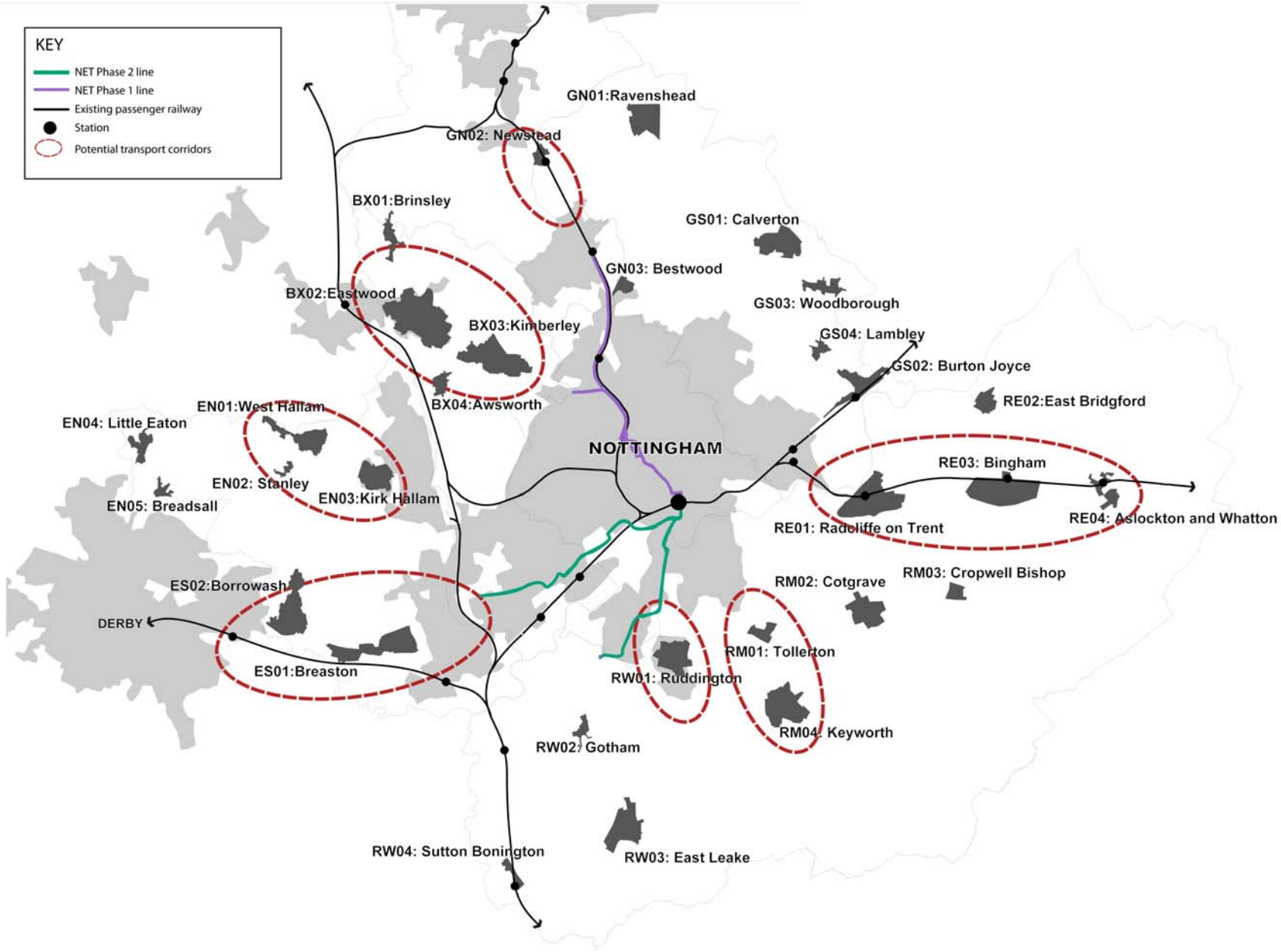
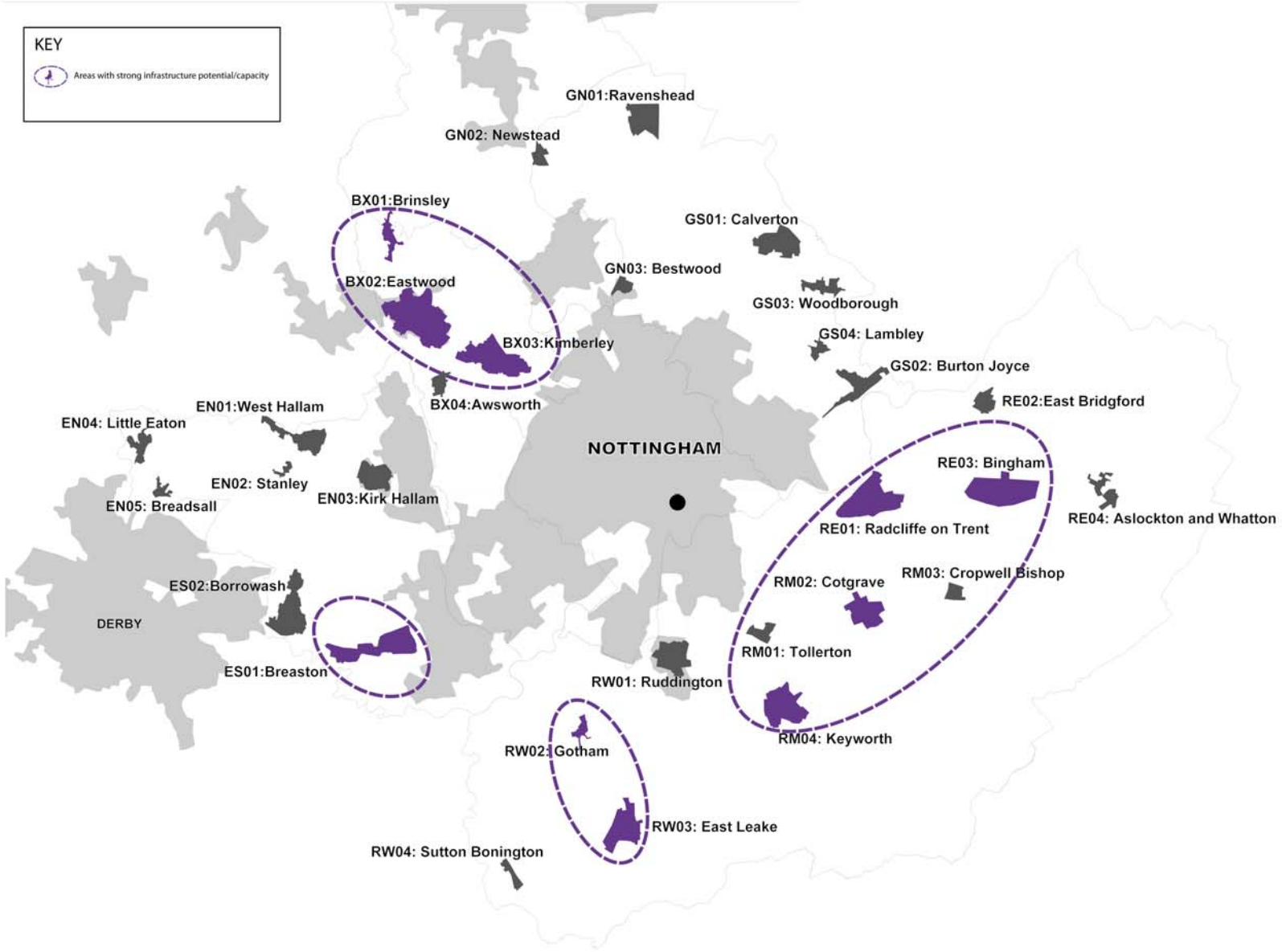


Figure 4-2: Areas with strong infrastructure capacity or potential



Appendix A: Detailed Results

RUSHCLIFFE EAST

Assessment Area RE01 Radcliffe on Trent

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Greenwood Community Forest is located in the north of the area • Netherfield Lagoons LNR is located to the northwest of Radcliffe on Trent. • There is a SINC to the west of Radcliffe on Trent. • The area to the west of Radcliffe on Trent is located within Flood Zone 3 with a small area within Flood Zone 2. There are some flood defences along the river. . • Historic flooding associated with west of settlement, which has led to refusal of planning permission based on EA objection. • There is a small area of land within Flood Zone 3 to the south of Radcliffe on Trent • Poor drainage locally • In close proximity to Radcliffe on Trent is Grade II registered historic park and garden at Holme Pierrepont, containing the Grade I listed hall and church and Grade II* listed wall • No Grade 1 agricultural land present; Grade 2 agricultural land on east side of village extending through to Bingham	A
Transport and accessibility	• Radcliffe has high frequency bus services to Nottingham, and is within cycling distance of a wide range of facilities. • It is also served by rail. There are currently few trains, but there is potential for increased frequencies due to track improvements scheduled. • Radcliffe would also benefit from, and contribute to, clustered corridor growth with Bingham and Aslockton • However, SHLAA reports that existing capacity of the A52 and A46 represents a significant constraint to development and that substantial development could not be delivered without improvements in transport infrastructure to the east of the Greater Nottingham urban area. • Due to capacity constraints, growth would require substantial efforts to achieve higher capacity public transport, and mode shift away from car to minimise impact on the congested A52. • However, the potential for substantial mode shift benefiting existing areas as well as growth areas should be acknowledged	G
Geoenvironmental considerations	• Geological review indicates high risk. The study area is underlain – at depth – by coal measures with surface fault trace lines present.	A

	• Hydrogeological measurement indicates Medium Sensitivity. Radcliffe on Trent is indicated to be predominantly underlain by a Minor Aquifer with soils of an intermediate to high leaching potential. • Low Sensitivity for Source Protection Zones. Does not fall within an Environment Agency designated SPZ. • Radon: Low Risk. Not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues to be present. • Landfilling: High Risk. Historical landfilling has been identified, however, the wastes received and dates of operation are not recorded.	
Infrastructure capacity and potential	• Education secondary school capacity at Dayncort secondary to accommodate 2,500 dwellings, but no primary capacity • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers' . • Waste: This location benefits from reasonable proximity to household waste recycling facilities at Langar. The capacity of this site is not known. The Waste Local Plan makes provision for further facilities at Colwick, a short distance to the west of Radcliffe although not readily accessible from the town by road. • Green Infrastructure: Holme Pierrepont is identified by Rushcliffe Borough Council as a GI resource and could potentially be developed further in the future. This is highly proximate to the Ruschliffe East area of search. The Trent River Park also skirts the northern boundary of the settlement at present. • In Accessible Settlements report, Radcliffe on Trent scored 83.64% (above average of 72%) • Due to high sustainable score, combined with potential for secondary education and Gi this category has been scored as green, through primary education capacity is an issue.	**G**
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7 • Low 2009 net need of 4	**A**
Regeneration potential	• Generally settlement and surrounding area not deprived • However, some potential to address deprivation in east of town south of Shelford Road and north of the railway line	**A**
Economic development	• To the west of the village is the established Colwick industrial estate, which is a substantial office and industrial employment location. This area contains a range of employers, which benefit from improved access to the A612 road network. Business space is comparatively cheap in this location due to reduced access to the motorway network. Nottingham Airport is	**G**

	also west of the village and has potential for both office and warehouse uses. The site is well connected to the A52. • The Radcliffe MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the east of Nottingham, away from the M1 corridor. However, the settlement is in close proximity to concentrations of employment on the eastern fringe of Nottingham city, • This is reflected in its high score in access to employment in the Accessible Settlements report.	
Green Belt and/or strategic policy	• Settlement completely surrounded by Green Belt • PPG2 criteria 2 and 4 mitigates against westward extension to town due to risk of coalescence with Nottingham and proximity of Holme Pierrepont Hall • PPG2 criteria 1 and 4 suggest some infill may be possible on eastern side of town north of Harlequin • SHLAA lists sites with total dwelling capacity of 922 (139 in first 10 years and 783 in other categories, including non deliverable under current circumstances or policy). • SHLAA also identifies a suitable site if policy changes in next 5+ years with capacity of 500 dwellings to west of settlement. However this may not be deliverable given flood risk issues.	**A**
Landscape and settlement character	• The landscape to the east and south is in moderate condition, with a character that can be described as coherent without being highly distinctive, while to the west and north the landscape is more varied, with some areas being in very poor condition with weak character, and other areas being quite coherent landscapes, in good condition with moderately strong sense of place and character • There are some local nature reserves and sites for nature conservation to the west and north, but these are relatively distant • There are few heritage landscape constraints to the north and west, although to the south there are some remnant open fields • New development should reflect the traditional use of materials (red brick and pantile) and should also seek to create dispersed, uneven urban edges with buffer planting, to better integrate the urban and rural elements of the landscape • There are six Listed Buildings within Radcliffe on Trent.	**A**

Assessment Area RE02 East Bridgford

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a Scheduled Monument east of East Bridgford. • The western edge of the area lies within Flood Zone 2. • No Grade 1 agricultural land present; Grade 2 agricultural land surrounds the village on all sides except to the west	**A**
Transport and accessibility	• East Bridgford is unsuited to growth because it is not on a significant public transport corridor and would therefore be largely car dependent. • There might be some potential for it to benefit from the Bingham corridor, in the longer term, but facilitating this would be low priority	**A**
Geoenvironmental considerations	• Geological Review: High Risk. Whilst not indicated on geological mapping, a variable thickness of Made Ground is anticipated to be locally present across RE02. Superficial deposits are indicated to comprise Till (clayey sand) which is directly underlain by the Edwalton Formation. Whilst coal measures are present, these would be at relatively significant depth. In terms of faulting, a number of southeast-northwest trending faults are shown to be present. • Hydrogeological Sensitivity: Medium Sensitivity. East Bridgford is indicated to be predominantly underlain by a Non Aquifer, however, a Minor Aquifer (with associated soils of an intermediate – high leachate potential) is indicated to be present on the northwest of RE02. • Source Protection Zones: Low Sensitivity. Does not fall within an Environment Agency designated Source Protection Zone. • Radon: Medium Risk. Is indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues to be present within RE02. • Landfilling: High Risk. A single historic landfill has been identified (Gunthorpe Lock)	**A**
Infrastructure capacity and potential	• Education- school capacity at Toot Hill Secondary to accommodate 1,750 dwellings, but no primary capacity. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: This location benefits from reasonable proximity to household waste recycling facilities at Langar. The capacity of this site is not known. The Waste Local Plan makes provision for further facilities at Colwick which will also serve this area.	**A**

	• Green Infrastructure: we are not aware of any strategic GI resources in the immediate vicinity to East Bridgford. • In Accessible Settlements report, East Bridgford scored 59.87% (lower than average of 72%) • Due to low score on access to services, lack of strategic GI and lack of primary capacity this category has been scored as amber.	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Low 2009 net need of 4, but Rural Exception site therefore net need met in the foreseeable future at a local level.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• No employment locations evident in or near East Bridgford thereby lessening potential for job creation, • This is reflected in its relatively low score for access to employment in the Accessible Settlements report. • The East Bridgford MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the east of Nottingham, away from the M1 corridor.	**A**
Green Belt and/or strategic policy	• Settlement edge surrounded by Green Belt. • Criteria 2 and 4 suggest development to west less suitable due risk of coalescence with Gunthorpe and conservation area at village centre. • No obvious opportunities for 'rounding off' development • SHLAA lists sites with total dwelling capacity of 192 (24 in first 10 years and 168 suitable if policy changes in 5+ years)	**A**
Landscape and settlement character	• Located within a single landscape character area, which is described as being moderate both in terms of its condition and the strength of character (meaning that it is coherent, with identifiable patterns but little distinctiveness) • The settlement is entirely surrounded by Green Belt, with mature landscape at some distance to the north and east • There are some historic landscape elements to the north and west, reflected mostly in the semi-regular field patterns • Development is possible in most directions, although it needs to be carefully planned and implemented to maintain the dispersed, uneven urban edge which currently prevails, together with appropriate landscape planting to integrate the new development with the wider countryside • Development should reflect the local use of materials (red brick and pantile) to better integrate new and existing development in the	**A**

	landscape • There are 16 Listed Buildings within the area. Most are located within the Conservation Area in East Bridgford which covers most of the settlement and its fringes. • Small existing population. • Development likely to impact on the setting and character of historic village, especially given the extent of the conservation area.	

Assessment Area RE03 Bingham

Criterion	Considerations	Overall Assessment
Sieve Mapping	• English Heritage expressed concerns over proposed eco-town at Bingham, including site of Roman settlement of Margidunum, and possible archaeological value of Fosse Way (modern A46) • The linear Bingham Linear Park LNR is located along the dismantled railway in the south of the area. Listed as an area of concern by Natural England. • There is a strip of land to the north of Bingham located within Flood Zone 3. • Several SSSIs east of Bingham • Council has recently carried out Extensive Urban Survey (EUS) for Bingham to document and assess historic environment. • Area around Roman route of Foss Way (broadly the route of the modern A46) contains rich archaeological • Roman archaeology either side of the A46; • Natural England listed as area of concern: Bingham Linear Park LNR • No Grade 1 agricultural land present; Grade 2 agricultural land surrounds Bingham on all sides except to the east and some areas immediately to the north of the village (although latter are mostly subject to flood risk)	A
Transport and accessibility	• Bingham is suitable for growth in the short term, and particularly in the longer term if clustered with other growth in the Grantham line rail and A52 corridor. • Bingham has high frequency bus services to Nottingham, although there is a peak hour capacity shortage. • It is also served by an hourly rail service to Nottingham and Grantham. There is potential for increased frequencies when track improvements are completed. • Bingham would also benefit from, and contribute to, clustered corridor growth with Radcliffe and Aslockton, which with sufficient critical mass could justify rapid transit development. • SHLAA reports that existing capacity of the A52 and A46 represents a significant constraint to development and that substantial development could not be delivered without improvements in transport infrastructure to the east of the Greater Nottingham urban area. Due to capacity constraints, growth would require substantial efforts to achieve higher capacity public transport, and mode shift away from car to minimise impact on the congested A52. However, the potential for substantial mode shift benefiting existing areas as well as growth areas should be acknowledged	G

Geoenvironmental considerations	• Geological Review: High Risk. Bingham is indicated to be directly underlain by superficial deposits of Lacustrine deposits (dark grey clay with peat and marl) which is in turn underlain by a solid geology of Edwalton Formation. Furthermore, Made Ground is anticipated to be present locally at a variable thickness in relation to historic development. With regards to coal measures, these are expected to be present at depth. A number of fault lines are present, including the east-west trending 'Harlequin Fault'. • Hydrogeological Sensitivity: Medium Sensitivity. Bingham is indicated to be predominantly underlain by a Minor Aquifer with soils of an intermediate leaching potential. • Source Protection Zones: Low Sensitivity. Bingham does not fall within an Environment Agency designated SPZ. • Radon: Medium Risk. Bingham is indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues to be present within RE03. • Landfilling: Low Risk. No active or inactive landfills have been identified within RE03.	G
Infrastructure capacity and potential	• Education capacity at Toot Hill Secondary in Bingham to accommodate 1,750 dwellings, and primary capacity to accommodate 714 dwellings. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. Immediate plans to create a primary care centre hub here – soon to be implemented. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: This location benefits from close proximity to household waste recycling facilities at Langar, to the south of Bingham. The capacity of this site is not known. The Waste Local Plan makes provision for further facilities at Colwick which will also serve this area. • SHLAA reports some constraints in relation to the capacity of Aslockton sewage works, although alterative means of provision / upgrading possible • Green Infrastructure: Holme Pierrepont is identified by Rushcliffe Borough Council as a GI resource and could potentially be developed further in the future. This is highly proximate to the Ruschliffe East area of search. • In Accessible Settlements report, Bingham scored 89.86% (above average of 72%) • This settlement has been given a green code for this category due to infrastructure capacities in education, investment in health potential, proximity to GI and above average access to facilities.	G
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7	A

	• Low 2009 net need of -3	
Regeneration potential	• Generally settlement and surrounding area not deprived • However, some potential to address deprivation in west of town south of the railway line	**A**
Economic development	• Bingham has an established industrial estate (Moorbridge Road) to the north of the settlement. The industrial estate operates successfully and opportunities exist for expansion around light industrial uses. • Chapel Lane to the north of Bingham is a 38ha vacant greenfield site with planning permission for a mixture of employment uses. However, access along the A46 remains an issue to the development of this site, despite strong demand for small office premises and light industrial. Larger scale operators will only be attracted by infrastructure improvements. • The 28ha RAF Newton site is close to Bingham and provides accommodation for warehousing units • The Bingham MSOA has higher levels of employment (2,000 to 3,000 jobs) than most surrounding areas to the east of Nottingham, with an established industrial estate and area of warehousing adjacent/close to the settlement. • This is reflected in its high score for access to employment in the Accessible Settlements report. However, employment levels are generally lower than areas to the west of Nottingham situated close to the M1 corridor.	**G**
Green Belt and/or strategic policy	• Area only partially in Green Belt- this checks development to the west of the town. • Of area outside Green Belt, development to south of town has A52 as defensible boundary. • Development to north or east of town would lack defensible boundaries and in the case of east, risks coalescence with Aslockton. • Development to north along railway line could, however, 'round off' town with railway station at centre rather than on northern edge. However, connecting with the north of the settlement over the railway would be an issue for future development. • Criterion 4 of PPG2 applies due Bingham conservation area. • RAF Newton potential brownfield site; however redevelopment of the site would be unsustainable unless part of growth of Bingham. • SHLAA lists sites with total dwelling capacity of 4,074 (574 in first 5 years and one site of 3,500 north of settlement which could be suitable if policy changes in 5+ years)	**A**
Landscape and settlement character	• The settlement is located within a landscape whose condition and character are both considered to be moderate • There are some elements of historic landscape adjacent the northern and southern boundaries of the settlement, but modern agricultural methods have modified the field pattern and the form and extent of hedgerows	**G**

	• There are no nature conservation designations close to the settlement, except for some linear sites associated with hedgerows and field boundaries • Development is feasible on the periphery of the settlement, but it should seek to reflect the current dispersed nature of the existing urban edge, with new planting to better integrate the built and natural components of the landscape • There is a Scheduled Monument within Bingham. • Bingham has important historic core, focussed around conservation area with 26 listed buildings including Grade I listed St Mary's Church & two scheduled monuments on northern and eastern edges; Nottinghamshire County	

Assessment Area RE04 Aslockton and Whatton

Criterion	Considerations	Overall Assessment
Sieve Mapping	• High flood risk. Aslockton and Whatton are located on a river. There is land within Flood Zone 3 surrounding the settlements apart from to the south which is outside the flood zones. • Both of the villages have flooded in the last 10-15 years although there has been some work on flood defences. • No Grade 1 agricultural land present; Grade 2 agricultural land surrounds villages on all sides except to the east, although almost all area not grade 2 agricultural land is subject to flood risk;	A
Transport and accessibility	• Aslockton scores red in the "as is" analysis, but it has the potential to benefit from and contribute to a higher order development corridor if clustered with Bingham and Radcliffe. • The rail service is likely to be significantly enhanced in the short-medium term, making sustainable commuting even more attractive. • The clustering potential with rapid transit extending to Aslockton changes the score to amber.	A
Geoenvironmental considerations	• Geological Review: High Risk Aslockton and Whatton are indicated to be directly underlain by a superficial geology of Alluvium (comprising silty or sandy clay with sand and gravel lenses) which is in turn underlain by a solid geology of Cropwell Bishop Formation. Coal measures are present, however, these are likely to be at significant depth. With regards to faulting, a number of faults are present. • Hydrogeological Sensitivity: Medium Sensitivity. Aslockton and Whatton are indicated to be predominantly underlain by a Minor Aquifer with soils of an intermediate – high leaching potential. • Source Protection Zone: Low Sensitivity. Study area does not fall within an Environment Agency designated Source Protection Zone. • Radon: Medium Risk. Study area is indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues to be present. • Landfilling: Low Risk. No active or inactive landfills have been identified.	A
Infrastructure capacity and potential	• Education - capacity at Toot Hill Secondary in Bingham to accommodate 1,750 dwellings, and primary capacity to accommodate 286 dwellings. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'.	A

	• Waste: This location benefits from close proximity to household waste recycling facilities at Langar, to the south of Bingham. The Waste Local Plan makes provision for further facilities at Colwick which will also serve this area. • Green Infrastructure: we are not aware of any strategic GI resources in the immediate vicinity of Aslockton & Whatton. • In Accessible Settlements report, Aslockton scored 62.08% and Whatton 58.38% (so an average of 60.23% which is lower than average of 72%) • Overall this category has been amber coded due to potential in education infrastructure to support growth both at primary and secondary level. However, we note a lower than average score in access to services.	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Low 2009 net need of 4 • Aslockton localised housing need already met by recent rural exceptions development.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	
Economic development	• Whatton prison is in the vicinity and is a large employer. • However, the rail service is likely to be significantly enhanced in the short-medium term, making sustainable commuting more attractive (though this improved service would still be less than hourly frequency. • The Aslockton and Whatton MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the east of Nottingham, away from the M1 corridor. • However, both settlements score highly in access to employment in the Accessible Settlements report due to the railway station.	**G**
Green Belt and/or strategic policy	• Villages completely outside Green Belt • As long as development avoids coalescence of Aslockton and Whatton, most locations within area of search suitable. • SHLAA lists sites with total dwelling capacity of 131 (including total of 10 in first 10 years and one site of 118 west of settlement which could be suitable if policy changes in 5+ years)	**A**
Landscape and settlement character	• The settlements are located within a landscape whose condition and character are both considered to be moderate to good • Aslockton and Whatton is not located within the Green belt, nor are there any mature landscapes in close proximity • There are some elements of historic landscape, particularly to the west • There are no nature conservation designations	**A**

	close to the settlement • Development is feasible on the periphery of the settlement, but it should seek to reflect the current dispersed nature of the existing urban edge, with new planting to better integrate the built and natural components of the landscape • Expansion south would need to leap the A52. • There are two Scheduled Monuments in Aslockton and Whatton. • There are three Listed Buildings all within Aslockton and Whatton. • Development likely to adversely affect the existing character of Aslockton and Whatton (both conservation areas).	

Assessment Area - Rest of Rushcliffe East

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The Greenbelt is located in the west with most of its boundary on Fosse Way. To the south of Bingham the Green Belt extends further east to Tithby. • Holme Pierrepoint Country Park is west of Radcliffe on Trent. • Hoveringham Pastures SSSI is located east of Hoveringham. • Orston Plaster Pits SSSI is located south of Orston. • Barnstone Railway Cutting SSSI is located northeast of Barnstone. • Netherfield Lagoons LNR is located north of Radcliffe on Trent. • There are five SINCs within the area. They are located to the west of Radcliffe on Trent, east of Carlton and to the west of Burton Joyce. • There are three main rivers flowing through the area. Land within the river corridors have been designated as either Flood Zone 2 or 3. In the most part the Flood Zones are fairly narrow. • Impact on settlement of Shelford (between Burton Joyce, Radcliffe upon Trent and East Bridgford) is of concern to English Heritage, as contains • Grade II* church (St Peter) and scheduled Civil War gun battery; Also, nearby Shelford Manor is Grade II* listed and has scheduled enclosures to the south-west; • Village of Newton (south west of East Bridgford) contains 3 Grade II listed buildings and Grade II listed windmill further west; setting and integrity of features must be preserved; • Natural England lists as area of concern: Orston Pits SSSI & Hoveringham SSSI; • No Grade 1 agricultural land present; Most of Rushcliffe East covered by Grade 2 agricultural land; largest area not covered are southeast & northwest corners. Northwest and some of southeast affected by floodrisk though; • AQMA at Barnstone	A
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds. • However, potential for development around Elton and Orston station on the Grantham line if capacity was increased.	A
Geoenvironmental considerations	• Geological Review: High Risk. Regionally, the Rushcliffe East area is underlain by a superficial geology of alluvium or similar in the east and till in the west. This is in turn generally underlain by the Edwalton Formation and Cropwell Bishop Formation in the west and east respectively. In terms of coal strata and the	G

	potential for opencast mining to have occurred, these strata are expected to be at significant depth. With regards to faulting, the area appears to be generally heavily faulted, albeit not to the degree of the coal strata outcrops to the west of Nottingham. In particular, the 'Harlequin Fault' is indicated to cut across the entire Rushcliffe East area. • Hydrogeological Sensitivity: Medium Sensitivity. Generally, the Rushcliffe East area is underlain by a Non Aquifer, with localised areas of Minor Aquifer which are associated with soils of intermediate – high leachate potential. • Source Protection Zone: Low Sensitivity. The Rushcliffe East area does not generally fall within an Environment Agency designated SPZ. • Radon: Low Risk. Generally, the Rushcliffe East area does not fall within an area indicating protection measures to be required. However, basic levels of protection are locally recommended in the east of the area. • Pollution Issues: Low Risk. The EA website has identified relatively very few pollution issues within the Rushcliffe East area. • Landfilling: Low Risk. Relatively very few landfill facilities (current or historic) have been identified within the Rushcliffe East area.	
Infrastructure capacity and potential	• Education – general capacity at surrounding Secondary school in Bingham to accommodate 1,750 dwellings, and some primary capacity. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers' Waste: This location benefits from reasonable proximity to household waste recycling facilities at Langar. The Waste Local Plan makes provision for further facilities at Colwick which will also serve this area. • Green Infrastructure: Holme Pierrepont is identified by Rushcliffe Borough Council as a GI resource and could potentially be developed further in the future. This is highly proximate to the Ruschliffe East area of search. • Overall, due to lack of facilities in rural areas this wider area has been scored as red, though there is potential for some secondary education capacity.	**R**
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Low 2009 net need of 4 • Local housing need met in several smaller villages within Rushcliffe east through the provision of rural exception development.	**A**
Regeneration potential	• Except for area directly adjacent to Nottingham conurbation (for which see initial SUE report), area not deprived, so low potential for regeneration through new development	**A**

Economic development	• No significant employment locations evident in rest of Rushcliffe East, although there is employment around Langar airfield with potential for further employment related development	**A**
Green Belt and/or strategic policy	• Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl'. • No allocated housing sites or other land safeguarded from Green Belt. • East of area outside Green Belt	**A**
Landscape and settlement character	• The landscape has a uniform, sometimes monotonous, character created by large tracts of arable farmland with few other notable features, although pastoral land is present along some stream margins, escarpment slopes and village fringes • Small nucleated settlements tend to be concentrated on traditionally high mudstone ridges and closer to Nottingham, villages have expanded considerably which exerts an urbanising influence on the landscape • Strong pattern of medium to large-scale hedged fields with smaller village side pasture • Hedgerows are of variable condition, tending to be intact along lanes and in pasture fields and less intact, smaller and often fragmented around arable fields • Where the exist, hedgerow trees are mostly ash with some oak and willow, with frequent young lime and horse chestnut trees having been planted along roads and these are a notable feature • General lack of woodland within the area with few hedgerow trees enables open extensive views across the area • Where present, woodland tends to be small geometric plantations, the general lack of woodland means these are prominent features • Pockets of isolated mature parkland are prominent wooded features – remnant parkland exists where land has been ploughed for arable farming • Trees and woodland along fringes of villages creates an impression of higher tree cover than actually exists • Frequent overhead lines and pylons are prominent vertical features, their scale emphasised by the lack of other vertical structures such as woodland • Generally, there is a need to enhance the character of the landscape by promoting tree planting, in blocks, along hedgerows and lanes, and on the edges of existing and new settlement • Where new development occurs, it should respect and attempt to preserve the existing character of the smaller settlements • There are 8 Scheduled Monuments across the area at: Slaunton Hall, Sibthorpe; Car Colston; Burrowsmoore; Shelford Manor; and Gunthorpe. • Flintham Hall Grade II Registered Park and Garden is located to the west of Flintham.	**A**

	• Holme Pierrepoint Hall Grade II Registered Park and Garden is located to the west of Radcliffe on Trent. • There are clusters of Listed Buildings scattered around the area especially in settlements.	

RUSHCLIFFE MID

Assessment Area RM01 Tollerton

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a narrow band of land within Flood Zone 3 to the east of Tollerton. • No Grade 1 agricultural land present; Grade 2 agricultural land on north and south sides of town but not on east and west borders of village	A
Transport and accessibility	• Tollerton scores reasonably well, both as a stand alone growth location and as having potential as part of a mid-Rushcliffe cluster, with Keyworth. • However, the overall scores are not high enough to bring it to the green category.	A
Geoenvironmental considerations	• Geological Review: High Risk. Based upon the regional geology, Tollerton is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, RM01 appear to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Low Sensitivity. The study area is predominantly underlain by a Non-Aquifer, however, very small and localised areas of Minor Aquifer (and associated soils of intermediate leaching potential) are present in the vicinity of Homestead Farm in the north, and Plumtree in the south. • Source Protection Zone : Low Sensitivity. Study area does not fall within an Environment Agency defined Source Protection Zone. • Radon: Low Risk. Study area is not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a 'significant' pollution incident within the study area involving sewage materials at Plumtree. • Landfilling: Low Risk. No active or inactive landfills have been identified within RM01.	G
Infrastructure capacity and potential	• Education - capacity at Keyworth South Wolds secondary school to accommodate 313 dwellings, and primary capacity at Tollerton village school to accommodate 143 dwellings. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: This location has reasonable proximity to household waste recycling facilities at Langar and Rugby Road, West Bridgford. The capacity	A

	of these sites is unknown at present. • Green Infastructure: Tollerton has reasonable proximity to the Grantham Canal, identified by Rushcliffe Borough Council as a strategic GI resource. • Tollerton benefits from proximity to the Nottingham conurbation rather than in terms of its own infrastructure provision, which is limited. • In Accessible Settlements report, Tollerton scored 64.79% which is below average of 72%. • Overall this category has been graded as amber due to availability in capacity of education infrastructure, although this settlement scores below average on access to services.	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Medium 2009 net need of 22 • Tollerton local needs for housing being met with rural exception development, which is currently under construction.	**A**
Regeneration potential	• Except for small pocket directly adjacent to Nottingham conurbation (for which see initial SUE report), village and surrounding area not deprived • Therefore, generally low potential for regeneration through new development	**A**
Economic development	• The village has agricultural employment and a small number of workshops. Adjacent to Nottingham Airport which is mainly used for light aviation. • The Tollerton MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the south east of Nottingham, away from the M1 corridor. • However, its proximity to Nottingham is reflected in its relatively high score for access to employment in the Accessible Settlements report.	**G**
Green Belt and/or strategic policy	• Entire area of search in Green Belt. • Criterion 2 suggests avoidance of northern, western and south-eastern expansion to avoid coalescence with Edwalton and Plumtree/Normanton on the Wolds • Criterion 4 suggests avoidance of eastern development to preserve setting of historic village centre; • Very limited opportunities for expansion as a result • SHLAA lists sites with total dwelling capacity of 411 (including total of 16 deliverable in first 5 years and 395 suitable if policy changes in 5+ years) • Largest site of 325 dwellings north of settlement	**A**
Landscape and settlement character	• The landscape that encompasses the settlement is in moderate condition, with a character that can be described as coherent without being highly distinctive	**A**

	• The settlement is completely surrounded by Green Belt, with mature landscapes to the south and east, and the main urban area of Nottingham relatively close to the northern boundary • There are no local nature reserves and sites for nature conservation in proximity to the settlement • There are few heritage landscape elements, with much of the historic field pattern modified by modern agricultural practices • Development need to avoid areas affected either by proximity to Nottingham or other settlements (where coalescence is an issue) and the east and south, where the requirement to protect the mature landscapes may slightly limit the potential for expansion • New development should reflect the traditional use of materials (red brick and pantile) and should also seek to create dispersed, uneven urban edges with buffer planting, to better integrate the urban and rural elements of the landscape • Area to the south west may be the most suitable as a result. • There are 11 Listed Buildings within the area scattered around Tollerton. • Small village / population therefore development likely to impact on the setting and character of historic village.	

Assessment Area RM02 Cotgrave

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are three Listed Buildings within Cotgrave. • There is a narrow strip of land to the north of Cotgrave within Flood Zone 3. • The Grantham Canal corridor is Site of Importance for Nature Conservation & at risk of flooding • Need to protect setting of Grade II Cotgrave Place Farmhouse • Cotgrave contains 10 listed buildings including Grade I listed All Saints' Church. To north towards former are Grade II listed Cotgrave Place Farmhouse and Holme House on northern edge. • Also likely considerable archaeological potential with National • Monument Record data revealing number of finds including prehistoric and Roman artefacts; • Also proximity to the River Trent is significant, and area forms part of the Trent Valley Geo Archaeology project • Grantham Canal is important historic environment feature as well as a nature conservation feature (it opened in the late 1790s and was abandoned by the end of the 1930s) • No Grade 1 agricultural land present; Grade 2 agricultural land only on west side of Cotgrave • Cotgrave Colliery SINC covers the whole of the former colliery site. • Cotgrave Country Park (strategic Green Infrastructure) surrounds the Cotgrave Colliery site.	A
Transport and accessibility	• Cotgrave scores reasonably well on the "as is" analysis, but poorly in terms of potential to strengthen corridor growth. • Overall it sites at the bottom end of the amber score range • SHLAA reports that there are local highway network and A46/A52 issue that need resolving in case of larger developments; A52 trunk road running at capacity. There would be insufficient critical mass to achieve sufficient mode shift to public transport to mitigate the highway impacts.	A
Geoenvironmental considerations	• Geological Review: High Risk. Based upon the regional geology, Cotgrave is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, RM02 appear to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Low Sensitivity. Cotgrave is predominantly underlain by a Non-Aquifer, however, very small areas of Minor Aquifer (and associated soils of intermediate leaching potential) are present in the vicinity of 'Windmill Hill' in the north, and 'Wolds Hill' in the south.	G

	• Source Protection Zone : Low Sensitivity. Cotgrave is not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. Cotgrave is not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues. • Landfilling: Low Risk. No active or inactive landfills have been identified.	
Infrastructure capacity and potential	• Education - capacity at Dayncourt Secondary to accommodate 2,500 dwellings, however, there is no primary capacity. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. This settlement is included in the PCT strategy as a possible future investment location to create a primary care centre hub. • Energy and gas: initial indications - no major 'show stoppers' . • Waste: This location has reasonable proximity to household waste recycling facilities at Langar and Rugby Road, West Bridgford. The capacity of this site is unknown at present. • Green Infrastructure: Holme Pierrepont is identified by Rushcliffe Borough Council as a GI resource and could potentially be developed further in the future. Cotgrave is also proximate to the Grantham Canal, which the Council has aspirations to connect to the River Trent. Cotgrave Country Park, which sits to the north of the settlement, is a further strategic GI resource. • In Accessible Settlements report, Cotgrave scored 67.27% (below the 72% average). Low score due to factors such as poor access to jobs. • Overall this settlement has been graded as green due to secondary education capacity, opportunity to support strategic Gi linkages, and support plans for strategic investment in health infrastructure. However, we note the lack of primary school capacity and slightly below average access to services score.	**G**
Housing market factors	• Cotgrave is an exception in Rushcliffe, having a higher level of need than surrounding sub market areas. • It has been recognised in a separate needs study of Cotgrave that there is a lack of provision of 1 and 2 bed social rented properties in the town. • Low / medium 2009 net need of 18	**A**
Regeneration potential	• Settlement and surrounding area suffer from pockets of deprivation (giving an overall high multiple deprivation score), making Cotgrave a good candidate for regeneration-linked development	**G**
Economic development	• Mixed use development proposals on former colliery land currently within Green Belt at Cotgrave; The current proposals together with the regeneration potential, make Cotgrave possible candidate for expansion to be centre in its own right. • Cotgrave benefits from reasonable access to the A46. The substantial 29ha former colliery is the	**A**

	village's main opportunity site, particularly for light industrial development, but will require improvement to the road network to bring it forward. • The Hollygate Lane and Manvers Business Parks are adjacent to the former colliery and are part of an established industrial area of Cotgrave. The local office market is fairly limited. • The Cotgrave MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the south east of Nottingham, away from the M1 corridor. • This is reflected in Cotgrave's very low score for access to employment in the Accessible Settlements report.	
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • Few risks of coalescence, with exception of Clipston to west. • Criterion 4 suggests opportunities to north (adjacent to historic village centre with cluster of listed buildings) most limited. • Few opportunities for 'infill' • SHLAA lists sites with total dwelling capacity of 1,216 (including total of 89 deliverable in first 15 years and 1,127 if policy changes in 5+ years) • Site with capacity for 500 north of settlement	**A**
Landscape and settlement character	• The landscape that encompasses the settlement is in moderate condition, with a character that can be described as coherent without being highly distinctive, and some degradation through loss of hedgerows • The settlement is completely surrounded by Green Belt, with mature landscapes immediately to the south • There are local nature reserves and sites for nature conservation in proximity to the settlement, a short distance from the northern and southern boundaries of the settlement • There are some heritage landscape elements, particularly along the eastern boundaries of the settlement, including remnant open fields • Development would seem most feasible to the north and west of the settlement, in the gap areas created by infrastructure running along east-west axes • New development should reflect the traditional use of materials (red brick and pantile) and should also seek to create dispersed, uneven urban edges with buffer planting, to better integrate the urban and rural elements of the landscape, as well as respecting the local vernacular in terms of scale, massing and setting within the landscape • SHLAA reports that settlement sits within bowl and existing town & any potential expansion thus quite prominent from surrounding hills • There are 11 Listed Buildings within the area scattered around Tollerton.	**A**

Assessment Area RM03 Cropwell Bishop

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a short narrow band of land to the east of Cropwell Bishop which is within Flood Zone 3. • No Grade 1 agricultural land present; No Grade 2 agricultural land directly bordering village either; north east towards Bingham grade 2 agricultural land starts approx 0.5km outside Cropwell Bishop	A
Transport and accessibility	• Cropwell Bishop scores low on account of poor access to facilities, poor road access, and lack of potential for strengthening a potential public transport corridor.	R
Geoenvironmental considerations	• Geological Review: High Risk. Cropwell Bishop is indicated to be underlain by the Cropwell Bishop Formation with localised areas of Lilstock Formation and Westbury Formation, predominantly in the east and south of RM03. In terms of superficial deposits, a combination of Till and a variable thickness of Made Ground is anticipated. Coal measures are also expected to be present, albeit at significant depth. RM03 is also densely faulted. • Hydrogeological Sensitivity: Low Sensitivity. Study area is predominantly underlain by a Non-Aquifer, however, areas of Minor Aquifer (and associated soils of intermediate - high leaching potential) are present in the vicinity of 'Cropwell Butler' in the north, and 'Blue Hill' in the south. • Source Protection Zone : Low Sensitivity. Cropwell Bishop is not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. Study area is not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures maybe required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues. • Landfilling: Low Risk. No active or inactive landfills have been identified.	G
Infrastructure capacity and potential	• Education - capacity at Toot Hill Secondary 1,750 dwellings, however, there is no primary capacity. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: This location benefits from close proximity to household waste recycling facilities at Langar, to the south of Bingham. The capacity of this site is unknown at present. • Green Infrastructure: Cropwell Bishop is proximate to the Grantham Canal, identified as	A

	a strategic GI resource by Rushcliffe Borough Council. Holme Pierrepont and the Trent Valley River Park are further afield but reasonably proximate further GI resources. • In Accessible Settlements report, Cropwell Bishop scored 45.16% • SHLAA reports the village has only basic facilities. • Overall, this category has been scored as amber due to very low score on access to facilities and lack of primary capacity. However, we note that some growth here could support strategic GI potential and secondary school capacity.	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Low 2009 net need of 4 • Local housing need is to be met by Rural Exception development.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• Although small, the village benefits from good access to the A46. The Cropwell Mill development comprises a series of small office and light industrial units. • The Cropwell Bishop MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the south east of Nottingham, away from the M1 corridor, • This is reflected in the village's low score for access to employment in the Accessible Settlements report. • SHLAA reports it as a medium sized village with only basic facilities & limited employment opportunities	**A**
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • Few risks of coalescence, with exception of Cropwell Butler to north. • Criterion 4 suggests opportunities to south (adjacent to historic village centre) most limited. • Few opportunities for 'infill' • SHLAA lists sites with total dwelling capacity of 453, with only 5 deliverable in next 5 years and capacity for 448 if policy changes in next 5+ years	**A**
Landscape and settlement character	• The landscape to the south is considered to be moderate in both its condition and character, with no real distinctiveness evident, while the landscape to the south is considered to have a strong character, reflecting the relationship between arable/pastoral landscapes and urban areas characterised by prominent church towers and spires • The settlement is completely surrounded by Green Belt, with mature landscapes immediately to the south	**A**

	• There are some small local nature reserves and sites for nature conservation in proximity to the settlement, some of which are related to hedgerows and areas of woodland • Heritage landscape elements, including open fields surround the settlement on three sides, with only the northern boundary having a clearer relationship with modern field systems • Development is possible in most directions, except to the south, although proposals will have to be framed in such a way as to respect protected and designated landscapes • New development should reflect the traditional use of materials (red brick and pantile) and should also seek to create dispersed, uneven urban edges with buffer planting, to better integrate the urban and rural elements of the landscape, as well as respecting the local vernacular in terms of scale, massing and setting within the landscape • There is a large cluster of Listed Buildings within Cropwell Bishop. • Small village / population therefore development likely to impact on the setting and character of historic village.	

Assessment Area RM04 Keyworth

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a very narrow strip of land on the northeast boundary of the area within Flood Zone 3. • Natural England lists as area of concern: Keyworth Meadow LNR • No Grade 1 agricultural land present; Grade 2 agricultural land surrounding village to the north, west and southwest with narrow gap directly to the west; no grade 2 land to the east	A
Transport and accessibility	• Keyworth scores moderately well on both existing and potential criteria. • Its potential for better public transport could be enhanced if twinned with growth at Tollerton	A
Geoenvironmental considerations	• Geological Review: High Risk. Based upon the regional geology, Keyworth is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, Keyworth is expected to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Low Sensitivity. Keyworth is predominantly underlain by a Non-Aquifer, however, very localised areas of Minor Aquifer (and associated soils of intermediate leachate potential) are present in the vicinity of 'Plumtree Park' and The Pastures'. • Source Protection Zone : Low Sensitivity. Keyworth is not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. Keyworth is not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a number of 'Significant' Pollution Incidents within RM04, generally involving sewage and agricultural materials. • Landfilling: Low Risk. No active or inactive landfills have been identified within RM04.	G
Infrastructure capacity and potential	• Education – some limited capacity at Keyworth South Wolds Secondary to accommodate 313 dwellings, and primary capacity to accommodate 857 dwellings. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. Keyworth is classed as a 'secondary hub' for PCT provision, and has surplus capacity to accommodate a future 6000 patients (some 2,600 dwellings in the wider catchment area). • Energy and gas: initial indications - no major 'show stoppers'. • Waste: This location has reasonable proximity	G

	to household waste recycling facilities at Langar and Rugby Road, West Bridgford. The capacity of this site is unknown at present. • Green Infrastructure: we are not aware of any strategic GI in the Keyworth area. • In Accessible Settlements report, Keyworth scored 84.56% • Overall, this category has been scored as green due to some education and considerable health potential and above average score on access to services.	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. • Net need totals have got lower since 2006/7 • Low 2009 net need of 11	A
Regeneration potential	• Estate on western edge of village to south of Debdale Lane and north of Bunny Lane has greatest potential for regeneration through new development. • Otherwise, surrounding area and settlement not deprived	A
Economic development	• The village benefits from good access to the A60 and is home to a variety of small businesses, including those based in the nearby Bunny Trading Estate. However, supply is fairly limited and sites, such as the 7ha Bunny Brickworks to the west of the village, provide good potential for light industrial uses. The British Geological Survey (7ha) is also located on the edge of the settlement, providing a range of laboratory and storage accommodation • The Keyworth MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the south east of Nottingham, away from the M1 corridor. • However, the village's road accessibility to jobs is reflected in its high score for access to employment in the Accessible Settlements report.	A
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • Risks of coalescence to north with Plumtree/Normanton on the Wolds and to east with Stanton-on-the Wolds. • Criterion 4 suggests development to south less suitable due historic village centre conservation area. • Few defensible barriers to west or opportunities for infill • SHLAA lists sites with total dwelling capacity of 2,295 (dwelling capacity of 87 deliverable in next 10 years and 2,208 in other categories) • Site with capacity for 1,070 east of settlement, suitable if policy changed in 5+ years	A
Landscape and settlement character	• The landscape to the north is considered to be moderate in both its condition and character, with no real distinctiveness evident, while the landscape to the south is considered to be in a good condition with a strong, rural character, which derives from the relationship of the arable and pastoral landscapes with a network of	A

	woodland blocks linked by hedgerows • The settlement is completely surrounded by Green Belt, with mature landscapes immediately to the south • There is a larger local nature reserve in close proximity to the eastern boundary of the settlement, with some smaller sites to the south, many of which are related to hedgerows and areas of woodland • Heritage landscape elements abut the settlement in every direction, mostly reflected in the remnant field patterns • Development is most feasible to the north, although the new urban edge should be integrated with the surrounding landscape by means of new tree planting that will frame and filter views • New development should reflect the traditional use of materials (red brick and pantile) and should also seek to create dispersed, uneven urban edges with buffer planting, to better integrate the urban and rural elements of the landscape, as well as respecting the local vernacular in terms of scale, massing and setting within the landscape • There are 13 Listed Buildings within the area. The majority are located within Keyworth Conservation Area. • Development likely to impact on the setting and character of historic village.	

Assessment Area Rest of Rushcliffe Mid

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are four Scheduled Monuments within the area: Moat northwest of Harland Fields; Hall Farm northeast of Knoulton; and Wiverton Hall. • There are clusters of Listed Buildings scattered around the area especially in settlements. • There are Conservation Areas within Hickling, Upper Broughton, • The Greenbelt is located in the western half of the area. The boundary is located to the west of Widmerpool; Knoulton Wold; Knoulton and Colston Bassett. • Normanton Pastures SSSI is located to the east of Normanton on the Wolds. • Keyworth Meadows LNR is located to the south of Keyworth. • Knoulton Marsh and Canal SSSI is located to the south of Knoulton. • There is some land within Flood Zone 3 within the area. These generally form narrow linear corridors next to streams and rivers. • The majority of land within Flood Zone 3 is to the east of Cropwell Bishop. • Conservation areas Car Colston (East of East Bridgeford) & at Cropwell Butler (north of Cropwell Bishop) • Natural England lists as area of concern: Kinoulton Marsh & Canal SSSI (Grantham) & Normanton Pastures SSSI • Rushcliffe Mid has comparatively little Grade 2 agricultural land & no Grade 1 agricultural land; Grade 2 land mainly on eastern most edge between Radcliffe on Trent and Bingham, west of Cotgrave and on the western edge of the area around Tollerton and Keyworth; east and south mostly devoid of grade 2 land	A
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds.	R
Geoenvironmental considerations	• Geological Review: High Risk. Regionally, the Rushcliffe Mid area is underlain by a superficial geology of till, with localised areas of Made Ground anticipated to be present. This is in turn generally underlain by Cropwell Bishop Formation and Edwalton Formations. In terms of coal strata and the potential for opencast mining to have occurred, these strata are expected to be at significant depth. With regards to faulting, the area appears to be generally heavily and densely faulted in a general northwest-southeast orientation. • Hydrogeological Sensitivity: Medium Sensitivity. Generally, the Rushcliffe Mid area is underlain by a Non Aquifer, with localised areas of Minor Aquifer. • Source Protection Zone: Low Sensitivity. The Rushcliffe Mid area does not generally fall within an Environment Agency designated SPZ.	G

	• Radon: Low Risk. Generally, the Rushcliffe Mid area does not fall within an area where radon protection measures are likely to be required. • Pollution Issues: Low Risk. The EA website has identified relatively very few pollution issues within the Rushcliffe East area. • Landfilling: Low Risk. Relatively very few landfill facilities (current or historic) have been identified within the Rushcliffe East area.	
Infrastructure capacity and potential	• There is some education capacity in the north at Dayncourt Secondary, but the southern part of the area the capacity is limited. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications are that there are no major 'show stoppers' to development Waste: This location has reasonable proximity to household waste recycling facilities at Langar and Rugby Road, West Bridgford. The capacity of this sites is unknown at present. • Overall, due to lack of facilities in rural areas this wider area has been scored as red, though there is potential for some secondary education capacity to the north at Dayncourt Secondary, the south is at capacity.	**R**
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. • Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Low 2009 net need of 4 • Small settlements in this area may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• Cotgrave and large surrounding area are prime candidates for regeneration-linked development. • However, across the rest of the area, deprivation is low or in small pockets, thereby reducing potential for regeneration	**A**
Economic development	• No significant employment opportunities evident elsewhere in Rushcliffe.	**A**
Green Belt and/or strategic policy	• Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl'. • No allocated housing sites or other land safeguarded from Green Belt. • East of area outside Green Belt. • Cotgrave colliery site could provide 500 homes. Potentially suitable if policy changes – could be delivered in 5+ years. Outside but close to Assessment Area.	**A**
Landscape and settlement character	• In the northern part of the study area (located, for the most part in the South Nottinghamshire Farmlands Character Area): • The landscape has a uniform, sometimes monotonous, character created by large tracts of arable farmland with few other notable features, although pastoral land is present	**A**

	along some stream margins, escarpment slopes and village fringes • Small nucleated settlements tend to be concentrated on traditionally high mudstone ridges and closer to Nottingham, villages have expanded considerably which exerts an urbanising influence on the landscape • Strong pattern of medium to large-scale hedged fields with smaller village side pasture • Hedgerows are of variable condition, tending to be intact along lanes and in pasture fields and less intact, smaller and often fragmented around arable fields • Where the exist, hedgerow trees are mostly ash with some oak and willow, with frequent young lime and horse chestnut trees having been planted along roads and these are a notable feature • General lack of woodland within the area with few hedgerow trees enables open extensive views across the area • Where present, woodland tends to be small geometric plantations, the general lack of woodland means these are prominent features • Pockets of isolated mature parkland are prominent wooded features – remnant parkland exists where land has been ploughed for arable farming • Trees and woodland along fringes of villages creates an impression of higher tree cover than actually exists • Frequent overhead lines and pylons are prominent vertical features, their scale emphasised by the lack of other vertical structures such as woodland • Generally, there is a need to enhance the character of the landscape by promoting tree planting, in blocks, along hedgerows and lanes, and on the edges of existing and new settlement • Where new development occurs, it should respect and attempt to preserve the existing character of the smaller settlements • In the southern part of the study area (locate, for the most part, in the Nottinghamshire Wolds Character Area): • The landscape has a distinctive rural character and a feeling of seclusion from urban centres, with small red brick and pantile roofed villages interconnected by narrow winding country lanes, and larger commuter settlements with residential estates on their fringes and small older centres within the northern and western parts of the region • Industrial influences have a localised effect on the area • The landscape is characterised by a well defined and recognisable pattern of hedged fields and woodland with narrow lanes bordered by hedgerows and frequent hedgerow trees, and a medium-to-large scale regular and semi-irregular field pattern, which is less distinctive in arable fields, and older, smaller field patterns in pastoral fields close to village fringes • Ridge and furrow present within pastoral fields	

	• Hedgerows are mostly hawthorn, most are well maintained and intact although around arable fields their condition is more variable • Broad-leaved woodland is variable across the area and ranges in size creating areas of high and low enclosure • Smaller woodland copses and coverts are common and exert a localised influence particularly where present on high ground • Hills characterised by large regular blocks of mature broad-leaved woodland, scarp grasslands and pasture and long arable fields which extend down the slopes • Development around existing settlements will help to conserve the sparsely settled rural character of the landscape • New development should seek to promote measures for achieving a better integration with existing development by respecting the traditional built form character and pattern of rural settlements, and with the wider countryside • Where there might be conflict, new development should seek measures for conserving and enhancing historic features such as ridge and furrow, and to protect the semi-irregular small to medium scale field pattern around villages and medium to large scale field pattern throughout remainder of the area	

RUSHCLIFFE WEST

Assessment Area RW01 Ruddington

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Willwell Cutting LNR is located to the north of the area. • There is a narrow corridor of land designated as a SINC to the east of Ruddington along the banks of the river. • There are two narrow corridors of land within Flood Zone 3 to the north and west of Ruddington. • SSSI at Willwell cutting • This is an area of considerable historic interest, with cluster of listed buildings in Ruddington • Ruddington contains conservation area; • No Grade 1 agricultural land present; Grade 2 agricultural land surrounding village on all sides except south and northwest. Also grade 2 area to southwest does not border directly on the village, leaving a gap for possible small scale extension	A
Transport and accessibility	• Ruddington scores green on both the as is and potential scores. • Its relative proximity to the City enables more transport options (cycling in particular) to be developed. • Growth would provide potential for upgraded bus rapid transit which would also benefit areas inward from Ruddington. • However, such a facility would need to include a priority crossing of the A52 corridor to enable low car-share commuting. Also, the potential for rapid transit within the village and inward to the city would need to be ascertained, as this would need to avoid current peak hour congestion on the local network,	G
Geoenvironmental considerations	• Geological Review: High Risk. Based upon the regional geology, Ruddington is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, RW01 is expected to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Low Sensitivity. Ruddington is predominantly underlain by a Non-Aquifer, with highly localised outcrops of Minor Aquifer in the vicinity of 'The Heritage Centre' and 'Mickleborough Hill'. • Source Protection Zone : Low Sensitivity. Ruddington is not situated within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. Ruddington is not indicated to fall within (or in the immediate vicinity) of an	A

	area where radon protection measures may be required. • Pollution Issues: Low Risk. The Environment Agency website has not identified any significant pollution issues. • Landfilling: High Risk. Whilst no active landfills have been identified, the Environment Agency website has located a single inactive landfill to be present. Records indicate this facility to have closed in 1981 and to have received industrial and inert wastes.	
Infrastructure capacity and potential	• Education – Both primary and secondary capacity is stretched and new development would have to be of a scale to accommodate new infrastructure. Some joint working with City may be needed to consider potential for new delivery package for education infrastructure linked to existing Clifton redevelopment plans. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. This area has been identified by the PCT Strategy for potential investment to create a primary care centre. There is also capacity within City as Clifton LIFT scheme. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: The closest household waste recycling facilities serving this area are located at Rugby Road, West Bridgford, within the Nottingham urban area, which are relatively easily accessed via the A60. The capacity of this site is unknown at present. Further facilities are planned for Eastcroft in Nottingham City Centre in the Waste Local Plan. • Green Infrastructure: Fairham Brook lies to the immediate west of the Rushcliffe urban area. Rushcliffe Country Park runs along the whole of the southern boundary of Ruddington. • In Accessible Settlements report, Ruddington scored 89.51%, which is particularly high. • Overall this category has been graded as cautious amber, noting that there is limited scope of education infrastructure on the current locations. There would have to be new provision to cater for any growth. Having said this, there is considerable cross boarder linkages and potential for joint infrastructure planning and delivery for health and education, and area scores very well in terms of access to services score.	**A**
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7 • Low 2009 net need of 6. Committed development will meet this need in the short term.	**A**
Regeneration potential	• For area directly adjacent to Nottingham conurbation, see initial SUE report. • Small estate on southern edge of village has greatest potential for regeneration-linked development. • Other parts of village and surroundings not	**A**

	deprived, with lower potential for regeneration through new development	
Economic development	• The Ruddington area has one of the sub-region's highest concentrations of office space, with the 20ha Ruddington Fields Business Park to the south of the village being a major provider. It is home to Experian, Green Tweed and Cattles Plc. The area has good access to the A60 and contains good quality office and R&D accommodation. • SHLAA reports that employment land has recently been established here (Ruddington & Cotgrave are only two villages where this has happened • The Ruddington MSOA has between 3,000 and 4,000 jobs in line with higher employment densities displayed in neighbouring MSOAs to the south/south west of Nottingham, close to the A52 and A453. • This high accessibility to jobs is reflected in its very high score for access to employment in the Accessible Settlements report.	**G**
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • Risks of coalescence to north with West Bridgford and to west with Clifton. • Expanding east would break defensible boundary of the A60. • Land to south is Rushcliffe Country Park. • Some very limited opportunities to south (south of Musters Road) for infill • SHLAA lists sites with total dwelling capacity of 2,313 (dwelling capacity of 414 deliverable in next 10 years and 1,896 in other categories) • Site with capacity for 1,234 northeast of settlement, suitable if policy changed in 5+ years • One of the most constrained settlements in Rushcliffe in terms of coalescence.	**A**
Landscape and settlement character	• The landscape encompassing this settlement is considered to be moderate in both its condition and character, with no real distinctiveness evident, with man-made and urban features exerting a significant influence • The settlement is completely surrounded by Green Belt, with mature landscapes immediately to the west • The urban edge of Nottingham is relatively close to the northern and western boundaries of the settlement, resulting in coalescence of the two urban areas being a key consideration when locating new development opportunities • There is a larger local nature reserve in close proximity to the southern boundary of the settlement, with some smaller sites to the north and west • There are few heritage landscape elements, as the adjacent field patterns have been greatly modified by modern agricultural practices • Development is most feasible to the south and	**A**

	east, although development is possible to the west, as long as a the issues of coalescence are resolved; the new urban edge should be integrated with the surrounding landscape by means of new tree planting that will frame and filter views • New development should reflect the traditional use of materials (red brick and pantile) and should also seek to create dispersed, uneven urban edges with buffer planting, to better integrate the urban and rural elements of the landscape, as well as respecting the local vernacular in terms of scale, massing and setting within the landscape • Village is an area of considerable historic interest, with a cluster of Listed Buildings within the Conservation area and two to the east of Ruddington. • There is a Conservation Area in the centre of Ruddington.	

Assessment Area RW02 Gotham

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Gotham Hill Pasture SSSI is located to the northwest of Gotham. • There is a small area of Ancient Woodland to the southwest of Gotham. • There is a small area of land to the northeast of Gotham that lies within a mixture of Flood Zones 2 and 3. These are narrow bands closely following watercourses. • Natural England lists as area of concern: Gotham Hill Pasture SSSI; • No Grade 1 agricultural land present; area around Gotham also has comparatively little Grade 2 agricultural land, which is all located to the east of the village	A
Transport and accessibility	• Gotham scores red on the "as is" scale with poor access to local facilities. • It scores amber on account of potential for strengthen the public transport corridor between Nottingham and Loughborough, clustered with East Leake, and the future availability of park and ride at Clifton. • However, it is fairly poorly served by road with little potential easily to enhance it.	A
Geoenvironmental considerations	• Geological Review: High Risk. Based upon the regional geology, Gotham is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, Gotham is expected to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Medium Sensitivity. Mapping indicates Gotham to be underlain by a Non-Aquifer in the west and a Minor Aquifer (with soils of an intermediate – high leaching potential) to the east of the town centre. • Source Protection Zones: Low Sensitivity. Gotham is not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. Gotham is not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues. • Landfilling: High Risk. Whilst no active landfills have been identified, the EA website has identified a number of inactive landfills to be present within Gotham. These include the Land South West of Hill Road which received waste from factory or industrial processes until 1993.	A

Infrastructure capacity and potential	• Education - capacity at Harry Carlton Secondary 1,875 dwellings and limited primary capacity to accommodate 286 dwellings. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: The closest household waste recycling facilities serving this area are located at Rugby Road, West Bridgford, within the Nottingham urban area, some distance from Gotham. The capacity of this site is unknown at present. • Green Infrastructure: we have not been made away of any strategic GI in the Gotham area. • In Accessible Settlements report, Gotham scored 72.43% • Overall, this category has been coded as green due to forecast future education infrastructure capacity and high score on access to services.	**G**
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. • Net need totals have got lower since 2006/7. • The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Medium 2009 net need of 22 • Rural housing need in the west may be met by rural exception sites.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• Power station is a notable employer in the area, as is British Gypsum at East Leake. British Gypsum also has a site at Gotham to the south of the Assessment Area. • Gotham is located in an MSOA that covers a wide area and has 3,000 to 4,000 jobs, benefiting from proximity to the A453. • The village's road accessibility to jobs is reflected in its high score for access to employment in the Accessible Settlements report.	**G**
Green Belt and/or strategic policy	• Entire area in Green Belt (washed over)- low risks of coalescence but few opportunities to avoid sprawl. • Proposed development to the south of Clifton would increase coalescence issues with Gotham. • Small settlement, so development in any direction likely to impact upon setting and character of historic village (Criterion 4) • SHLAA lists sites with total dwelling capacity of 689; only 19 deliverable in next 5 years and 620 if policy changed in 5+ years	**A**
Landscape and settlement character	• The landscape to the east is considered to be in poor condition and of moderate character strength, with urban areas on higher ground being part of the character, while the landscape to the west is considered to be in a good	**A**

	condition with a strong, rural character, which derives from the relationship of the arable and pastoral landscapes connected by a network of woodland blocks linked by hedgerows, which provide the setting for settlements of varying size • The settlement is completely surrounded by Green Belt, with large areas of mature landscapes to the west and south, immediately adjacent to the urban edge • There are few local nature reserve in close proximity to the settlement, although there are two small SSSIs located close by, one to the north west of Gotham and one, more distant, to the south • There are few heritage landscape elements, as the adjacent field patterns have been greatly modified by modern agricultural practices • Development is most feasible to the east, where there are fewer landscape constraints, although limited development to the west is possible • Within the wider landscape new development should be located on the fringes of existing settlements and should seek to minimise the impact on the landscape by using buffer planting to better integrate the built and natural environments • New development should seek to retain the impression of settlements being located on higher ground, with arable/pastoral landscapes, with connecting blocks of woodland and hedgerows, in the lower lying areas • This is an area of considerable historic interest with three Listed Buildings within the area. • Development likely to impact on the setting and character of historic village.	

Assessment Area RW03 East Leake

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are conservation areas to the east and west of East Leake (Costock and West Leake respectively, with the Grade II registered park and garden of Stanford Hall to the south) • Rushcliffe Golf Course SSSI is located to the northwest of East Leake. • There is a river flowing east to west through East Leake with land either side within Flood Zone 3. • Future development may need noise attenuation measures due to proximity to East Midlands Airport • No Grade 1 agricultural land present; Grade 2 agricultural land surrounds southern half of village with another small area to the northeast	G
Transport and accessibility	• East Leake scores amber because of its relatively good access to local facilities • Also its position between Nottingham and Loughborough strengthens public transport viability. • The corridor is not as good or well provided as those scoring green.	A
Geoenvironmental considerations	• Geological Review: High Risk. Based upon the regional geology, East Leake is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, expected to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Medium Sensitivity. East Leake is generally underlain by a Non-Aquifer, however, a significant area of Minor Aquifer is also present in the central part. • Source Protection Zone : Low Sensitivity. East Leake is not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. East Leake is not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a number of 'Significant' pollution incidents to have occurred within East Leake, generally relating to significant impact of waters. Furthermore, a Gypsum Works is located within the study area. • Landfilling: High Risk. A single historic landfill has been identified. Gypsy Lane is recorded to have received commercial and household waste until its closure in 1972 (the start date of operation is not recorded).	A
Infrastructure capacity and potential	• Education - capacity at Harry Carlton Secondary 1,875 dwellings and limited primary capacity to accommodate 143 dwellings.	G

	• Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: The closest household waste recycling facilities serving this area are located at Rugby Road, West Bridgford, within the Nottingham urban area, some distance from East Leake. Facilities are also available in Loughborough (which is outside the boundaries of Rushcliffe Borough). The capacity of these sites is unknown at present. • SHLAA reports local pumping station at capacity and sewage works close to capacity • Green Infrastructure: we have not been made away of any strategic GI in the East Leake area. • In Accessible Settlements report, East Leake scored 82.85% • Overall this category has been graded as green due to the higher than average accessibility score and education infrastructure capacity.	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. • Net need totals have got lower since 2006/7 • Low 2009 net need of 3 • Current housing need to be met with current planning permissions.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• East Leake is home to the 30ha British Gypsum site which is a major factory complex and warehousing operation and a key local employer with options for expansion of its activities in the area. • The East Leake MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the south of the city. However, nearby employment opportunities are reflected in higher employment densities immediately to the north of the settlement. • The village's accessibility to jobs is reflected in its high score for access to employment in the Accessible Settlements report.	**G**
Green Belt and/or strategic policy	• Almost all of area of search outside Green Belt. • Little risk of coalescence with other settlements. • Some opportunities for development to south with defensible boundary of Rempstone Road, but care over impact on village centre conservation area required. • Few opportunities for infill development to north, east or west. • SHLAA lists sites with total dwelling capacity of 300; 223 deliverable in next 10 years and 77 in other categories	**A**

Landscape and settlement character	• The surrounding landscape is considered to be moderate-to-good in terms of its condition, with a strong character, which derives from the inter-relationships between the agricultural landscape, woodland blocks and hedgerows, and the intermittent small urban areas • The settlement lies outside the Green Belt, with large areas of mature landscapes to the east and south, immediately adjacent to the urban edge • There are no significant local nature reserve in close proximity to the settlement, with the exception of linear sites relating to hedgerows and infrastructure routes • There are significant heritage landscape elements, to the east of the site, reflected in local field patterns • Development is possible in shadow gaps along the urban edges of the settlement, particularly to the west • New development should be located on the fringes of existing settlements and should seek to minimise the impact on the landscape by using buffer planting to better integrate the built and natural environments • New development should seek to retain the impression of settlements being located on higher ground, with arable/pastoral landscapes, with connecting blocks of woodland and hedgerows, in the lower lying areas • There is a cluster of Listed Buildings within the Conservation Area in the centre of East Leake.	**A**

Assessment Area RW04 Sutton Bonington

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Sutton Bonington Spinney and Meadows LNR is located to the west of the town. • The area to the west of Sutton Bonington and the railway is located within Flood Zone 3. • Sutton Bonington has no Grade 1 agricultural land but all land to east of village is Grade 2 agricultural land, stretching all the way to East Leake; small area directly adjacent to the east of the village is excluded though, leaving some room for possible small extension; west of village does not have grade 2 land but is affected by floodrisk	A
Transport and accessibility	• Sutton Bonington scores red on the existing and potential scales on account of low access to facilities, poor public transport, and absence of potential to create a strong public transport corridor.	R
Geoenvironmental considerations	• Geological Review: High Risk • Based upon the regional geology, Sutton Bonington is expected to be locally underlain by superficial deposits of Till (clayey sand and clay) and a variable thickness of Made Ground. In terms of solid geology, mapping indicates the Cropwell Bishop Formation and Edwalton Formations to be present with the coal strata at depth. In terms of faulting, the study area is expected to be densely faulted in a general east-west orientation. • Hydrogeological Sensitivity: Medium Sensitivity. Generally underlain by both Minor and Non-Aquifer hydrogeology. • Source Protection Zone : Low Sensitivity. Not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Low Risk. Not indicated to fall within (or in the immediate vicinity) of an area where radon protection measures may be required. • Pollution Issues: Low Risk. The EA website has not identified any significant pollution issues. • Landfilling: Medium Risk. A single historic landfill has been identified at Pasture Lane which is recorded as having received inert wastes between 1950 and 1951.	A
Infrastructure capacity and potential	• Education - capacity at Harry Carlton Secondary 1,875 dwellings and limited primary capacity to accommodate 238 dwellings. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: The closest household waste recycling facilities serving this area are located at Rugby Road, West Bridgford, within the Nottingham urban area, some distance from Sutton Bonington. Facilities are also available in Loughborough. The capacity of these sites is	A

	unknown at present. • Green Infrastructure: we have not been made away of any strategic GI in the Sutton Bonington area. • In Accessible Settlements report, Sutton Bonington scored 58.33% which is well below average for the area of 72%. • Overall this category has been graded as cautious amber in recognition of some potential for education infrastructure capacity, however, the settlement scores below average on the accessibility score,	
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. • The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Medium 2009 net need of 22 • The village may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• The 20ha Nottingham University School of Agriculture site is close to the village. The site provides educational employment with scope for expansion. • Sutton Bonington is located in an MSOA which covers a wide area and has between 3,000 and 4,000 jobs benefiting from proximity to the A453 and M1 corridor. • However, the village scores relatively poorly on access to employment in the Accessible Settlements report.	**A**
Green Belt and/or strategic policy	• Entire area of search outside Green Belt. • Long, straggling settlement with few opportunities for infill. • Development to northwest unlikely due to floodplain and River Soar, risk of coalescence, to north with Kingston-on-Soar and to south with Normanton-on-Soar. • Possible limited opportunities to east of railway line but without defensible boundaries. • SHLAA lists sites with total dwelling capacity of 57 all of which are deliverable in next 15 years	**A**
Landscape and settlement character	• The surrounding landscape is considered to be moderate-to-good in terms of its condition, with a strong character, which derives from the inter-relationships between the agricultural landscape, woodland blocks and hedgerows, and the intermittent small urban areas • The settlement lies outside the Green Belt, with large areas of mature landscapes to the west, immediately adjacent to the urban edge • There are no significant local nature reserve in close proximity to the settlement • There are significant heritage landscape elements, to the west of the site, reflected in local field patterns, including remnant open	**A**

	fields, while to the east the field patterns have been greatly modified by modern agricultural practices • Development is possible along the eastern edges of the settlement • New development should be located on the fringes of existing settlements and should seek to minimise the impact on the landscape by using buffer planting to better integrate the built and natural environments • New development should seek to retain the impression of settlements being located on higher ground, with arable/pastoral landscapes, with connecting blocks of woodland and hedgerows, in the lower lying areas • There is a cluster of listed buildings in the Conservation Area within Sutton Bonington.	

Assessment Area Rest of Rushcliffe West

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are clusters of Listed Buildings within the settlements across the area. • There are Conservation Areas in Burton and Bradmore. • Clifton Hall Grade II Registered Park and Garden is located northwest of Burton on the Wolds. • Stanford Hall Grade II Registered Park and Garden is located south of East Leake. • Attenborough Gravel Pits SSSI is located southeast of Beeston. • Lockington Marshes SSSI is located south of Long Eaton. • Loughborough Meadows SSSI Is located on the northern edge of Loughborough. • Willwell Cutting LNR is located south of West Bridgford. • Holme Pit LNR is located west of Clifton. • Forbes Hole LNR is located to the east of Long Eaton. • The areas designated as SINC are concentrated to the north of the area around Beeston and Ruddington. The majority of areas are associated with water bodies. • There area small pockets of Ancient Woodland within the area especially along rivers and streams. • There is a large band of land from Beeston around the western boundary of the area within Flood Zone 3. Elsewhere there are narrow bands of land within Flood Zone 3 around streams and rivers. • Natural England lists as area of concern: Rushcliffe Golf Course SSSI & Whitwell Cutting SSSI / LNR • No Grade 1 agricultural land present; • Around half of area is covered by Grade 2 agricultural land, mostly in north, east and south of area	G
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds.	R
Geoenvironmental considerations	• Geological Review: High Risk. Regionally, the Rushcliffe West area is expected to be underlain by a superficial geology of till, with localised areas of Made Ground anticipated to be present. This is in turn generally underlain by the Cropwell Bishop Formation and Edwalton Formations. In terms of coal strata and the potential for opencast mining to have occurred, these strata are expected to be at significant depth. With regards to faulting, the area appears to be generally heavily and densely faulted in a general northwest-southeast orientation. • Rushcliffe West contains both active and	G

	disused underground gypsum mines. The Nottinghamshire Minerals Local Plan states that the area is and has been mined using a pillar and stall procedure, and whilst future mining avoids going directly under existing settlements, such methods do increase the risk of subsidence. • Hydrogeological Sensitivity: Medium Sensitivity. Generally, the Rushcliffe West area is underlain by a mixture of Non Aquifer and Minor Aquifer hydrogeology. • Source Protection Zone: Low Sensitivity. The Rushcliffe West area does not generally fall within an Environment Agency designated SPZ. • Radon: Low Risk. Generally, the Rushcliffe west area does not fall within an area where radon protection measures are likely to be required. • Pollution Issues: Low Risk. The EA website has identified relatively very few pollution issues within the Rushcliffe West area. • Landfilling: Low Risk. Relatively very few landfill facilities (current or historic) have been identified within the Rushcliffe West area.	
Infrastructure capacity and potential	• Education - capacity at Harry Carlton Secondary 1,875 dwellings to the south west of the area, but should avoid pressure on Rushcliffe schools which are at capacity. • Health – Rushcliffe Borough GP provision of 1:1443 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers' Waste: The area is relatively detached from existing waste recycling centres, with the closest facilities available to much of the area located in West Bridgford or Loughborough. Planned future further provision of these services is unlikely to be of significant benefit to the area. The capacity of these sites is unknown at present. • Green Infrastructure: we have not been made away of any strategic GI in the Rushcliffe West area, although those parts to the north of the search area (in the vicinity of Ruddington) do benefit from reasonable proximity to facilities such as the Trent River Park and Attenborough Nature Reserve. The majority of the area does not benefit from ready access to strategic GI however. • Overall, due to lack of facilities in rural areas this wider area has been scored as red, though there is potential for some secondary education capacity to the south west at Harry Carlton Secondary - should avoid pressure on Rushcliffe schools which are at capacity.	**R**
Housing market factors	• Prices have dropped in Rushcliffe but are still out of reach for around half to two thirds of households in most areas. Net need totals have got lower since 2006/7. The East and West rural areas of Rushcliffe has a higher need than elsewhere in Rushcliffe. • Medium 2009 net need of 22 • Settlements in the area may qualify for a rural exceptions policy which would address affordable housing need.	**A**

Regeneration potential	• With exception of area directly adjacent to Nottingham conurbation (for which see initial SUE report) rest of area generally not deprived, reducing potential for regeneration-linked development	**A**
Economic development	• No employment locations evident in rest of Rushcliffe West.	**A**
Green Belt and/or strategic policy	• South of area outside Green Belt. • Green Belt in west of area rated as 'High Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl' and with joint top score of any area. • Green Belt in east of area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl'. • No housing allocations or safeguarded land • Kingston Fields is potential eco-town (and a SHLAA site being promoted by a developer. There are no fundamental constraints to a free standing settlement here although development would need to be well linked to the new East Midlands Parkway station on the Midlands mainline close to Ratcliffe power station.	**A**
Landscape and settlement character	• In the northern part of the study area (located, for the most part in the South Nottinghamshire Farmlands Character Area): • The landscape has a uniform, sometimes monotonous, character created by large tracts of arable farmland with few other notable features, although pastoral land is present along some stream margins, escarpment slopes and village fringes • Small nucleated settlements tend to be concentrated on traditionally high mudstone ridges and closer to Nottingham, villages have expanded considerably which exerts an urbanising influence on the landscape • Strong pattern of medium to large-scale hedged fields with smaller village side pasture • Hedgerows are of variable condition, tending to be intact along lanes and in pasture fields and less intact, smaller and often fragmented around arable fields • Where the exist, hedgerow trees are mostly ash with some oak and willow, with frequent young lime and horse chestnut trees having been planted along roads and these are a notable feature • General lack of woodland within the area with few hedgerow trees enables open extensive views across the area • Where present, woodland tends to be small geometric plantations, the general lack of woodland means these are prominent features • Pockets of isolated mature parkland are prominent wooded features – remnant parkland exists where land has been ploughed for arable farming • Trees and woodland along fringes of villages creates an impression of higher tree cover than actually exists • Frequent overhead lines and pylons are	**A**

	prominent vertical features, their scale emphasised by the lack of other vertical structures such as woodland • Generally, there is a need to enhance the character of the landscape by promoting tree planting, in blocks, along hedgerows and lanes, and on the edges of existing and new settlement • Where new development occurs, it should respect and attempt to preserve the existing character of the smaller settlements • In the southern part of the study area (locate, for the most part, in the Nottinghamshire Wolds Character Area): • The landscape has a distinctive rural character and a feeling of seclusion from urban centres, with small red brick and pantile roofed villages interconnected by narrow winding country lanes, and larger commuter settlements with residential estates on their fringes and small older centres within the northern and western parts of the region • Industrial influences have a localised effect on the area • The landscape is characterised by a well defined and recognisable pattern of hedged fields and woodland with narrow lanes bordered by hedgerows and frequent hedgerow trees, and a medium-to-large scale regular and semi-irregular field pattern, which is less distinctive in arable fields, and older, smaller field patterns in pastoral fields close to village fringes • Ridge and furrow present within pastoral fields • Hedgerows are mostly hawthorn, most are well maintained and intact although around arable fields their condition is more variable • Broad-leaved woodland is variable across the area and ranges in size creating areas of high and low enclosure • Smaller woodland copses and coverts are common and exert a localised influence particularly where present on high ground • Hills characterised by large regular blocks of mature broad-leaved woodland, scarp grasslands and pasture and long arable fields which extend down the slopes • Development around existing settlements will help to conserve the sparsely settled rural character of the landscape • New development should seek to promote measures for achieving a better integration with existing development by respecting the traditional built form character and pattern of rural settlements, and with the wider countryside • Where there might be conflict, new development should seek measures for conserving and enhancing historic features such as ridge and furrow, and to protect the semi-irregular small to medium scale field pattern around villages and medium to large scale field pattern throughout remainder of the area • This is an area of considerable historic interest, with Grade I listed buildings (St George's Church) + scheduled ancient monuments at	

	Barton in Fabis (dovecotes) north west of Gotham • There are four Scheduled Monuments within the area at: Thorpe in the Glebe; Trentlock; Glebe Farm north of Gotham; and Cotes.	

EREWASH SOUTH

Assessment Area ES01 Breaston and Draycott

Criterion	Considerations	Overall Assessment
Sieve Mapping	• St Chad's Water LNR is located to the north of Church Wilne. • The area south of Breaston is located with Flood Zone 2. • Long Eaton is located within Flood Zone 3. • No Grade 1 agricultural land present; grade 2 agricultural land present to the north (although only narrow strip directly adjacent to village) and to the west covering all land between Breaston & Borrowash; additional small patch bordering Breaston in east;	A
Transport and accessibility	• Breaston scores moderately in terms of existing suitability, but achieves green if it forms part of a clustered growth corridor with Draycott and Borrowash. • In addition it would benefit from additional park and ride planned for Phase 2 of NET at Chilwell. • The corridor benefits from having both Derby and Nottingham as relevant centres, both of which would tend to reinforce non-car options for commuting on account of parking restraint.	G
Geoenvironmental considerations	• Geological Review: High Risk • Breaston and Draycott are indicated to be underlain directly by coal measures which are very heavily faulted. • Hydrogeological Sensitivity: Medium Sensitivity. Study area generally underlain by a Minor Aquifer with soils of an intermediate - high leaching potential. • Source Protection Zone : Low Sensitivity. Not indicated to fall within an Environment Agency Source Protection Zone. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. Whilst no pollution incidents have been identified, a 'Major' Pollution Incident (Ref: 64395, 2002) is recorded by the Environment Agency to have occurred to the immediate west, registered at Erewash. The pollutant is registered as	A

	'Agricultural Materials and Wastes' which had a 'Major' Impact to water receptors and a 'Minor' impact to air receptors. • Landfilling: High Risk. Whilst no active landfills have been identified, the EA website has identified a number of inactive landfills to be present. These include Elvaston Quarry (Loop of River Derwent) which is recorded as having received inert, industrial, commercial, household, special (including waste which may be flammable, irritant, toxic, harmful, carcinogenic or corrosive) and liquid / sludge waste between 3rd February 1986 and 29th October 1990.	
Infrastructure capacity and potential	• Education – capacity at Wilsthorpe Secondary to support 3,700 dwellings; and at Friesland Secondary to support 680 dwellings, resulting in a total secondary capacity in the area of 4,380. Total Primary capacity in the area can accommodate 345 dwellings. • .Energy and gas: initial indications - no major 'show stoppers'. • Waste: The site is well served by household waste recycling centres, with facilities provided at Beeston and Stapleford. The capacity of these sites is unknown at present. • Green Infrastructure: proximate to the Erewash Valley Corridor, a network of green open spaces between Long Eaton & Toton which is the subject of environmental improvement strategies. The Midshires Way passes through nearby Draycott, and plans are underway to restore the 12-mile Derby to Sandiacre Canal to form a new green infrastructure resource. • Health information not available • In Accessible Settlements report, Breaston scored 69.45%. Draycott scored 71.57%. The average score is 70.51%. • Overall this category is graded as green due to high capacity in education infrastructure, potential to contribute to strategic Gi and an overall access to services score which is close to the average of 72%.	G
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 194	G
Regeneration potential	• Good potential for regeneration-linked development around Draycott and to north of Breaston. • For area directly adjacent to Nottingham PUA, see initial SUE report.	G
Economic development	• Breaston benefits from proximity to the M1 and the neighbouring centre of Long Eaton. Long Eaton's commercial market is reasonably strong with a range of unit types and sizes • Well located for Derby, Nottingham and other employment areas • Breaston is within an MSOA that has low levels of employment (0-2,000 jobs) despite a location close to the M1, there is not a direct access onto the motorway network. • However, both Breaston and Draycott's relatively high accessibility to jobs are reflected	G

	in high scores for access to employment in the Accessible Settlements report.	
Green Belt and/or strategic policy	• Entire area within Green Belt. • Absence of opportunities for infill development/high risk of sprawl (Criteria 1); high risk of coalescence with Long Eaton to east, Borrowash to west, and Risley to north. • Wider policy context relating to maintaining strategic gap between Nottingham and Derby must be taken into account • Development to the west of Breaston would be less of a risk to the D-N strategic gap than development at Borrowash, especially to the west of Borrowash • Therefore scores very poorly on PPG2 criteria • SHLAA lists sites with total dwelling capacity of 319 (199 deliverable in next 10 years and 120 on a site which is judged as non deliverable / developable)	**A**
Landscape and settlement character	• This is a distinctive landscape associated with the lower reaches of the rivers Dove, Derwent and Trent, one traditionally associated with pasture. • Historically much of it would have remained unenclosed, as extensive fattening pastures for summer grazing, and pasture is still the prevailing land-use although with improvements to drainage there is an increasing move towards arable farming. • Fields are medium to large in size and assist in defining the scale of the landscape. In areas of earlier piecemeal enclosure fields are sub-regular in shape. However, the majority of fields display a regular outline, typical of fields enclosed as part of the Parliamentary Enclosure Acts. The majority of these fields have single species hawthorn hedgerows. • Tree cover is not a prominent feature, although there are areas where trees are locally frequent and views through the landscape become filtered. Scattered trees, predominantly alder, fringe many of the rivers together with some willow, and there are sparsely scattered hedgerow trees. • Hedgerow trees tend to be oak and ash with some willow. Where willows are still pollarded, they are a distinctive local feature. • Historically this is an uninhabited landscape, due to the risk of flooding, and there are very few traditional buildings other than a few water mills. • Roads and lanes are generally few in number and where they occur they tend to be straight and direct, either crossing the floodplains or running along the edge. • The historic sandstone causeway at Swarkestone is a prominent local feature. • Recent impacts mostly relate to the extraction of sand and gravel, which often leaves large holes filled with water, while impacts beyond this landscape type are mostly associated with modern roads, power stations and urban	**A**

	expansion. • New development should seek to minimise its impact on the riparian landscapes and enhance the integration of the built and natural environments by means of new tree planting along the urban fringe • There are 18 Listed Buildings within the area including a grade 1 listed church. • Concentration of Listed Buildings within the Conservation Areas.	

Assessment Area ES02 Borrowash and Ockbrook

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Elvaston Castle Grade II* Registered Park and Garden is located west of Elvaston. • The area outside of Borrowash is within the Greenbelt • Elvaston Castle Country Park is located in the south. • There is a small pocket of Ancient Woodland west of Hay Grange. • Land south of Borrowash is located in Flood Zone 2. • No Grade 1 agricultural land present; almost no grade 2 agricultural land either, only to the southwest between Borrowash and Breaston.	A
Transport and accessibility	• Borrowash scores moderately in terms of existing suitability, but achieves green if it forms part of a clustered growth corridor with Draycott and Breaston. • In addition it would benefit from additional park and ride planned for Phase 2 of NET at Chilwell which would be a tram or tram-train extension beyond Chilwell to Breaston or Borrowash and perhaps to Derby. This is not on the current list of potential extensions beyond Chilwell however. • The corridor benefits from having both Derby and Nottingham as relevant centres, both of which would tend to reinforce non-car options for commuting on account of parking restraint. • However, detailed investigation is needed as to the location of sites that are on the public transport corridor. It is likely that such sites will fail on the coalescence criterion.	G
Geoenvironmental considerations	• Geological Review: High Risk - ES02 is indicated to be underlain directly by coal measures which are very heavily faulted. • Hydrogeological Sensitivity: Low Sensitivity. ES02 is generally underlain by a Non-Aquifer, however, localised areas of Minor-Aquifer are indicated to be present in vicinity of 'Shacklecross'. • Source Protection Zone : Low Sensitivity -ES02 is not indicated to be present with an Environment Agency Source Protection Zone. • Radon: Medium Risk. EN02 is indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: High Risk. A 'Major' Pollution Incident (Ref: 64395, 2002) is recorded by the Environment Agency to have occurred at Erewash. The pollutant is registered as 'Agricultural Materials and Wastes' which had a 'Major' Impact to water receptors and a 'Minor' impact to air receptors. In addition, a 'Significant' Pollution Incident (Ref: 270869, 2004) involving 'Specific Waste Materials' which had a 'Significant' impact on land is recorded by the Environment Agency Awithin ES02. • Landfilling: High Risk. Whilst no active landfills	A

	have been identified, the EA website has identified a number of inactive landfills. These include Brook Road, Borrowash, which is registered by the Environment Agency to have received 'General Industrial Cleaners / Landfill Site' type waste from between 31st December 1946 and 31st December 1988	
Infrastructure capacity and potential	• Education – capacity estimated at West Park Secondary school30 to accommodate 110 dwellings. (BSF estimates) Total Primary capacity in the area can accommodate 355 dwellings. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: The site is well served by household waste recycling centres, with facilities provided at Beeston and Stapleford. There is also a facility run by Derby City Council at Raynesway Park Drive, Derby, within ready access of residents in Borrowash. The capacity of these sites is unknown at present. • Green Infrastructure: The Midshires Way passes through nearby Draycott, and plans are underway to restore the 12-mile Derby to Sandiacre Canal to form a new green infrastructure resource. • Health information not available • In Accessible Settlements report, Borrowash scored 79.70%. Ockbrook scored 64.9%. Average score is 72.3% • Overall this category has been graded as green as there is some infrastructure capacity for education, potential to support strategic GI, and the settlement has good access to services.	**G**
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • Attractive area to live; therefore considerable pressure for development, high house prices / affordability issues. • High 2009 net need of 194	**G**
Regeneration potential	• Development north of Borrowash but south of Ockbrook has potential to address deprivation in Borrowash. • Some potential to address deprivation south east of Borrowash as well.	**G**
Economic development	• No significant employment locations evident in or near Borrowash thereby lessening potential for job creation. • However, well located with regards to travel distances to Derby, Nottingham and other employment areas • Borrowash has its own defined shopping centre • Borrowash is within an MSOA that has low levels of employment (0-2,000 jobs) despite being within a reasonable distance of the M1 corridor. • Ockbrook is within an MSOA that has low levels of employment (0-2,000 jobs) despite a location close to the M1 corridor.	**G**

[30] West Park School is within Spondon (Derby City) therefore outside Erewash Borough.

	• Both settlements score well for access to employment in the Accessible Settlements report.	
Green Belt and/or strategic policy	• Entire area within Green Belt. • Absence of opportunities for infill development/sprawl prevention • High risk of coalescence with Spondon to west and Draycott to south-east. • Wider policy context relating to maintaining strategic gap between Nottingham and Derby must be taken into account • Therefore scores poorly on PPG2 criteria • SHLAA lists sites with total dwelling capacity of 168, all of which are deliverable in next 10 years	**A**
Landscape and settlement character	• This is a distinctive landscape associated with the lower reaches of the rivers Dove, Derwent and Trent, one traditionally associated with pasture. • Historically much of it would have remained unenclosed, as extensive fattening pastures for summer grazing, and pasture is still the prevailing land-use although with improvements to drainage there is an increasing move towards arable farming. • Fields are medium to large in size and assist in defining the scale of the landscape. In areas of earlier piecemeal enclosure fields are sub-regular in shape. However, the majority of fields display a regular outline, typical of fields enclosed as part of the Parliamentary Enclosure Acts. The majority of these fields have single species hawthorn hedgerows. • Tree cover is not a prominent feature, although there are areas where trees are locally frequent and views through the landscape become filtered. Scattered trees, predominantly alder, fringe many of the rivers together with some willow, and there are sparsely scattered hedgerow trees. • Hedgerow trees tend to be oak and ash with some willow. Where willows are still pollarded, they are a distinctive local feature. • Historically this is an uninhabited landscape, due to the risk of flooding, and there are very few traditional buildings other than a few water mills. • Roads and lanes are generally few in number and where they occur they tend to be straight and direct, either crossing the floodplains or running along the edge. • The historic sandstone causeway at Swarkestone is a prominent local feature. • Recent impacts mostly relate to the extraction of sand and gravel, which often leaves large holes filled with water, while impacts beyond this landscape type are mostly associated with modern roads, power stations and urban expansion. • New development should seek to minimise its impact on the riparian landscapes and enhance the integration of the built and natural environments by means of new tree planting	**A**

	along the urban fringe • There are 29 Listed Buildings within the area. The majority are located within Borrowash within the Conservation Area.	

Assessment Area Rest of Erewash South

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are two Scheduled Monuments. One is south of Long Eaton and the other east of Elvaston. • Listed Buildings are scattered across the area with some clusters within the settlements especially where there is a Conservation Area such as Resley and Stanton by Dale. • The area between Long Eaton and Spondon is located within the Greenbelt • Greenwood Community Forest is located between Stapleford and Long Eaton. • Stoney Clouds LNR is located to the north of Sandiacre. • Fox Covert LNR is located within Long Eaton. • Forbes Hole LNR is located to the east of Long Eaton. • St Chad's Water LNR is located to the north of Church White. • Elvaston LNR is located within Elvaston Country Park to the west of Elvaston. • There are a few narrow pieces of land along the river from Stapleford which are designated as SINCs. • There area a few pockets of Ancient Woodland to the north of the area. • The land south of Borrowash and Breaston is located within Flood Zone 2. • Long Eaton is located within Flood Zone 3 and there is a narrow strip of Flood Zone 3 through Stapleford. • Natural England listed as area of concern: Barnston Railway Cutting SSSI (north of Breaston) & Attenborough Gravel Pits SSSI; • No Grade 1 agricultural land present and almost no grade 2 agricultural land either, except small amount around Breaston and two further isolated patches in middle and east of area	A
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds. • However, there might be potential opened in the vicinity of any new access route to Stanton.	R
Geoenvironmental considerations	• Geological Review: High Risk. Regionally, the Erewash South area comprises outcropped or relatively very shallow coal strata which are heavily faulted in a northwest-southeast orientation. • Hydrogeological Sensitivity: Medium Sensitivity. Generally, the Erewash South area is underlain by a mixture of Non Aquifer and Minor Aquifer hydrogeology. • Source Protection Zone: Low Sensitivity. The Erewash South area does not generally fall within an Environment Agency designated SPZ. • Radon: Low Risk. Generally, the Rushcliffe Mid	A

	area does not fall within an area where radon protection measures are likely to be required. • Pollution Issues: Medium Risk. The EA website has identified an average number of potential pollution issues, including 'Major' pollution incidents with impacts to water. • Landfilling: High Risk. The Environment Agency website has identified a higher than average number of inactive landfills, generally centres around the 'Draycott' area. These landfills are recorded to have collectively received a wide variety of wastes including household, special and liquid / sludge.	
Infrastructure capacity and potential	• Education – area served by Wilsthorpe Secondary school provides greatest capacity for expansion due to capacity of 3,700 dwellings – the highest secondary surplus of any area considered by the study. • Energy and gas: initial indications - no major 'show stoppers' • Waste: Waste provision is generally good with facilities in Beeston and Stapleford run by Nottinghamshire County Council and at Raynesway Park Drive in Derby operated by Derby City Council. The capacity of these sites is unknown. • Green Infrastructure: eastern parts of the search area benefit from proximity to facilities in the Erewash Valley corridor; we are not aware of significant GI elsewhere • Health information not available • Overall, due to lack of facilities in rural areas this wider area has been scored as red, though there is considerable secondary education capacity.	R
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 194 • Settlements in the area may qualify for a rural exceptions policy which would address affordable housing need.	G
Regeneration potential	• With exception of land immediately adjacent to Nottingham PUA (for which see initial SUE report), low potential to address regeneration through new development across rest of area	A
Economic development	• No significant employment opportunities evident in the rest of Erewash South	A
Green Belt and/or strategic policy	• Panel report recommendation that strategic gap between Nottingham PUA and Derby is to be maintained; this may rule out major development in area. • However, coalescence is not an issue and solely on Green Belt grounds a freestanding settlement in this area would not compromise the strategic gap. • Green Belt in this area rated as 'High Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl' and with joint top score of any area	A

Landscape and settlement character	• This is a distinctive landscape associated with the lower reaches of the rivers Dove, Derwent and Trent, one traditionally associated with pasture. • Historically much of it would have remained unenclosed, as extensive fattening pastures for summer grazing, and pasture is still the prevailing land-use although with improvements to drainage there is an increasing move towards arable farming. • Fields are medium to large in size and assist in defining the scale of the landscape. In areas of earlier piecemeal enclosure fields are sub-regular in shape. However, the majority of fields display a regular outline, typical of fields enclosed as part of the Parliamentary Enclosure Acts. The majority of these fields have single species hawthorn hedgerows. • Tree cover is not a prominent feature, although there are areas where trees are locally frequent and views through the landscape become filtered. Scattered trees, predominantly alder, fringe many of the rivers together with some willow, and there are sparsely scattered hedgerow trees. • Hedgerow trees tend to be oak and ash with some willow. Where willows are still pollarded, they are a distinctive local feature. • Historically this is an uninhabited landscape, due to the risk of flooding, and there are very few traditional buildings other than a few water mills. • Roads and lanes are generally few in number and where they occur they tend to be straight and direct, either crossing the floodplains or running along the edge. • The historic sandstone causeway at Swarkestone is a prominent local feature. • Recent impacts mostly relate to the extraction of sand and gravel, which often leaves large holes filled with water, while impacts beyond this landscape type are mostly associated with modern roads, power stations and urban expansion. • New development should seek to minimise its impact on the riparian landscapes and enhance the integration of the built and natural environments by means of new tree planting along the urban fringe	**A**

EREWASH NORTH

Assessment Area EN01 West Hallam

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are three Scheduled Monuments: Stanley Grange, moat west of Foxhole Farm and a Moat north of West Hallam. • There are three areas of Ancient Woodland. The largest is at Smalley Common. • There is a narrow band of Flood Zone 3 following a stream flowing west to east south of West Hallam. • No Grade 1 or Grade 2 agricultural land present around West Hallam	A
Transport and accessibility	• West Hallam scores amber on existing transport and accessibility, although its bus links are to Derby and Ilkeston, not Nottingham. • Its public transport potential could be increased if growth was associated with a wider cluster including Kirk Hallam, which scores green. For example a direct Nottingham link may become viable.	A
Geoenvironmental considerations	• Geological Review: High Risk • Indicated to be directly underlain by the coal strata which are heavily faulted in a northwest-southeast orientation. Furthermore, the Environment Agency website refers to a landfilling facility named 'Whitehouse Opencast'. Whilst no superficial geology is indicated, a variable thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: Medium Sensitivity. Underlain by Minor Aquifer with soils of an intermediate – high leaching potential. • Source Protection Zone : Low Sensitivity. Not indicated to fall within an Environment Agency Source Protection Zone. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a single pollution incident (ref: 638075) relating to 'Sewage Materials' which had a 'significant' impact on waters. • Landfilling: High Risk. Whilst no active landfills have been identified, the EA website has identified a number of inactive landfills, including Whitehouse Opencast Site which is recorded as having received special and sludge / liquid waste.	A
Infrastructure capacity and potential	• Education – Secondary provision at Kirk Hallam is stretched, so any provision would require new infrastructure or redrawing school catchment boundary before development is contemplated. Total Primary capacity in the area can accommodate 770 dwellings.	A

	• Energy and gas: initial indications - no major 'show stoppers'. • Waste: Derbyshire County Council operates a household waste recycling centre in Ilkeston, which would serve any new development in this area. The capacity of this site is unknown. • Green Infrastructure: The Great Northern Greenway, a new multi-user path which runs from Breadsall to the outskirts of Derby, is proximate to this area of search. The new path opens in November 2009 and may potentially be extended to Ilkeston in the future. • Health information not available • In Accessible Settlements report, West Hallam scored 76.56% • The category has been classed as amber due to stretched secondary school capacity in the area which is difficult to expand, although the settlement scores high on access to services and has primary capacity.	
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 135	**G**
Regeneration potential	• Limited potential for regeneration-linked development around West Hallam • However, opportunities around Stanley Common	**A**
Economic development	• West Hallam has an established area of storage/warehousing at the 46ha West Hallam Storage Depot, south of the village. Although access is relatively poor in this location, the site offers cheap, affordable warehousing. • West Hallam is close enough to Ilkeston to benefit from employment opportunities within the town and the Manners Industrial Area on the western edge. • The villages of West Hallam and Stanley Common are within an MSOA that has low levels of employment (0-2,000 jobs) reflecting the settlement's distance from the M1 corridor. • However, the settlement scores very well on access to employment in the Accessible Settlements report.	**G**
Green Belt and/or strategic policy	• Entire area within Green Belt. • Absence of opportunities for urban edge infill development • Risk of coalescence with Mapperley to north and Stanley to south west. • Wider policy context relating to maintaining strategic gap between Nottingham and Derby must be taken into account; therefore scores poorly on PPG2 criteria • SHLAA lists sites with total dwelling capacity of 564 (with only 18 dwellings deliverable in next 10 years and remaining 546 on sites which are judged as non deliverable / developable)	**A**
Landscape and settlement character	• This is a broad, gently undulating landscape, is characterised by pastoral farming with localised arable cropping • Small villages retain a distinctive village character, their historic cores constructed of	**A**

	local sandstone, red brick former mining terraces and small strip fields give a clear indication of how the landscape has developed over time • Small relict woodland occurs on the steeper slopes, with mature trees found scattered along hedgerows and beside watercourses • Ecological interest is largely associated with the strip fields around the villages, where mature oak trees, species rich hedgerows and unimproved grassland provide an important refuge for wildlife • The diverse history of enclosure and widespread industrialisation has created a patchwork of land uses, with widespread industrial and housing development has subsumed many of these villages and new development continues to impact upon their distinctive character • There are 10 Listed Buildings scatted across the settlement. • There is a Conservation Area in the southern extent of West Hallam.	

Assessment Area EN02 Stanley and Stanley Common

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a Scheduled Monument to the east of Stanley at Stanley Grange. • There is a narrow band of Flood Zone 3 following a stream flowing west to east south of Stanley. • No Grade 1 or Grade 2 agricultural land present around Stanley	A
Transport and accessibility	• Stanley scores red on account of poor access to facilities and poor public transport, plus little potential for strengthening a growth corridor. • Its potential would be significant only in the context of major growth in the Hallam cluster[31] supported by higher order public transport (e.g. bus rapid transit	R
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be directly underlain by the coal strata which are heavily faulted in a northwest-southeast orientation. Whilst no superficial geology is indicated, a variable thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: Medium Sensitivity. Generally underlain by Minor Aquifer with soils of an intermediate – high leachate potential. • Source Protection Zone : Low Sensitivity. Not indicated to fall within an Environment Agency Source Protection Zone. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a single pollution incident relating to 'Sewage Materials' which had a 'significant' impact on waters. • Landfilling: High Risk. Although no active landfills have been identified, the EA website has identified a single inactive landfill named 'The Brickyard', which is located in the vicinity of Hagg Farms and registered to have received inert and industrial waste from 4th October 1990 – 30th June 1993.	A
Infrastructure capacity and potential	• Education – Secondary provision at Kirk Hallam is stretched, so any provision would require new infrastructure or redrawing school catchment boundary before development granted consent. Total Primary capacity in the area can accommodate 65 dwellings. • Energy and gas: initial indications - no major	R

[31] 'Hallam Cluster' refers to the group of settlements that could be strengthened based on public transport connections. It is associated with West Hallam, Kirk Hallam and Stanton ironworks site. (Stanley could also be included as one of the 'beads on a string'.) For example an extension of NET from Chilwell to this area could be explored. Alternatively a bus rapid transit scheme. The relationship with Ilkeston would also need be strong.

	'show stoppers' . • Waste: Derbyshire County Council operates a household waste recycling centre in Ilkeston, which would serve any new development in this area. The capacity of this site is unknown. • Green Infrastructure: The Great Northern Greenway, a new multi-user path which runs from Breadsall to the outskirts of Derby, is proximate to this area of search.. The Midshires Way, a 225-mile path which runs from Princes Risborough in Buckinghamshire to Stockport in Greater Manchester, also runs through the area. • Health information not available • In Accessible Settlements report, Stanley scored 57.89% below average of 72%. • Overall, this category has been scored as red due to difficulties with secondary infrastructure capacity and poor score on access to services.	
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 136 • The village may qualify for a rural exceptions policy which would address affordable housing need.	G
Regeneration potential	• Some potential for regeneration-linked development across entire 1km buffer around Stanley	G
Economic development	• No significant employment locations evident in or near Stanley thereby lessening potential for job creation. • Stanley is within an MSOA that has low levels of employment (0-2,000 jobs) reflecting the settlement's distance from the M1 corridor. • The village scores just above average on access to employment in the Accessible Settlements report.	A
Green Belt and/or strategic policy	• Entire area within Green Belt. • Some opportunity for infill development to north of settlement but south of dismantled railway; risk of coalescence with West Hallam to northeast. • Wider policy context relating to maintaining strategic gap between Nottingham and Derby must be taken into account; therefore scores poorly on PPG2 criteria • SHLAA lists sites with total dwelling capacity of 74 (with 54 dwellings deliverable in next 10 years and remaining 20 on a site judged as non deliverable / developable)	A
Landscape and settlement character	• This is a broad, gently undulating landscape, is characterised by pastoral farming with localised arable cropping • Small villages retain a distinctive village character, their historic cores constructed of local sandstone, red brick former mining terraces and small strip fields give a clear indication of how the landscape has developed over time • Small relict woodland occurs on the steeper slopes, with mature trees found scattered along	A

	hedgerows and beside watercourses • Ecological interest is largely associated with the strip fields around the villages, where mature oak trees, species rich hedgerows and unimproved grassland provide an important refuge for wildlife • The diverse history of enclosure and widespread industrialisation has created a patchwork of land uses, with widespread industrial and housing development has subsumed many of these villages and new development continues to impact upon their distinctive character • There is a small cluster of Listed Buildings within the Conservation Area in Stanley.	

Assessment Area EN03 Kirk Hallam

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Pewit Carr LNR is located north of White Furrows. • Pioneer Meadows LNR is located to the south of Kirk Hallam near Sowbrook Farm. • There are two small pockets of Ancient Woodland to the west of the area. • There is a narrow band of land within Flood Zone 3 located to the eastern side of Kirk Hallam. • No Grade 1 or Grade 2 agricultural land present around Kirk Hallam	A
Transport and accessibility	• Kirk Hallam scores moderately in terms of existing facilities and access • However, green in terms of its potential if part of clustered growth along a strong public transport corridor, perhaps terminating at West Hallam, or continuing via villages further west to Derby. • Its potential, however, would be highly dependent on the location and configuration of growth, and its relationship to both Stanton ironworks site and Ilkeston.	G
Geoenvironmental considerations	• Geological Review: High Risk. Area is indicated to be directly underlain by the coal strata which are heavily faulted in a northwest-southeast orientation. Whilst no superficial geology is indicated, a variable thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: Medium Sensitivity. Underlain by Minor Aquifer with soils of an intermediate – high leachate potential. • Source Protection Zone : Low Sensitivity. No SPZ is located within EN03. However, a Total Catchment SPZ is present to the immediate south in the vicinity of Grove Farm. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a number of 'significant' pollution incidents, generally involving 'inert materials and wastes' with a 'significant' impact to water and land. • Landfilling: High Risk. The EA website has identified a number of inactive landfills and an active hazardous waste landfill named Grove Farm Tip (licence number 43436) in the vicinity of Bassett Farm.	A
Infrastructure capacity and potential	• Education – Secondary provision at Kirk Hallam is stretched, so any provision would require new infrastructure or redrawing school catchment boundary before development granted consent. Total Primary capacity in the area can accommodate 735 dwellings. • Energy and gas: initial indications - no major	A

	'show stoppers'. • Waste: Derbyshire County Council operates a household waste recycling centre in Ilkeston, which would serve any new development in this area. The capacity of this site is unknown. • Green Infrastructure: Kirk Hallam benefits from proximity to the northern point of the Erewash Valley Corridor, and also the western boundary of the Greenwood Community Forest. The Nutbrook Trail – a trail for walkers and cyclists, and (in part) horseriders, which runs from Heanor to Long Eaton, runs to the east of Kirk Hallam. • Health information not available • In Accessible Settlements report, Kirk Hallam scored 83.78% • This category has scored cautious amber for this settlement, in recognition of very high access to facilities, however, concerned about secondary school infrastructure, though considerable primary capacity.	
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • Very high 2009 net need of 736	**G**
Regeneration potential	• Among the very strongest candidates for regeneration-linked development within Greater Nottingham area • Significant levels of deprivation within and surrounding settlement	**G**
Economic development	• Kirk Hallam does not benefit from a direct connection to the M1 and is a peripheral location in comparison to neighbouring Ilkeston. Therefore, although there is local employment, there is no demand for office and industrial occupiers tend to focus on the established estates in Ilkeston itself. However, Kirk Hallam is sufficiently close to Ilkeston for residents to benefit from employment opportunities in the town, and the Manners Industrial Area. • Of additional significance is the Lows Lane regeneration area to the south east of the village at Stanton. This 164ha area, for which an area action plan is being prepared, is an existing industrial area, home to Stanton Plc, with potential for light industrial, industrial and warehousing. There may also be potential for office development as part of a mixed-use scheme. • Stanton is a regeneration priority in the Core Strategy. • Kirk Hallam is within an MSOA with low levels of employment (0-2,000 jobs). However, it is adjacent to large concentrations of employment in neighbouring Ilkeston. • This proximity is reflected in a very high score on access to employment in the Accessible Settlements report	**G**
Green Belt and/or strategic policy	• Most of area within Green Belt apart from a large expanse of 'white land' which flows north, north-east, east and south-east. • Circular shape of settlement means few opportunities for infill	**A**

	• Risk of coalescence with Ilkeston to east. • To the west and southwest, the wider policy context relating to maintaining strategic gap between Nottingham and Derby must be taken into account • Therefore scores poorly on PPG2 criteria • SHLAA lists sites with total dwelling capacity of 2,431 (831 deliverable in next 15 years and 1,600 on a non-deliverable / developable site) • One large deliverable site of 800 south east of settlement	
Landscape and settlement character	• This is a broad, gently undulating landscape, is characterised by pastoral farming with localised arable cropping • Small villages retain a distinctive village character, their historic cores constructed of local sandstone, red brick former mining terraces and small strip fields give a clear indication of how the landscape has developed over time • Small relict woodland occurs on the steeper slopes, with mature trees found scattered along hedgerows and beside watercourses • Ecological interest is largely associated with the strip fields around the villages, where mature oak trees, species rich hedgerows and unimproved grassland provide an important refuge for wildlife • The diverse history of enclosure and widespread industrialisation has created a patchwork of land uses, with widespread industrial and housing development has subsumed many of these villages and new development continues to impact upon their distinctive character • There is a Scheduled Monument at the moat near Foxhole Farm. • There are six Listed Buildings within the area.	**A**

Assessment Area EN04 Little Eaton

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The majority of the area to the east of the railway between Duffield and Derby is located within the Greenbelt • Morley Brook Pitts SSSI is located north of Morleymoor. • There is a small area of Ancient Woodland east of Moorleymoor Farm. • No Grade 1 or Grade 2 agricultural land present around Little Eaton • Land to the west is designated as a World Heritage Site and buffer zone. • Flood risk issues to the west of Little Eaton.	**A**
Transport and accessibility	• Amber score on account of reasonable proximity to Derby, and cycling potential, and poor access to facilities	**A**
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be generally directly underlain a superficial deposit of Alluvium and Till in the west, which is in turn directly underlain by the coal strata which are heavily faulted in a northwest-southeast orientation. In addition to the localised areas of Alluvium, a variable thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: Medium Sensitivity. Underlain by a number of aquifer classification, and as such, a medium sensitivity has been conservatively adopted. • Source Protection Zone : High Sensitivity. The west of the study area falls within Zones I – III (Inner – Total Catchment) Source Protection Zones, indicative of a groundwater abstraction to the west. However, the east of EN04 does not fall within a Source Protection Zone. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a number of significant pollution incidents, including an 'Unidentified Pollutant' which had a significant impact to water. • Landfilling: High Risk. The EA website has identified an active non-hazardous landfill and an inactive landfill.	**A**
Infrastructure capacity and	• Education –Ecclesbourne Secondary[32] can accommodate 160 dwellings, Primary capacity in the area can accommodate 280 dwellings.	**A**

[32] Ecclesbourne Comprehensive school is situated in Duffield within Amber Valley Borough Council.

potential	• Energy and gas: initial indications - no major 'show stoppers' . • Waste: The closest household recycling centre is in Derby, although this is not a great distance from Little Eaton. The capacity of this site is unknown. • Green Infrastructure: None identified for this settlement. • Health information not available • In Accessible Settlements report, Little Eaton scored 54.48% (average is 72%) • Overall, this settlement has been graded as amber due to the poor score on access to services, though there is some potential capacity at both primary and secondary schools to support existing services.	
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 137 • The village may qualify for a rural exceptions policy which would address affordable housing need.	**G**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• Significant industrial estate, recently extended, located at the southern end of the village of Duffield Rd. • Little Eaton is within an MSOA that has low levels of employment (0-2,000 jobs) reflecting its distance from the M1 corridor and Nottingham. • The village scores only averagely on access to employment in the Accessible Settlements report.	**A**
Green Belt and/or strategic policy	• Entire area within Green Belt. • Highest PPG2 priority appears avoidance of coalescence/sprawl prevention with Derby to south. • Possible opportunities for expansion to east (defensible boundary of A38), west (Derby-Chesterfield railway) or infill development north of church • However, expansion either east or west is problematic due strong policy on Nottingham-Derby strategic gap, • In addition, land to the west designated a World Heritage Site and buffer zone which would rule out development in this direction. • SHLAA lists sites with total dwelling capacity of 46 (22 deliverable in next 5 years and remaining 24 on non-deliverable / developable sites)	**A**

Landscape and settlement character	• In the western part of the study area (located, for the most part, in the Peak Fringe and Lower Derwent: Gritstone Heaths and Commons Character Area): • The meandering Rivers Derwent and Ecclesbourne have deposited alluvial materials during times of flood, the resultant soils being heavy, clay loams prone to prolonged seasonal waterlogging • These soils have traditionally supported meadowlands grazed by cattle. However there is evidence of ridge and furrow suggesting that in medieval times some crops may have been grown on a small scale. • Fields tend to be medium sized and enclosed by thorn hedgerows. These boundaries are often straight but some are curved, possibly reflecting some of these earlier medieval strips • The flood plain is open although there are mature hedgerow trees, predominantly oak and ash, with scattered groups, usually alder, along the riverbanks • Due to the risk of flooding this landscape would have been unsettled although some modern housing estates now extend into the flood plain • Lanes are scarce and tend to cut across the flood plains and major roads and railway lines, constructed on embankments, are located at its edges • In the north-eastern part of the study area (located, for the most part, in the Peak Fringe and Lower Derwent: Gritstone Heaths and Commons Character Area): • Traditionally the land-use is pastoral, associated with dairying and with • localised cropping where soils and landform allow, although, in more recent years, there has been intensification in farming practices with a greater emphasis on arable crops • Culturally this landscape has a strong association with former common land and today the enclosure pattern of small and medium size regular and geometric fields, associated with late Parliamentary enclosure, is a key characteristic • These commons may have been characterised by the presence of heathy acid grasslands with scrub and some woodland on the steepest slopes • The roads crossing these former commons are straight with uniform verges, and with small rows of stone cottages and occasional farmsteads representing former squatter settlement. Often these late enclosed areas are open with few trees, although tree cover is variable throughout • In the south-eastern part of the study area (located, for the most part, in the Peak Fringe and Lower Derwent: wooded Slopes and Valleys Character Area): • All the soils are agriculturally poor so this is a landscape traditionally associated with woodland. Indeed much of the early settlement and clearance would have been by woodland assarting	**A**

	• The resulting landscape is a mix of pastoral farming with small, irregular woodlands, many of ancient origin, on the steeper uncultivable slopes and widespread dispersal of individual farmsteads with large numbers of small, irregular fields with mixed species hedgerows • These woodlands along with hedgerow trees give the landscape a distinctly wooded character Hedgerow trees are predominantly oak with some ash which, along with the mixed species hedgerows, may be indicative of a previously more extensive ancient wooded landscape • Country lanes are sinuous, often sunken, winding their way through the landscape avoiding steeper slopes • The road network is dense, again reflecting the moderate to high density dispersal of farmsteads • There are 18 Listed Buildings within the area. • There is a Conservation Area within Little Eaton. • Small village / population therefore development likely to impact on the setting and character of historic village.	

Assessment Area EN05 Breadsall

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The linear Breadsall Railway Cutting LNR is located to the east of the Breadsall. • Chaddesdon Woods LNR is located to the north of Oakwood. • Natural England lists as area of concern: Breadsall Railway Cutting SSSI • No Grade 1 or Grade 2 agricultural land present around Breadsall	A
Transport and accessibility	• Amber score on account of proximity to Derby and reasonable access to the main road network. However it has low access to facilities and an absence of public transport • It could form part of a string of settlements served by bus rapid transit between Derby and Ilkeston, if other settlements were also developed,	A
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be generally directly underlain a superficial deposit of Alluvium in the west, which is in turn directly underlain by the coal strata which are heavily faulted in a northwest-southeast orientation. In addition to the localised areas of Alluvium, a variable thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: High Sensitivity. Underlain by Major, Minor and Non Aquifers, and as such, the most conservative classification has been adopted. • Source Protection Zone: High Sensitivity. Falls within Zones I – III (Inner – Total Catchment) Source Protection Zones. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures maybe required. • Pollution Issues: Medium Risk. The EA website has identified a significant pollution issue involving 'Other Pollutants' which had a significant impact to land. • Landfilling: High Risk. The EA website has identified a number of inactive landfills and a non-hazardous active landfill.	A
Infrastructure capacity and potential	• Education – Secondary accommodation provided by Derby City Council at Da Vinci Community College, which has potential capacity to support 125 dwellings. . Primary capacity in the area can accommodate 55 dwellings. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: The closest household recycling centre is in Derby, although this is not a great distance from Little Eaton. The capacity of this site is unknown.	A

	• Green Infrastructure: the new Great Northern Greenway, a multi-user path which runs from the Paddock Public House in Breadsall to Lime Lane in Derby, is scheduled to officially open in November 2009. It is possible this facility may be further extended to Ilkeston in the future. • Health information not available • In Accessible Settlements report, Breadsall scored 51.08% (average 72%) • Overall, this settlement has been graded as amber due to the poor score in terms of on access to services, however, there is some potential capacity at both primary and secondary schools where limited growth could help to support existing services.	
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 138 • The village may qualify for a rural exceptions policy which would address affordable housing need.	**G**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• No significant employment locations evident in or near Breadsall thereby lessening potential for job creation. • Breadsall is within an MSOA that has low levels of employment (0-2,000 jobs) reflecting its distance from the M1 corridor and Nottingham. • Breadsall scores averagely on access to employment in the Accessible Settlements report	**A**
Green Belt and/or strategic policy	• Entire area of search in Green Belt. • Coalescence risk with Derby and Little Eaton severely constrain growth to south, west and northwest. • Open countryside to north east and east but located within Derby-Nottingham strategic gap • Development to north/northeast may perform poorly on PPG2 Criterion 4 due historic village centre. • All directions appear severely constrained. • SHLAA lists sites with total dwelling capacity of 37 (17 deliverable in next 5 years, 4 deliverable beyond 15 years and remaining 16 on a non-deliverable / developable site)	**A**
Landscape and settlement character	• In the western part of the study area (located, for the most part, in the Peak Fringe and Lower Derwent: Gritstone Heaths and Commons Character Area): • The meandering Rivers Derwent and Ecclesbourne have deposited alluvial materials during times of flood, the resultant soils being heavy, clay loams prone to prolonged seasonal waterlogging • These soils have traditionally supported meadowlands grazed by cattle. However there	**A**

	is evidence of ridge and furrow suggesting that in medieval times some crops may have been grown on a small scale. • Fields tend to be medium sized and enclosed by thorn hedgerows. These boundaries are often straight but some are curved, possibly reflecting some of these earlier medieval strips • The flood plain is open although there are mature hedgerow trees, predominantly oak and ash, with scattered groups, usually alder, along the riverbanks • Due to the risk of flooding this landscape would have been unsettled although some modern housing estates now extend into the flood plain • Lanes are scarce and tend to cut across the flood plains and major roads and railway lines, constructed on embankments, are located at its edges • In the eastern part of the study area (located, for the most part, in the Peak Fringe and Lower Derwent: wooded Slopes and Valleys Character Area): • All the soils are agriculturally poor so this is a landscape traditionally associated with woodland. Indeed much of the early settlement and clearance would have been by woodland assarting • The resulting landscape is a mix of pastoral farming with small, irregular woodlands, many of ancient origin, on the steeper uncultivable slopes and widespread dispersal of individual farmsteads with large numbers of small, irregular fields with mixed species hedgerows • These woodlands along with hedgerow trees give the landscape a distinctly wooded character Hedgerow trees are predominantly oak with some ash which, along with the mixed species hedgerows, may be indicative of a previously more extensive ancient wooded landscape • Country lanes are sinuous, often sunken, winding their way through the landscape avoiding steeper slopes • The road network is dense, again reflecting the moderate to high density dispersal of farmsteads • There are seven Listed Buildings within the area. • There is a Conservation Area in Breadsall. • Small village / small population. • Development likely to impact on the setting and character of historic village.	

Assessment Area Rest of Erewash North

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a Scheduled Monument at Dale Abbey. • Listed Buildings are scattered across the area with clusters concentrated around the settlements especially where there is a Conservation Area such as Morley. • Locko Park Grade II Registered Park and Garden is located to the south of Stanley. • The majority of the area between Little Eaton and Kirk Hallam is located within Greenbelt • Greenwood Community Forest is located east of Ilkeston. • Morley Brook Pitts SSSI is located north of Morleymoor. • Pewit Carr LNR is located south of Ilkeston. • Chaddesen Woods LNR is located to the north of Oakwood. • The linear Breadsall Railway Cutting LNR is located to the east of the Breadsall. • There are a few small pieces of land designated as SINC to the east of Kirk Hallam along the river. • There are a few small pockets of Ancient Woodland scatted across the area. They are found mainly between Morleymoor and West Hallam and West Hallam and Kirk Hallam. • There are narrow bands of Flood Zone 3 associated with stream to the east of the area around West Hallam, Stanley and Kirk Hallam. • No Grade 1 or Grade 2 agricultural land present around Erewash North (assumed – need mapping)	A
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds.	R
Geoenvironmental considerations	• Geological Review: High Risk. Regionally, the Erewash North area generally comprises localised areas of Alluvium and Till which are directly underlain by the coal measures. In terms of faulting, the entire area if heavily faulted, with faults generally aligned in a north-south orientation. Furthermore, a variable and localised thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: Medium Sensitivity. Generally, the Erewash North area is underlain by Minor Aquifer hydrogeology. • Source Protection Zone: Medium Sensitivity. The Erewash North area does not generally fall within an Environment Agency designated SPZ, however, a Zone I- III designations are present in the west of the area in the vicinity of Little Eaton.	A

	• Radon: Medium Risk. Generally, the Erewash North area does falls within an area where radon protection measures are likely, however, this primarily relates to the eastern and western extremities of Erewash North. • Pollution Issues: Medium Risk. The EA website has identified an average number of potential pollution issues, with no 'Major' pollution incidents recorded. • Landfilling: High Risk. The Environment Agency website has identified a higher than average number landfills including an active hazardous waste landfill named Grove Farm Tip (licence number 43436) in the vicinity of Bassett Farm.	
Infrastructure capacity and potential	• Education – Secondary accommodation is generally stretched to the east of the area, although there is some primary capacity. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: No major 'showstoppers' are identified in this area, with household waste recycling centres in both Ilkeston and Derby City. Assuming these have capacity the Erewash North area can be considered reasonably well served. • Green Infrastructure:. various elements identified in the area including the Nutbrook Trail, Great Northern Greenway, and the Midshires Way. • Health information not available • Overall, due to lack of facilities in rural areas this wider area has been scored as red,	R
Housing market factors	• Erewash has high levels of need compared with rural Nottinghamshire Districts. • High 2009 net need of 139 • Settlements in the area may qualify for a rural exceptions policy which would address affordable housing need.	G
Regeneration potential	• Except for settlements previously covered and area directly adjacent to Ilkeston (for which see initial SUE report), low potential for regeneration-linked development across remainder of area	A
Economic development	• No significant employment opportunities evident in the rest of Erewash North	A
Green Belt and/or strategic policy	• Panel report recommendation that strategic gap between Nottingham PUA and Derby is to be maintained; appears to rule out any development in area. • Green Belt in this area rated as 'High Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl' and with joint top score of any area.	R
Landscape and settlement character	• This is a broad, gently undulating landscape, is characterised by pastoral farming with localised arable cropping • Small villages retain a distinctive village character, their historic cores constructed of local sandstone, red brick former mining terraces and small strip fields give a clear indication of how the landscape has developed	A

	over time • Small relict woodland occurs on the steeper slopes, with mature trees found scattered along hedgerows and beside watercourses • Ecological interest is largely associated with the strip fields around the villages, where mature oak trees, species rich hedgerows and unimproved grassland provide an important refuge for wildlife • The diverse history of enclosure and widespread industrialisation has created a patchwork of land uses, with widespread industrial and housing development has subsumed many of these villages and new development continues to impact upon their distinctive character	

BROXTOWE

Assessment Area BX01 Brinsley

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The area is located within the Greenwood Community Forest • There are areas of Public Open Space to the east and south of Brinsley. • Brinsley Headstocks LNR is located to the south of Brinsley. • There is a small area of Ancient Woodland to the east. • There is a large SINC to the west of the area with some smaller SINCs to the west and east of Brinsley. . • There is a narrow band of land within Flood Zone 3 to the west of the area following a river which flows from north to south along the boundary of the area. • No Grade 1 or Grade 2 agricultural land present around Brinsley	A
Transport and accessibility	• Brinsley scores moderately well in terms of existing transport and access. • It offers some potential for growth in relation to a corridor cluster with Eastwood and Kimberley, both of which score green. • However, in reality the stronger corridor would be to Heanor rather than Brinsley, even though this lies outside the HMA area of search	A
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be directly underlain by a localised area of Alluvium in the west, which is in turn directly underlain by the coal strata which outcrop the remainder of BX01. Furthermore, a variable thickness of Made Ground is anticipated to be present. • Hydrogeological Sensitivity: Medium Sensitivity. Entirely underlain by a Minor Aquifer with soils of an intermediate - high leachate potential. • Source Protection Zone : Low Sensitivity. Not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: High Risk. The EA website has identified a number of pollution incidents to have occurred including incident ref: 541575 (2007) which involved Sewage Materials which had a Major impact to water. • Landfilling: High Risk. A number of inactive landfills have been identified, including Cromford, which is located on the southernmost edge of the study area and is registered to have received inert / industrial and liquid / sludge waste from as early as 1st July 1972. A closing date for the facility is not recorded.	A

Infrastructure capacity and potential	• Education – secondary capacity at Selston Arts & Community College for 2,188 dwellings and primary capacity of 286 dwellings • Health – Broxtowe Borough GP provision of 1:1,673 population, is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Green Infrastructure: Brinsley benefits from proximity to the Greenwood Community Forest boundary, and also to the Erewash Valley Corridor. • Waste: Nottinghamshire County Council operate household waste recycling centres in Stapleford and Giltbrook (near Eastwood) which would serve development in this area, although their capacity is not known at this stage. • In Accessible Settlements report, Brinsley scored 69.30% (average 72%) • Overall this settlement has been graded as green due to the potential to sustain existing education infrastructure. The settlement does perform slightly below average in terms of access to services.	**G**
Housing market factors	• Prices in this sub market area have fallen significantly between 2006 and 2009 reducing need. • Low 2009 net need of -23	**A**
Regeneration potential	• Some potential for regeneration-linked development to immediate south and east of settlement, as well as more limited opportunities to north and west	**A**
Economic development	• No significant employment locations evident in or near Brinsley thereby lessening potential for job creation. • Brinsley is within an MSOA with low levels of employment (0-2,000 jobs) reflecting its distance from access to the M1 corridor. • Brinsley scores average-to-well on access to employment in the Accessible Settlements report	**A**
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • PPG2 coalescence concerns with Underwood to north east, Jacksdale to north and Eastwood to south east. • Possibility for some expansion to west; coalescence less of an issue and defensible boundaries of roads leading to Brinsley Gin and Brinsley Hall. • Also potential for limited expansion (effectively infill) to east of Church Lane) with Brinsley Brook as defensible boundary • SHLAA lists sites with total dwelling capacity of 2,800 (34 deliverable in next 10 years and 2,766 on sites suitable if policy changes - 5+ years) • Three large sites east, south and west of settlement with capacity of 1,060, 651 and	**A**

	1,025	
Landscape and settlement character	• Located within a landscape (Erewash Valley and Selston and Eastwood Urban Fringe) whose overall performance is considered to be moderate, resulting in a landscape strategy based on the principles of enhancing the quality of the existing landscape components • Located within Green Belt, with smaller areas of mature landscape immediately to the west • In landscape terms, development potential is higher along the eastern edge of the settlement • Urban areas occur frequently in the landscape and are part of the character of the wider countryside • There are localised areas with strong landscape character/quality (e.g., the Erewash Valley), and these need to be protected from the potentially negative impacts of new development • Expansion of existing settlements along the urban edge needs to be carefully managed to avoid negative impacts on areas of landscape and habitat quality, with green infrastructure schemes implemented in good time to allow for the successful integration of new development into the landscape • New development would need to take into account visual impact from outside the settlement. • There are six Listed Buildings scattered through the area. • There is a small Conservation Area in the south of Brinsley.	G

Assessment Area BX02 Eastwood

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The majority of the area is located within the Greenwood Community Forest outside of Eastwood. The boundary is located between the A610 and the railway to the west of Eastwood. • There is a large area of Public Open Space to the northeast of Eastwood. • Brinsley Headstocks LNR is located to the north of the area. • There is a large SINC to the southwest of Eastwood. There are other smaller linear SINCs to the south and east of Eastwood. • There is a narrow band of land within Flood Zone 3 to the west of the area following a river which flows from north to south along the boundary of the area. • There are also two tributaries that flow into the main river to the north and south of Eastwood with land within Flood Zone 3. • No Grade 1 or Grade 2 agricultural land present around Eastwood	A
Transport and accessibility	• Eastwood scores well in terms of existing access to facilities and public transport. • It also scores green for its potential to contribute to a higher order public transport corridor including clustered growth with Kimberley. • In addition the proximity of Heanor to the west (outside the search area) would create a still stronger corridor.	G
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be directly underlain by coal strata. Furthermore, a variable thickness of Made Ground is anticipated to be present. • Hydrogeological Sensitivity: Medium Sensitivity. Entirely underlain by a Minor Aquifer with soils of a high leachate potential. • Source Protection Zone : Low Sensitivity. Not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: High Risk. The EA website has identified a number of pollution incidents to have occurred including incident ref: 541575 (2007) which involved Sewage Materials which had a Major impact to water. In addition, Severn Trent are indicated to operate a number of Sewage Treatment Work in the vicinity. • Furthermore, EA Landfill records refer to a facility named 'Ex Gas Holder', which suggests that a gas works may have been present. • Landfilling: High Risk. Whilst no EA registered active landfills have been identified, a number	A

	of inactive landfills have been identified both onsite and in the immediate vicinity. These include facilities that were recorded to have received liquid / sludge wastes.	
Infrastructure capacity and potential	• Education – secondary capacity at Eastwood Secondary for 2,063 dwellings and primary capacity of 857 dwellings • Health – Broxtowe Borough GP provision of 1:1,673 population, is below national average of 1:1,754 people. This settlement is included in the PCT strategy as a possible future investment location to create a primary care centre hub. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: Nottinghamshire County Council operate household waste recycling centres in Stapleford and Giltbrook (near Eastwood) which would serve development in this area, although their capacity is not known at this stage. • Green Infrastructure: Eastwood sits within the Greenwood Community Forest boundary and also benefits from proximity to the Erewash Valley Corridor. The disused Nottingham Canal, which is now a public nature reserve, is also in the vicinity. Gilt Brook, which runs between Eastwood and Kimberley to the River Erewash, and Nether Green Brook / Moorgreen Reservoir are further GI resources. • In Accessible Settlements report, Eastwood/Giltbrook/Newthorpe scored 89.81%, which is particularly high. (average 72%) • This category has been coded green due to capacity to support education and health infrastructure, support strategic Gi and exceptionally high score in the access to services report.	**G**
Housing Market factors	• Prices in this sub market area have fallen significantly between 2006 and 2009 reducing need. • Low 2009 net need of -23	**A**
Regeneration potential	• Significant potential for regeneration-linked development in most directions around Eastwood, particularly to the west and south	**G**
Economic development	• Eastwood benefits from adjacency to the A610 with direct access to junction 26 of the M1. • location and access has allowed it to become a fairly successful office and industrial location, demonstrating higher employment densities for offices, industry and warehousing than most of the surrounding rural areas. • A variety of sites have been allocated for employment uses in the adopted Local Plan. These are predominantly on the edge of the village close to the A610. • A number of existing occupiers have designated expansion land for their operations. • Small business potential exists to the north of the settlement, including the Birch Park scheme and Engine Lane areas at Moorgreen. Additional small unit provision can be found in small industrial estates, such as at Bailey Grove Road, close to the A610.	**G**

	• Eastwood is set across two MSOAs. One has between 2,000 and 3,000 jobs and the other 3,000 to 4,000 jobs. This reflects Eastwood's position on the A610 with direct access to the M1 and its corresponding concentration of business parks and industrial estates. • Eastwood scores very highly on access to employment in the Accessible Settlements report.	
Green Belt and/or strategic policy	• Entire area of search within the Green Belt. • Large enough settlement for some small urban edge infill opportunities (e.g. south of Chewton Street, northeast of Mill Road, east of Coach Drive). • However, opportunities for large-scale expansion limited, in particular to south-east and west due risk of coalescence with Kimberley and Heanor respectively. • Few defensible boundaries to north, thereby risking failure on PPG2 criterion 1. • A610 to south of town provides defensible boundary. • SHLAA lists sites with total dwelling capacity of 1,218 (279 deliverable in next 5 years and 939 in other categories) • Site with capacity of 630 north of settlement, which could be suitable if policy changes - 5+ years	**A**
Landscape and settlement character	• Immediately to the west and south, the landscape has a strong, readily identifiable character, with key components requiring careful management, e.g., Erewash Valley • Land to the north is predominantly Green Belt • Development to the north and east is more easily achieved, but will require careful design and implementation to integrate it successfully with the wider landscape • Opportunities exist for development in 'shadow gaps' in the urban form (along the northern and western edges), but will need to retain an irregular edge, with fingers of landscape penetrating the urban form to better integrate the built and natural environments • The close proximity of Kimberley and Awsworth (to the east and south, respectively) means that the landscape areas between the settlements needs careful planning and management to avoid coalescence and loss of identity • There is one Scheduled Monument at Greasley. • There are 20 Listed Buildings mainly located within Eastwood. There are also clusters of Listed Buildings at Shipley Gate and around Moorgreen.	**G**

Assessment Area BX03 Kimberley and Watnall[33]

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The area outside built up settlements is located within the Greenwood Community Forest • There are some small areas of Public Open Space scattered along the edge of Kimberley. • The linear corridor of Kimberley Railway Cutting SSSI is located through the centre of Kimberley and out to the east. • Sledder Wood Meadows SSSI is located on the northern edge of the area. • Hallom Wong Park LNR is located within Kimberley. • Sellars Wood LNR and Ancient Woodland is located to the east of the area. • Other small pockets of Ancient Woodland are located to the east of the area. • The southern and northern edges of Kimberley are located adjacent to several SINCs. • There is a narrow band of land within Flood Zone 3 to the west of Kimberley. • No Grade 1 agricultural land present; large area of grade 2 agricultural land to the north east of Kimberley and some smaller isolated patches to the south and southeast (although not directly adjacent to settlement)	A
Transport and accessibility	• Kimberley scores well in terms of existing access to facilities and public transport. • It also scores green for its potential to contribute to a higher order public transport corridor including clustered growth with Eastwood, and perhaps Brinsley. • In addition the proximity of Heanor to the west (outside the search area) would create a still stronger corridor.	G
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be directly underlain by the coal strata. Furthermore, a variable thickness of Made Ground is anticipated to be present. • Hydrogeological Sensitivity: Medium Sensitivity. Entirely underlain by a Minor Aquifer with soils of an intermediate - high leachate potential. • Source Protection Zone : Medium Sensitivity. A 'Total Catchment' SPZ is present on the extreme east of BX03 in the vicinity of Nuthall. • Radon: Medium Risk. Indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures maybe	A

[33] Watnall was included in the Nottingham Sustainable Urban Extension Study and should therefore be exluded from this study. However, because this report considers a different scale of growth from the SUE study, Watnall has been included in the assessment.

	required. • Pollution Issues: Medium Risk. The EA website has identified a pollution incident to have occurred involving Specific Waste Materials which had a 'Significant' impact to land (Ref: 446470). Furthermore, industrial activities in the area include Severn Trent Water Ltd. which is licensed for 'Water Industry' processes, including sewage treatment; and, Asbestos Insulation Removers (Licence ASB001/43431). • Landfilling: High Risk. Whilst no EA registered active landfills have been identified within BX03, a number of inactive landfills have been identified both onsite and in the immediate vicinity. These include facilities that were recorded to have received liquid / sludge wastes.	
Infrastructure capacity and potential	• Education – secondary capacity at Kimberly Secondary for about 406 dwellings and primary capacity of 190 dwellings • Health – Broxtowe Borough GP provision of 1:1,673 population, is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: Nottinghamshire County Council operate household waste recycling centres in Stapleford and Giltbrook (near Eastwood) which would serve development in this area, although their capacity is not known at this stage. • Green Infrastructure: Kimberley sits within the Greenwood Community Forest boundary. The disused Nottingham Canal is also in the vicinity. The Great Northern Path, a dismantled railway corridor, runs between Nuthall in Nottingham to the western side of Kimberley. Gilt Brook, which runs between Eastwood and Kimberley to the River Erewash, is a further GI resource. • In Accessible Settlements report, Kimberley/Nuthall/Watnall scored 89.37% (average 72%) • This category has been coded green due to capacity to support education infrastructure and strategic Gi and exceptionally high score in the access to services report.	**G**
Housing market factors	• Prices in this sub market area have fallen significantly between 2006 and 2009 reducing need. • Low 2009 net need of -27	**A**
Regeneration potential	• Some potential for regeneration-linked development in most directions around the town • However, opportunities perhaps not quite as clear as those around neighbouring Eastwood	**A**
Economic development	• The village of Watnall to the north of Kimberley has an 8.5ha allocated development site for general industrial. This complements existing occupiers, including British Bakeries. The area has office and warehousing potential but is not an established business park location due to relatively limited access. • Kimberley's MSOA has higher levels of employment (2,000-3,000 jobs) than neighbouring areas to the south, reflecting the settlement's size and access to the A610/M1	**G**

	road network. • Kimberley scores very well on access to employment in the Accessible Settlements Report.	
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • Large enough settlement for some small urban edge infill opportunities (e.g. northeast of Alma Hill, south of Eastwood Road). • However, opportunities for large-scale expansion limited, in particular to south-east and west due risk of coalescence with Nuthall/Nottingham PUA and Eastwood respectively. • Expansion affecting Nuthall conservation area also difficult on Criterion 4 • Few defensible boundaries to north, thereby risking failure on PPG2 criterion 1. • A610 to south of town provides defensible boundary. • SHLAA lists sites with total dwelling capacity of 4,536 (229 deliverable in next 10 years and 4,307 in other categories) • Site with capacity of 3,980 northwest of settlement (currently only in pre-app discussions stage though)	**A**
Landscape and settlement character	• Proximity to the urban edge of Nottingham, plus the smaller settlements of Awsworth and Eastwood, creates a series of important landscape gaps (some of which are reinforced by large infrastructure components, such as the M1) • To the south, there are large areas of mature landscape, requiring careful consideration as to the location, scale and nature of development outside the existing urban area; to the north the main designation limiting potential development is the Nottingham Green Belt • Landscape to the east, generally, is considered to be of moderate quality, with a character that is described as 'rural/urban fringe' • There is potential for development along the northern edges of the settlement, with appropriate landscape interventions (new tree planting) to help filter views of the urban edge, and mitigation measures to protect the character and quality of the landscape • There 13 Listed Buildings within the area. • There are two Conservation Areas within Kimberley.	**A**

Assessment Area BX04 Awsworth

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The area to the east of railway line is located within Greenwood Community Forest apart from a field south of Awsworth. • There are Public Open Spaces to the west and east of Awsworth. • Nottingham Canal LNR follows Nottingham Canal flowing north to south east of Awsworth. • disused Nottingham Canal is an historic feature • There are several SINCs scattered throughout the area generally associated with water courses. • There is a narrow band of land within Flood Zone 3 to the west of the area following River Erewash which flows from north to south along the boundary of the area. • There is a tributary surrounded by a narrow band of land within Flood Zone 3 to the north of Awsworth. • No Grade 1 or grade 2 agricultural land present around Awsworth	A
Transport and accessibility	• Awsworth scores only moderately on account of access to facilities, and the fact that it is not located on a Nottingham radial road or public transport route. • However, it could be seen as being on a tangential corridor between Hucknall and Ilkeston which, if supported by growth in those places, could offer more significant potential. • It remains amber, however, because that would be a longer term issue than corridors settlements scoring green.	A
Geoenvironmental considerations	• Geological Review: High Risk. Indicated to be directly underlain by the coal strata. Furthermore, a variable thickness of Made Ground is anticipated to be present. • Hydrogeological Sensitivity: Medium Sensitivity. Entirely underlain by a Minor Aquifer with soils of an intermediate - high leachate potential. • Source Protection Zones: Low Sensitivity. Not indicated to fall within an Environment Agency designated Source Protection Zone. • Radon: Medium Risk. Is indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. The EA website has identified a pollution incident to have occurred involving 'Specific Waste Materials' which had a 'Significant' impact to land (Ref: 446470). Furthermore, industrial activities in the area include Severn Trent Water Ltd. which is licensed for 'Water Industry' processes, including sewage treatment. • Landfilling: High Risk. Whilst no EA registered active landfills have been identified within BX04, eight inactive landfills have been	A

	identified, including facilities that were recorded to have received liquid / sludge wastes.	
Infrastructure capacity and potential	• Education – secondary capacity at Kimberly Secondary for about 406 dwellings and primary capacity of 381 dwellings • Health – Broxtowe Borough GP provision of 1:1,673 population, is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: Nottinghamshire County Council operate household waste recycling centres in Stapleford and Giltbrook (near Eastwood) which would serve development in this area, although their capacity is not known at this stage. • Green Infrastructure: Awsworth sits within the Greenwood Community Forest boundary. The disused Nottingham Canal runs from south of Awsworth to Bramcote in Nottingham. • In Accessible Settlements report, Awsworth scored 75.36% (average of 72%) • This category has been coded green due to capacity to support education and strategic Gi and high score in the access to services .	G
Housing market factors	• Prices in this sub market area have fallen significantly between 2006 and 2009 reducing need. Sub market shows relatively low level of need. • Low 2009 net need of -22.	A
Regeneration potential	• Some potential for regeneration-linked development in most directions around the settlement. • Greatest potential in direction of Ilkeston, but this area covered previously by previous SUE report	A
Economic development	• Awsworth benefits from good access to the A610/M1 and Ilkeston. Coronation Road/Soloman Road is a 5ha industrial estate in Cossall to the south of Awsworth. It has provision for a range of unit sizes and types including offices, light industrial and warehousing. It is largely home to local businesses. • Awsworth is within an MSOA with low levels of employment (0-2,000 jobs) reflecting the range of larger settlements in close and with better access to the main road network. • Awsworth scores relatively highly on access to employment in the Accessible Settlements report.	G
Green Belt and/or strategic policy	• Entire area of search within Green Belt. • PPG2 criterion 2 suggests expansion to south-west or west is undesirable due to the risk of coalescence with Ilkeston, • Expansion to northwest and northeast risks coalescence with Eastwood and Kimberley. • Few defensible boundaries to east of settlement. • SHLAA lists sites with total dwelling capacity of 1,641 (111 deliverable in next 5 years and 1,530 in other categories)	A

	• Site with capacity of 595 east of settlement could be suitable if policy changes - 5+ years	
Landscape and settlement character	• The settlement is located within a landscape which is considered to be of moderate to good, in terms of its condition and quality • Located close to an area of sensitive landscape and habitat, which needs to be protected from potentially negative effects of urban expansion • To the west, land lie within the Nottingham Green belt, while to the east there are large areas of mature landscape • Proximity to Eastwood and Kimberley requires careful management of the existing landscape gaps, to avid coalescence and loss of character • Urban expansion should seek to replicate the form of existing settlements, with a more dispersed, low density urban edge that offers opportunities to better integrate with the landscape • The strong network of woodland blocks hedgerows and green lanes creates a visual filter in views to the urban areas, from the adjacent landscapes; this landscape structure is to be preserved and enhanced as part of the process of creating development that sits within its landscape • There are three Listed Buildings scattered across the area.	**A**

Assessment Area Broxtowe North

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are four Scheduled Monuments within the area at: Annesley Hall, Beavale House; Greasley Castle; and Sherwood Park. • Listed Buildings are scattered throughout the area with clusters within the settlements. • Annesley Hall Grade II* Registered Park and Garden is located to the south of Annesley Woodhouse. • The area to the east of the railway between Ilkeston and Awsworth is located within the Greenwood Community Forest • Shipley Country Park is located to the northwest of Ilkeston. • Bagthorpe Meadows SSSI is located to the north of the area. • Friezeland Grassland SSSI is located to the east of Underwood. • Bulwell Wood SSSI and Ancient Woodland is located to the south of Hucknall. • Sellars Wood LNR and Ancient Woodland is located to the east of Kimberley. • Bobbinetts SSSI is located to the south of Awsworth. • There are areas of Ancient Woodland scattered throughout the area. The largest area is at High Park Wood. • There are areas of SINCs throughout the area mainly along the river corridors or associated with woodland. • The main areas of land within Flood Zone 3 are located to the west of Brinsley, Eastwood and Awsworth. There are a few streams that flow across the area to join the main river surrounded by narrow bands of land within Flood Zone 3. • Broxtowe has no Grade 1 and very little grade 2 agricultural land; all grade 2 agricultural land present is around Kimberley, stretching most in southeast direction	A
Transport and accessibility	• Unsuitable • However, there could be pockets of growth potential if a strong public transport corridor were to be created on account of growth at settlements in this area. • This would be likely to be a longer term issue.	R
Geoenvironmental considerations	• Geological Review: High Risk. Regionally, the Broxtowe area generally comprises localised areas of Alluvium which are directly underlain by the coal measures. Where superficial deposits are absent, the coal measures are shown to outcrop on the surface. In terms of faulting, the entire area if heavily faulted, with faults generally aligned in a north-south orientation. Furthermore, a variable and	A

	localised thickness of Made Ground is anticipated. • Hydrogeological Sensitivity: Medium Sensitivity. Generally, the Broxtowe area is underlain by Minor Aquifer hydrogeology with soils of an intermediate – high leaching potential. • Source Protection Zone: Medium Sensitivity. The Broxtowe area does not generally fall within an Environment Agency designated SPZ; however, Total Catchment SPZ designations are present in the west of the area in the general vicinity of Hucknall. • Radon: Medium Risk. Generally, the Erewash North area does fall within an area where radon protection measures are likely, however, this primarily relates to the eastern and western extremities of Erewash North. • Pollution Issues: Medium Risk. The EA website has identified a higher than average number of pollution issues in the Broxtowe area, with a 'Major' incident recorded. • Landfilling: High Risk. The Environment Agency website has identified a higher than average number landfills including a number of inactive landfills which are recorded to have received liquid / sludge waste.	
Infrastructure capacity and potential	• Education – Overall there is some secondary and primary capacity for the settlements within this area. • Health – Broxtowe Borough GP provision of 1:1,673 population, is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: Nottinghamshire County Council operate household waste recycling centres in Stapleford and Giltbrook (near Eastwood) which would serve development in this area, although their capacity is not known at this stage. • Green Infrastructure: Much of the Broxtowe area of search benefits from being within or proximate to the boundaries of Greenwood Community Forest and facilities such as the Jacksdale Nature Reserve. • Overall, due to lack of facilities in rural areas this wider area has been scored as red,.	**R**
Housing market factors	• Prices in this sub market area have fallen significantly between 2006 and 2009 reducing need. • Low 2009 net need of -23	**A**
Regeneration potential	• High number of deprived areas mean significant potential for regeneration across wider area, particularly to north and east	**G**
Economic development	• No significant employment locations evident in or near Broxtowe thereby lessening potential for job creation.	**A**

Green Belt and/or strategic policy	• Entire area within Green Belt. The Green Belt assessment from the previous SUE report for this area remains the case, namely: • Green Belt around Kimberley/Eastwood rated as 'High Importance' in the 2006 Green Belt Review, scoring best on 'checking unrestricted sprawl' • Very large site of 3,826 east of Awsworth / south of Kimberley but non-deliverable / developable (included in Awsworth by SHLAA)	**A**
Landscape and settlement character	• This is a much modified landscape, with a constant process of change since the beginning of the industrial revolution, as evinced by the numerous industrial artefacts and mining settlements in the landscape, and any remnants of an agricultural past are dominated by urban and industrial activity • The landscape is filled with a rich mosaic of land uses, including farmland, settlements, industrial artefacts, modern commercial areas, derelict land and areas of newly restored land • Frequent large mining settlements with red brick terraces are a common feature and prominent sprawling urban edges exert a strong influence over the area with typical urban fringe uses particularly close to settlements such as horse paddocks, allotments, playing fields and other leisure uses • Commercial and industrial development is frequent along main roads interconnecting areas • Pockets of more rural character characterised by small vernacular settlements and semi-regular pattern of small to medium fields • Some smaller rural villages remain at Cossall, Bagthorpe, Awsworth, Brinsley, Jackdale and Stanley • Development should seek to conserve the distinctive, small-scale pattern of the landscape, especially the patterns formed by the network of small lanes and hedgerows • The distinctive mining villages have a special character and development should seek to preserve that character, as far as possible	**A**

GEDLING NORTH

Assessment Area GN01 Ravenshead

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are two Listed Buildings. One is within Ravenshead to the west and the other is at Appleton Dale. • Newstead Abbey Grade II* Registered Park and Garden is located to the west of Ravenshead • The whole area is located within the Greenwood Community Forest • The area outside Ravenshead is located within the Green Belt. • There is a small area of Public Open Space to the south of Ravenshead. • Ancient Woodland is located to the west of Ravenshead • A SINC is located to the west of Ravenshead • Newstead Abbey (Grade II* Registered Historic Parks & Gardens) located west of Ravenshead; English Heritage concerned about development in its vicinity & how this would affect character and setting; This would include impact on views from park/gardens; • Same applies to Papplewick Hall (Grade II* Registered) • No grade 1 or grade 2 agricultural land present around Ravenshead	**A**
Transport and accessibility	• Ravenshead scores moderately in terms of existing facilities, lying as it does between Nottingham and Mansfield and thus "facing both ways". • However, the potential for growth to strengthen public transport is limited on account of the distances involved • Configuration of the settlement means that most of it lies beyond walking distance of bus stops. • Potential would thus be highly dependent on the particular sites chosen for growth.	**A**
Geoenvironmental considerations	• Geological Review: Medium Risk. Generally, GN01 is directly underlain by the Nottingham Castle Sandstone Formation. Minor and localised areas of Head deposits[34] are also present. Coal measures are present, albeit at significant depth. In addition, a number of faults are present on the south and west of GS01. • Hydrogeological Sensitivity: High Sensitivity. Ravenshead is entirely underlain by a Major Aquifer with soils of a high leachate potential.	**A**

[34] A head deposit is a collection of loose sands, clays and boulders associated with glacial retreat and presenting challenges for building foundations.

	• Source Protection Zone (SPZ): High Sensitivity. The entire study area falls within a Total Catchment SPZ, with a number of tightly constrained SPZ I-III coronas present, indicative of abstractions. • Radon: Low Risk. Not indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures maybe required. • Pollution Issues: Low Risk. The EA website has not identified any pollution incidents or hazards within GN01. • Landfilling: High Risk. Whilst no EA registered active landfills have been identified within GN01, a number of inactive landfills have been identified, including Ricket Lane Tip which is registered to receive inert, industrial, commercial, household and special waste between 31st December 1971 and 31st December 1982.	
Infrastructure capacity and potential	• Education – there is currently no capacity at either of the two secondary schools serving the area, though some future capacity could be created by stemming migration from City residents (see migration patterns map in appendix) There is primary capacity for 476 dwellings. • Health – Gedling Borough GP provision of 1:1,228 population is below national average of 1:1,754 people. • Energy and gas: initial indications - no major 'show stoppers' have been identified. • Waste: the nearest household waste recycling centres serving Ravenshead are in Hucknall and Kirkby-in-Ashfield, operated by Nottinghamshire County Council. The area can be considered less well provided for in this respect than many of the other assessment areas. • Green Infrastructure: Ravenshead lies within the Greenwood Community Forest. • In Accessible Settlements report, Ravenshead scored 74% (average 72%) • This category has been graded as a cautious amber, due to some primary and potential secondary capacity, above average score in access to facilities and potential to support strategic GI. Though we note that the secondary infrastructure is currently at capacity.	**A**
Housing market factors	• This sub market area shows the highest need in Gedling • Ravenshead shows low 2009 net need of 15	**A**
Regeneration potential	• Settlement and immediately surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• No significant employment locations evident in or near Ravenshead thereby lessening potential for job creation. • Proximity to Mansfield as centre of employment. However, for a settlement of its size, Ravenshead scores relatively poorly on access to employment in the Accessible Settlements report.	**A**

	• The Ravenshead MSOA has between 2,000 and 3,000 jobs. This is higher than neighbouring MSOAs, except westwards around Newstead and towards the M1 corridor.	
Green Belt and/or strategic policy	• Entire area outside village within Green Belt. • Little risk of coalescence with neighbouring settlements or of affecting the setting of historic towns. • However, few defensible boundaries for checking unrestricted sprawl to west or east. • To north, land south of Ricket Lane and west of Silverland Farm has defensible boundary. • Likewise defensible to south is land north of Kighill Lane. • SHLAA lists sites with total dwelling capacity of 722 (276 deliverable in next 5 years and 445 in other categories)	**A**
Landscape and settlement character	• The settlement is located within a landscape whose character and quality are considered to be moderate to good, in terms of its condition and quality • All of the land surrounding the settlement is designated as Green Belt, with a large area of mature landscape encompassing the entire western boundary • Historic woodland limits development immediately to the south of the settlement • Development to be set within a framework of new structure planting to frame and filter views of the urban edge • Development likely to impact on the setting and character of historic village.	**A**

Assessment Area GN02 Newstead

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are four Listed Buildings. One Listed Building is located within Newstead. There are two to the east of the village and one in Annesley. • There is a Scheduled Monument within Annesley Hall Grade II* Registered Park and Garden. • Annesley Hall Grade II* Registered Park and Garden is located to the southwest of Newstead. • Newstead Abbey Grade II* Registered Park and Garden is located to the northeast of Newstead. • The area outside Newstead is located within the Greenbelt • The area outside of Newstead is located within Greenwood Community Forest. • There are small areas of mature landscape to the north and southwest of Newstead. • Quarry Banks SSSI is located to the southeast of Newstead. • Linby Trail LNR is located to the southeast of Newstead. • There are large areas of SINCs to the north and west of Newstead. There is also a small area of Ancient Woodland to the south. • There are no Flood Zones within the area. • Small quantities of Grade 2 Agricultural land to east and south of settlement	A
Transport and accessibility	• Public transport accessibility is fairly good with both local bus and rail services to Nottingham and Mansfield • It would benefit from the tram at Hucknall and Park and Ride • Growth could be used to improve accessibility to facilities which currently medium to poor	G
Geoenvironmental considerations	• Geological Review: Medium Risk. GN02 is underlain by Permo-Triassic limestone and marls with localised areas of Glacial Sands and Gravels and Boulder Clay. Coal measures are present at shallow depth. • Hydrogeological Sensitivity: High Sensitivity. GN02 is primarily underlain by a Major Aquifer with soils of a high leachate potential, although, the central and southern portions of GN02 are classified as a non-aquifer. • Source Protection Zone: Medium Sensitivity. The western and southern portions of GN02 are classified as a Total Catchment SPZ and the eastern portion is classified as an Outer Catchment SPZ. • Radon: Medium Risk. GN02 is indicated to fall within an area where basic levels of radon protection may be necessary. • Pollution Issues: Medium Risk. The EA website has identified a single recorded pollution incident (13/07/07) to have occurred	A

	within GN02 of 'Significant' environmental impact relating to 'Inert Materials and Waste'. • Landfilling: High Risk. A single EA recorded historic landfill has been identified within GN02. 'Hoppinghall Farm' is recorded to have received. No details are recorded as to the waste received and dates of operation.	
Infrastructure capacity and potential	• Health – Gedling Borough GP provision of 1:1,228 population is below national average of 1:1,754 people. This settlement is included in the PCT strategy as a possible future investment location to create a primary care centre hub. • Energy and gas: initial indications suggest no major 'show stoppers'. • Waste: the nearest household waste recycling centres are located in Kirkby-in-Ashfield and Hucknall. Newstead is roughly equidistant between the two, although not overly proximate to either centre. • Green Infrastructure: Newstead lies within the Greenwood Community Forest. Newstead Abbey Park forms in part mature landscape; development in this area may lead to pressure to build within the Park. Development to the east of Newstead would impact on GI resources adjacent to the Robin Hood rail line. • Education information not available • In Accessible Settlements Study, Newstead scored 56% (average 72%) • This category has been graded as a very cautious amber, as we do not have education capacity information to indicate potential for growth, and access to services is comparatively very poor in this area, though there are possible plans to improve health infrastructure	**A**
Housing market factors	• Low net need of 6 • The village may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• Some potential for regeneration-linked development in most directions around the settlement. • Greatest potential in direction of Kirkby in Ashfield to north west	**G**
Economic development	• Top Wighay Farm employment allocation close to settlement. • The village scores very poorly on access to employment in the Accessible Settlements report. However, new jobs as a result of Top Wighay Farm employment allocation would improve this score.	**A**
Green Belt and/or strategic policy	• Entire area outside village within Green Belt. • High risk of coalescence with neighbouring settlement of Annesley / Nuncargate to North , • Few defensible boundaries to development in any direction, although may be limited potential for growth to south, particularly if Top Wighay Farm is not developed (otherwise coalescence concerns to south as well) • Coalescence with Hucknall also a concern	**A**

	• Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring particularly well on 'checking unrestricted sprawl' and 'assisting in urban regeneration'. • SHLAA lists sites with total dwelling capacity of 481 (98 deliverable in next 5 years and 383 in other categories)	
Landscape and settlement character	• The settlement is located within a landscape whose character and quality are considered to be moderate to good, in terms of its condition and quality • All of the land surrounding the settlement is designated as Green Belt, with a large area of mature landscape located to the north and west of the settlement • Infrastructure (rail and road) on north-south axes bound the settlement to both east and west • The land to the south is less constrained, although there are issues in relation to potential coalescence and visual connections with Hucknall • The historic and heritage character of Newstead, as a mining settlement, should be considered as part of any development proposals • Development to be set within a framework of new structure planting to frame and filter views of the urban edge	**A**

Assessment Area GN03 Bestwood Village

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are five Listed Buildings. Two of the Listed Buildings are located within the Conservation Area in Bestwood. The others are located to the south and west of Bestwood. • The area outside Bestwood and Hucknall is located within the Greenbelt • The whole area is located within Greenwood Community Forest. • Country Park (Mill Lakes) to the west of the settlement. • There is a large area of Public Open Space within Bestwood Country Park to the southeast of Bestwood. • There is a SINC along the river corridors to the west of Bestwood and also two more to the south and southeast of Bestwood. • The river corridor to the west of Bestwood is located within a narrow corridor of Flood Zone 3. The main river is surrounded by flood defences. • No Grade 1 or Grade 2 agricultural land in vicinity	**A**
Transport and accessibility	• Public transport accessibility is poor with indirect route to Hucknall and only hourly service, and none on Sundays • It would benefit from the tram via Bulwell Park and Ride • Accessibility to facilities is fairly good, and could be further enhanced with growth	**A**
Geoenvironmental considerations	• Geological Review: High Risk. GN03 is underlain by the Sneinton Formation and Nottingham Castle Sandstone Formation. A localised area of Head Deposits are present in the centre of GN03 in an east-west orientation. In addition, a localised area of 'excavations, backfilled or partially backfilled and flooded' land is recorded to be present. Coal measures are present at depth. • Hydrogeological Sensitivity: High Sensitivity.GN03 is primarily underlain by a Major Aquifer with soils of a high leachate potential. • Source Protection Zone: High Sensitivity The western portion is classified as an Outer Catchment SPZ and the eastern portion is classified as a Total Catchment SPZ. In addition, an Inner Zone SPZ is noted to be present to the immediate east of the site in the vicinity of Tophouse Farm. • Radon: Medium Risk. GN03 is indicated to fall within an area where basic levels of radon protection may be necessary. • Pollution Issues: Medium Risk. The EA website has identified two 'Significant' pollution incidents in the north of GN03, in the vicinity of Cobbler's Hill and Goosedale Farm.	**A**

	• Landfilling: High Risk. Bestwood landfill is recorded by the EA as having both active and historic operational areas. Records indicate that the active landfill is currently undergoing closure procedures and previously received 'household, commercial and industrial waste'. Historically, records indicate that the landfill received inert, industrial, commercial, household, special and liquid/sludge waste between 1970 and 1996. In addition, 'Wigwam Lane / Tip' and 'Moorbridge Works' are noted to be present within GN03.	
Infrastructure capacity and potential	• Energy and gas: initial indications suggest no major 'show stoppers'. • Waste: the nearest household waste recycling centre (operated by Nottinghamshire County Council) to Bestwood is in nearby Hucknall, and the location can be considered reasonably provided for in this respect, • Green Infrastructure: Bestwood Village sits to the north of Bestwood Country Park and the east of Mill Lakes Country Park. Additional housing provision may allow for the provision of greater linkages between the park and other GI assets in the area, and also the implementation of a city-scale GI corridor around the edge of Arnold to Gedling Colliery. Bestwood also sits within the heart of the wider Greenwood Community Forest. • In Accessible Settlements report, Bestwood scored 68% (average 72%) • Education information not available • This category has been graded as a cautious amber, as carefully located growth could support new strategic Gi linkages, however, we do not have education capacity information - access to services is close to the high average score for the area of search.	**A**
Housing market factors	• Low net housing need of -3	**A**
Regeneration potential	• Good potential for regeneration-linked development in most directions around the settlement. • Greatest potential to south towards Nottingham PUA	**G**
Economic development	• Park Road employment area performs a useful role providing a range and choice of employment site. • Bestwood Village is within an MSOA with low levels of employment (0-2,000 jobs) reflecting its relatively small size and distance from the M1 corridor. • Bestwood scores relatively highly in access to employment in the Accessible Settlements report.	**G**
Green Belt and/or strategic policy	• Entire area outside the village within Green Belt. • High risk of coalescence with Hucknall to west and Nottingham PUA to south • Few defensible boundaries to development in any direction, although may be limited potential for growth to north, north east and east • Railway line and Country Park to west may	**A**

	constrain development. This is also a barrier between the village and Hucknall / tram stop. • Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring particularly well on 'checking unrestricted sprawl' and 'assisting in urban regeneration'. • SHLAA lists sites with total dwelling capacity of 1611 (232 deliverable in next 5 years and 1379 in other categories)	
Landscape and settlement character	• The settlement is located within a landscape whose character and quality are considered to be moderate both in terms of its condition and quality • All of the land surrounding the settlement is designated as Green Belt, with areas of mature landscape immediately to the east and west • The landscape is much modified by modern agricultural methods, although there are areas of parkland to the west (coincident with nature conservation and mature landscape) • The land to the north is less encumbered and shows greater potential for development, although proposals should seek to locate development immediately adjacent to the existing urban edge, to preserve the sparsely populated character of the surrounding landscape • Development to be set within a framework of new structure planting to frame and filter views of the urban edge	**A**

Assessment Area Rest of Gedling North

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There is a Scheduled Ancient Monument to the east at Papplewick Pumping Station. • There are approximately 87 Listed Buildings scattered throughout the area mainly within settlements. • Newstead Abbey is a large Grade II* Registered Park and Garden located to the west of Ravenshead. • Papplewick Hall Grade II* Registered Park and Garden is located to the south west of Ravenshead. • Papplewick Pumping Station Grade II Registered Park and Garden is a small site located to the east of Ravenshead. • There are Conservation Areas at Papplewick and Linby Village • The whole area outside of the built settlements is located within the Greenbelt (and there are also some settlements washed over by Green Belt). • There are large areas of Public Open Space at Bestwood Country Park, Burntstump Country Park and Newstead Abbey • The whole area is located within Greenwood Community Forest • Quarry Banks SSSI is located to the southwest of Newstead Abbey • Linby Trail LNR is located to the east of Newstead. • There are large SINCs at Bestwood Country Park, Newstead Abbey and Longdale Forest. There are smaller SINCs scattered throughout the rest of the area. • There are small pockets of Ancient Woodland to the north and west of Ravenshead. • There are only thin bands of land within Flood Zones 2 and 3 within the area. These occur to the south around Hucknall. • Bestwood Colliery, Bestwood Village (between Kimberley & Ravenshead) contains Scheduled Ancient Monument (engine house) and Bestwood Pumping Station is Grade II registered historic park and garden. There are a number of listed buildings, including some Grade II* listings whose setting has to be preserved • No Grade 1 and only little grade 2 agricultural land present in Gedling North; grade 2 land in three patches in west /southwest of area	A
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds.	R

Geoenvironmental considerations	• Geological Review: Medium Risk. Generally, Gedling North is directly underlain by the Nottingham Castle Sandstone Formation. Minor and localised areas of Head deposits are also present. Coal measures are present, albeit at significant depth. In addition, a number of faults are present on the south and west of GS01. • Hydrogeological Sensitivity: High Sensitivity. Gedling North is almost entirely underlain by a Major Aquifer with soils of an intermediate – high leaching potential where classified. • Source Protection Zone (SPZ): High Sensitivity. The entire Gedling North area falls within a Total Catchment SPZ, with a number of tightly constrained SPZ I-III coronas present, indicative of abstractions. • Radon: Medium Risk. The south western portion of Gedling North is indicates to fall within an area where basic levels of radon protection may be necessary. • Pollution Issues: Medium Risk. The EA website has identified a number of 'significant' pollution issues, however, the general frequency is estimated to be lower than average. • Landfilling: High Risk. A number of inactive landfills have been identified, including Ricket Lane Tip within GN01.	**A**
Infrastructure capacity and potential	• Health – Gedling Borough GP provision of 1:1,228 population, is below national average of 1:1,754 people, and best in the study area. • Energy and gas: initial indications - no major 'show stoppers'. • Waste: the nearest household waste recycling centres serving this assessment area are in Calverton, Hucknall and Kirkby-in-Ashfield, operated by Nottinghamshire County Council. Overall provision can therefore be considered reasonable. • Green Infrastructure: much of this area of search lies within the Greenwood Community Forest. Additional housing may allow for improved linkages between Bestwood Country Park and other GI assets in the area, and a potential city-scale GI corridor around the edge of Arnold to Gedling Colliery. • Overall, due to lack of facilities in rural areas this wider area has been scored as red,	**R**
Housing market factors	• This sub market area shows the lowest need in Gedling • Low 2009 net need of 15 • Settlements in the area may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• With exception of Ravenshead and surrounding area, wider area exhibits significant levels of multiple deprivation, even in areas remote from edge of Nottingham PUA	**G**
Economic development	• No significant employment opportunities evident in the rest of Gedling North	**A**

Green Belt and/or strategic policy	• Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring particularly well on 'checking unrestricted sprawl' and 'assisting in urban regeneration'. • No allocated housing sites or other land safeguarded from Green Belt. • NB: Top Wighay Farm and Papplewick Lane both housing sites but have been covered in previous Sustainable Urban Extensions study.(2008)	**A**
Landscape and settlement character	• While, generally, the landscape is characterised by a contrasting pattern of open farmland and more enclosed woodland areas, former coal mining operations have had a significant influence on the character through the presence of mining settlements and former pit heaps are notable in the landscape, often having an engineered landform and establishing woodland (as planting matures the woodland content of the area will increase) • Much of the landscape is characterised by arable farming with a regular geometric field pattern with boundaries formed by low regularly trimmed hedgerows (there is a general absence of hedgerow trees within these landscapes) • Extensive plantations of Corsican and Scots pine are a feature, sometimes with broadleaved woodland belts planted to soften the edges • Broadleaved woodlands are generally smaller in size and regularly distributed across the landscape, with the largest concentration to the east of Newstead Abbey and around Birklands and Billhaugh • The undulating landform allows views of varying distance, with long views from the highest ground and contained views along the dry valleys • Development should seek to preserve and enhance the well wooded character of the landscape, for example, by creating new belts of woodland along urban edges to filter views and integrate urban areas into the landscape	**A**

GEDLING SOUTH

Assessment Area GS01 Calverton

Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are three Scheduled Monuments. The largest is located to the north of Calverton east of Lodge Farm. The others are at Abbey House and Fox Wood. • Outside of Calverton there is a listed building at Lodge Farm and Hollinwood House. • The whole area outside of Calverton is located within the Green Belt • Most of the area is within Greenwood Community Forest. The boundary follows the District Boundary to the east of Calverton. • There are three areas of Open Space: on the northeast edge of Calverton; on the northern edge of Calverton; and the southern edge of Calverton. • There is a SINC to the northeast of Calverton. • There is a river to the north east of Calverton surrounded by a narrow band of land within Flood Zone 2. • No Grade 1 agricultural land present; only area of grade 2 agricultural land is in southwestern corner of area surrounding Calverton (but not directly adjacent to settlement)	A
Transport and accessibility	• Despite relatively good existing public transport, Calverton scores moderately for access to local facilities, and has very little potential to contribute to the creation of a sustainable growth corridor. • Low score due to poor relationship to main road network and dependence on smaller rural roads.	R
Geoenvironmental considerations	• Geological Review: Medium Risk. Calverton is directly underlain by the Gunthorpe Formation in the south and the Nottingham Castle Sandstone Formation in the north. Minor and localised areas of Head deposits are also present. Coal measures are present, albeit at significant depth. In addition, a number of faults are present on the south and west of Calverton. • Hydrogeological Sensitivity: High Sensitivity. Largely underlain by a Major Aquifer with soils of a high leachate potential. However, it is noted that the southern portion of GS01 is underlain by a Non-Aquifer and localised a localised area of Minor Aquifer. • Source Protection Zones: Medium Sensitivity. Situated within a 'Total Catchment' SPZ with an Inner Zone SPZ present to the immediate west in the vicinity of Dorket Head. • Radon: Low Risk. Calverton is indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures maybe required. • Pollution Issues: Medium Risk. The EA website	A

	has identified two EA Pollution Incident records within GS01, relating to 'Oils and Fuels' and 'Inorganic Chemicals / Products'. Generally, Impacts were of a 'Significant' nature, affecting land and water receptors. • Landfilling: High Risk. Whilst no EA registered inactive landfills have been identified within GS01, Burntstump Landfill site has been identified within GS01. Records indicate that this landfill receives Hazardous Waste.	
Infrastructure capacity and potential	• Education – there is no capacity at either of the two Secondary schools serving the area, though stemming City migration may create some capacity (see map in appendix).There is primary capacity for 238 dwellings. • Health – Gedling Borough GP provision of 1:1,228 population, is below national average of 1:1,754 people. This settlement is included in the PCT strategy as a possible future investment location to create a primary care centre hub. • Energy and gas: initial indications suggest no major 'show stoppers'. • Waste: Nottinghamshire County Council operate a household waste recycling centre in Calverton and therefore this assessment area can be considered well provided for. • Green Infrastructure: Calverton lies within the Greenwood Community Forest. Growth to the north of Calverton could assist in the allocation of the Calverton Mineral Line as a GI corridor. • In Accessible Settlements report, Calverton scored 74.78% (average 72%) • This category has been graded as a cautious amber, due to the above average access to services score, and the potential for growth to support investment in health infrastructure and Strategic Gi. However, we note that there is no capacity in secondary education (though some could be created by stemming in migration).	**A**
Housing market factors	• Gedling has shown some substantial price drops 2006-2009. However, need figures remain comparable with 2006 figures. • Medium 2009 net need of 32	**A**
Regeneration potential	• Some potential for regeneration-linked development exists to north of town but potential limited elsewhere	**A**
Economic development	• Access to Calverton is relatively limited, restricting the introduction of larger scale concentrations of employers. Hillcrest Park to the north of the village provides a range of small starter units as well as larger manufacturing premises and is a well established local industrial estate. VF is the major employer in this location and has allocated expansion land. The former colliery site offers a reasonable prospect of redevelopment for light industrial uses accessing the A614. • The Calverton MSOA has low levels of employment (0-2,000 jobs) in line with most rural areas to the north/east of Nottingham, away from the M1 corridor. • Calverton scores average to low on access to	**A**

	employment in the Accessible Settlements report. However, more local employment than other villages within Gedling Borough Council.	
Green Belt and/or strategic policy	• Low risk of coalescence on PPG2 criterion 2, except Woodborough to southeast and Oxton to northeast. • Oxton Road to northwest is good defensible boundary but few defensible boundaries to south, east or west • SHLAA lists sites with total dwelling capacity of 2,259 (643 deliverable in next 15 years and 1,616 in other categories) • Site with capacity of 649 northwest of settlement could be suitable if policy changes - 5+ years	**A**
Landscape and settlement character	• The adjacent landscapes vary in quality from moderate to good, in the south and east, to relatively poor in the north, where a mix of land use and activities has degraded the quality and character • The settlement sits within the Green Belt, with a large area of mature landscape immediately to the west (this designation reflects the presence of remnant open fields, which are also to be found immediately adjacent to the northern boundary of the settlement) • New planting frameworks would be required to integrate any urban expansion, filtering views and integrating the built and natural environments • Development may also have the added benefit of providing opportunities to create new landscape and habitat that would improve the overall quality and condition of the wider landscape to the north of the settlement • There is one conservation area in Calverton, which covers 3 previous conservation area designations and the land between. • There are a number of Listed Buildings located within Calverton.	**A**

Assessment Area GS02 Burton Joyce

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The whole area outside of Burton Joyce and the Nottingham PUA are within the Greenbelt • The area is located partially within the Greenwood Community Forest except in the south west in Carlton and east of Burton Joyce and around Shelford. • There are two areas of Public Open Space on the eastern boundary of Burton Joyce adjacent to the railway. • Gedling House Meadows and Woods LNR is located on the edge of Gedling. • There are small areas of Ancient Woodland scatter throughout the area especially to the north and west of Burton Joyce. • There are two SINCs. One is to the north and the other to west of Burton Joyce. • The land to the south-east of Burton Joyce is located within a mixture of Flood Zone 2 and Flood Zone 3. There are flood defences along the river to the south of Burton Joyce. • No Grade 1 agricultural land present; only area of grade 2 agricultural land is wedge shaped area to southwest of settlement, mostly overlapping with floodrisk area • Significant topographical constraints affecting land west of Burton Joyce. Land rises very steeply from A612 to west which severely constrains the village.	A
Transport and accessibility	• Moderate score on both existing facilities and future potential, therefore an amber rating. • Benefits are proximity to Nottingham (enabling higher cycling share) and its potential to have improved rail services as part of the upgrade of the Newark rail line speeds. • Some of the difficulties of securing bus priority towards the city have already been demonstrated by controversy over the bus gates (bus “plugs”) installed. • Its score relates to growth as a “stand alone” settlement, rather than as part of a growth corridor, although Lowdham (outside the search area) would potentially form part of a cluster.	A
Geoenvironmental considerations	• Geological Review: Medium Risk. Underlayed in part by alluvium deposits which are in turn underlayed by a solid geology of Gunthorpe Formation which primarily consists of mud stone. Whilst coal measures are present underlying the site, they are at considerable depth. With regards to faulting, a number of faults are indicated to be present at the east. • Hydrogeological Sensitivity: Medium Risk. In part overlying a Minor Aquifer with soils of High – Intermediate leaching potential. The remainder of GS02 is overlying a Non-Aquifer. • EA Source Protection Zones: High Risk. An Inner SPZ is present onsite, typically associated	A

	with an abstraction borehole. Furthermore, the remainder of GS02 is generally designated as either a 'Total Catchment' or 'Outer' SPZ. • Radon: Medium Risk. Indicated to fall within (or Ain the immediate vicinity) of an area where basic radon protection measures may be required. • Pollution Issues: Medium Risk. A pollution incident involving 'sewage materials' and a 'significant' impact to water and 'minor' impact to land. Also, Severn Trent Water Ltd. operate within the area which undertake 'Water Industry' processes. • Landfilling: High Risk. Whilst no EA registered active landfills have been identified within GS02, a number of inactive landfills have been identified. These include Gunthorpe Quarry which is recorded to have received inert, industrial, special and liquid / sludge waste from 31/12/64 to 16/03/93.	
Infrastructure capacity and potential	• Education – there is no capacity at either of the two Secondary though stemming City migration may create some capacity (see appendix on migration patterns).There is no capacity at the primary schools serving the area. • Health – Gedling Borough GP provision of 1:1,228 population, is below national average of 1:1,754 people. • Energy and gas: initial indications suggest no major show-stoppers. • Waste: Nottinghamshire County Council operate a household waste recycling centre in Calverton which is likely to serve residents of this area. The development of facilities at Colwick in Nottingham will also be of benefit to this area. • Green Infrastructure: Burton Joyce lies within the Greenwood Community Forest and also is close to the Trent River Park. Growth along the A612 or to the north west of the village could harm any potential city-scale GI corridor from Gedling Colliery Country Park to the River Trent. In Accessible Settlements report, Burton Joyce scored 77.23% (average 72%) • Overall this category has been graded as amber, as although there is good access to services, there is no capacity in the education infrastructure (though we note that some capacity could be created by stemming in migration from City residents).	**A**
Housing need	• Gedling has shown some substantial price drops 2006-2009. However, need figures remain comparable with 2006 figures. • Medium 2009 net need of 50	**A**
Regeneration potential	• Settlement and immediately surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• No significant employment locations evident in or near Burton Joyce thereby lessening potential for job creation. • The Burton Joyce MSOA has low levels of employment (0-2,000 jobs) in line with most	**A**

	rural areas to the north/east of Nottingham, away from the M1 corridor. • Burton Joyce scores averagely to well in the access to employment score in the Accessible Settlements report; however, probably not high enough for a 'green' rating	
Green Belt and/or strategic policy	• Entire area outside the village boundary within Green Belt. • PPG2 coalescence constraints to southwest (Gedling/Carlton) are a key issue, northwest (Lambley) northeast (Lowdham) and south (Stoke Bardolph). • Few defensible boundaries north of the town; but railway line to east forms defensible boundary that has not been breached. . • SHLAA lists sites with total dwelling capacity of 407 (56 deliverable in next 15 years and 351 in other categories, all bar 23 on sites which are non-deliverable / developable)	**A**
Landscape and settlement character	• The landscape to the north of the settlement is in moderate to good condition, with strong sense of place created by the interplay of the local network of streams and their valleys (the Dumbles), topography, agricultural land use and settlement patterns • Distinctive topography especially on approach from Mapperley Plains (North West). Significant topographical constraints to the North and North West. • The landscape to the south is more fragmented, with the condition and the quality varying from very poor to moderate • Immediately to the north west of the settlement, there is a mature landscape, and the entire surrounding landscape sits within the Green Belt • An expansion southwards would avoid conflicting with designated/protected landscapes or those areas deemed to be of higher quality/character • The poor quality landscape to the south would also potentially benefit from new development which could enable the creation of new landscape and habitat areas • There are 22 Listed Buildings in the area mainly in Burton Joyce and Bulcote.	**A**

Assessment Area GS03 Woodborough

Criterion	Considerations	Overall Assessment
Sieve Mapping	• Both the area outside and within Woodborough is located within the Green Belt. The boundary of the Greenbelt lies to the north of Grimesmoor and west of Ploughman Wood. • The majority of the area is located within Greenwood Community Forest. • There is a small area of Public Open Space on the southern boundary of Woodborough. • There are two small SINCs to the west of Woodborough. • There is an area of Ancient Woodland to the southeast of Woodborough. • There is a thin strip of Flood Zone 3 surrounding a river which flows from west to east north of Woodborough. • Area surrounding village is Grade 2 Agricultural Land	A
Transport and accessibility	• An hourly bus service only, and no evening or Sunday service. No direct route to Nottingham. • Accessibility to facilities is medium to poor, Growth could improve this score. • Low score due to poor relationship to main road network and dependence on smaller rural roads.	R
Geoenvironmental considerations	• Geological Review: Medium Risk. GS03 is directly underlain by the Gunthorpe Formation in the south and the Nottingham Castle Sneinton Formation in the north. Localised areas of alluvium are also present. Coal measures are present, albeit at significant depth. In addition, a number of faults are present. • Hydrogeological Sensitivity: Medium Sensitivity. GS03 is largely underlain by a Minor Aquifer with soils of an intermediate leachate potential. • Source Protection Zones: Medium Sensitivity. GS03 is situated within a 'Total Catchment' SPZ with an Outer Zone SPZ present over the southern portion of GS03.. • Radon: Low Risk. GS01 is indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures maybe required. • Pollution Issues: Low Risk. No pollution issues have been identified by the EA website. • Landfilling: Low Risk. No EA registered historic or active landfills have been identified within GS03.	G
Infrastructure capacity and potential	• . • Energy and gas: Initial indications suggest there are unlikely to be any major 'show stoppers'. • Waste: there is a Nottinghamshire County Council-operated household waste recycling centre located in nearby Calverton, and Woodborough can be considered well located to this.	A

	• Green Infrastructure: Woodborough lies within the Greenwood Community Forest. • In Accessible Settlements report, Woodborough scored 58% (average 72%) • Education information not available Overall this category has been graded as a very cautious amber, as we do not have the education capacity information, and the site scored poorly in terms of the access to services,	
Housing market factors	• Medium net need of 50 • The village may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• No significant employment locations evident in or near Woodborough • Woodborough is within an MSOA that has low levels of employment (0-2,000 jobs) in line with most rural areas to the north/east of Nottingham, away from the M1 corridor. • Woodborough scores poorly on access to employment in the Accessible Settlements report.	**A**
Green Belt and/or strategic policy	• Entire area within Green Belt. • Risk of coalescence with neighbouring settlement of Calverton to north west • Few defensible boundaries to development in any direction, although east and south probably show most potential • Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring particularly well on 'checking unrestricted sprawl', 'preventing neighbouring towns from merging into one another', 'importance as part of green infrastructure' 'safeguarding the countryside' and 'assisting in urban regeneration'. • SHLAA lists sites with total dwelling capacity of 393 (59 deliverable in next 5 years and 334 which are non-deliverable /developable)	**A**
Landscape and settlement character	• The settlement is located within a landscape that is considered to be in good condition, with a moderately strong character, which is coherent, if not particularly distinctive • Topography is an issue to the west in particular. • Immediately to the east of the settlement, there is a mature landscape, and the entire surrounding landscape sits within the Green Belt • To the north and south, field patterns show considerable modification, as a consequence of modern agricultural practices, while to the east and west more traditional field patterns persist, including some evidence of open fields • Development to the north or south would avoid conflicting with designated/sensitive landscapes or those areas deemed to be of higher	**A**

	quality/character • New development should seek to use locally characteristic materials such as red brick and pantile, and should be carefully located on the urban edges of existing settlements, with appropriate screen planting to create a better relationship between the built and natural environments • There are 13 Listed Buildings. All but one are located within the Conservation Area in Woodborough. • There is a Scheduled Ancient Monument at Fox Wood to the south of Calverton.	

Assessment Area GS04 Lambley

Criterion	Considerations	Overall Assessment
Sieve Mapping	• The area within and outside Lambley is located within the Greenbelt. • The area outside Lambley is located within Greenwood Community Forest. • There are five SINCs to the east and west of Lambley. • There are three areas of Ancient Woodland to the south east of Lambley. • There is a thin corridor of Flood Zone 3 following a stream from the centre of Lambley to the northeast. At the eastern extent of Lambley there is a small strip of flood defences. • Only Grade 2 Agricultural Land in vicinity is small quantity to north	A
Transport and accessibility	• An hourly bus service only, and no evening or Sunday service. No direct route to Nottingham. • Accessibility to facilities is poor. Growth could improve this score. • Low score due to poor relationship to main road network and dependence on smaller rural roads.	R
Geoenvironmental considerations	• Geological Review: Medium Risk. GS04 is directly underlain by the Gunthorpe Formation with small localised areas of alluvium. Coal measures are present, albeit at significant depth. In addition, a number of faults are present, one of which is shown to run through the village of Lambley. • Hydrogeological Sensitivity: Low Sensitivity. GS04 is largely underlain by a Non Aquifer with a very small area of Minor Aquifer present on the eastern extremity of GS04. • Source Protection Zones: High Sensitivity. A single Inner Zone SPZ is present within Lambley town – likely to be associated with an abstraction point. The remainder of GS04 is classified as an Outer Zone SPZ. • Radon: Low Risk. GS01 is indicated to fall within (or in the immediate vicinity) of an area where basic radon protection measures maybe required. • Pollution Issues: Low Risk. No pollution issues have been identified by the EA website. • Landfilling: Low Risk. No EA registered historic or active landfills have been identified within GS04.	A
Infrastructure capacity and potential	• Energy and gas: Initial research suggests there are unlikely to be any major 'show stoppers'. • Waste: Nottinghamshire County Council operate a household waste recycling centre at Arnold Lane, Gedling, which is likely to serve residents of this area. • Green Infrastructure: Lambley lies within the Greenwood Community Forest.. • In Accessible Settlements report, Lambley scored 48% (average 72%) • Education information not available	A

	• Overall this category has been graded as a very cautious amber, as we do not have the education capacity information, and the site scored very poorly in terms of the access to services.	
Housing market factors	• Medium net housing need of 50 • The village may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• Settlement and surrounding area not deprived, so low potential for regeneration through new development.	**A**
Economic development	• No significant employment locations evident in or near Lambley • Lambley scores very poorly on access to employment in the Accessible Settlements report.	**A**
Green Belt and/or strategic policy	• Entire area within Green Belt. • Risk of coalescence with neighbouring settlement of Burton Joyce to south • Few defensible boundaries to development in any direction, although west and north probably show most potential • Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring particularly well on 'checking unrestricted sprawl', 'preventing neighbouring towns from merging into one another', 'importance as part of green infrastructure' 'safeguarding the countryside' and 'assisting in urban regeneration'. • SHLAA lists sites with total dwelling capacity of 30 (13 deliverable in next 5 years and 17 which are non-deliverable /developable)	**A**
Landscape and settlement character	• The landscape around the settlement is in moderate to good condition, with strong sense of place created by the interplay of the local network of streams and their valleys (the Dumbles), topography, agricultural land use and settlement patterns • Immediately to the west of the settlement, there are large areas of mature landscape, and the entire landscape sits within the Green Belt • For the most part, traditional field patterns persist, including some evidence of open fields, some of which are, potentially, of heritage interest • An expansion southwest or northeast would avoid conflicting with designated/protected landscapes or those areas deemed to be of higher quality/character • The poor quality landscape to the south would also potentially benefit from new development which could enable the creation of new landscape and habitat areas • There are six Listed Buildings within Lambley. All but one are located within the Conservation Area in Lambley .	**A**

Assessment Area Rest of Gedling South

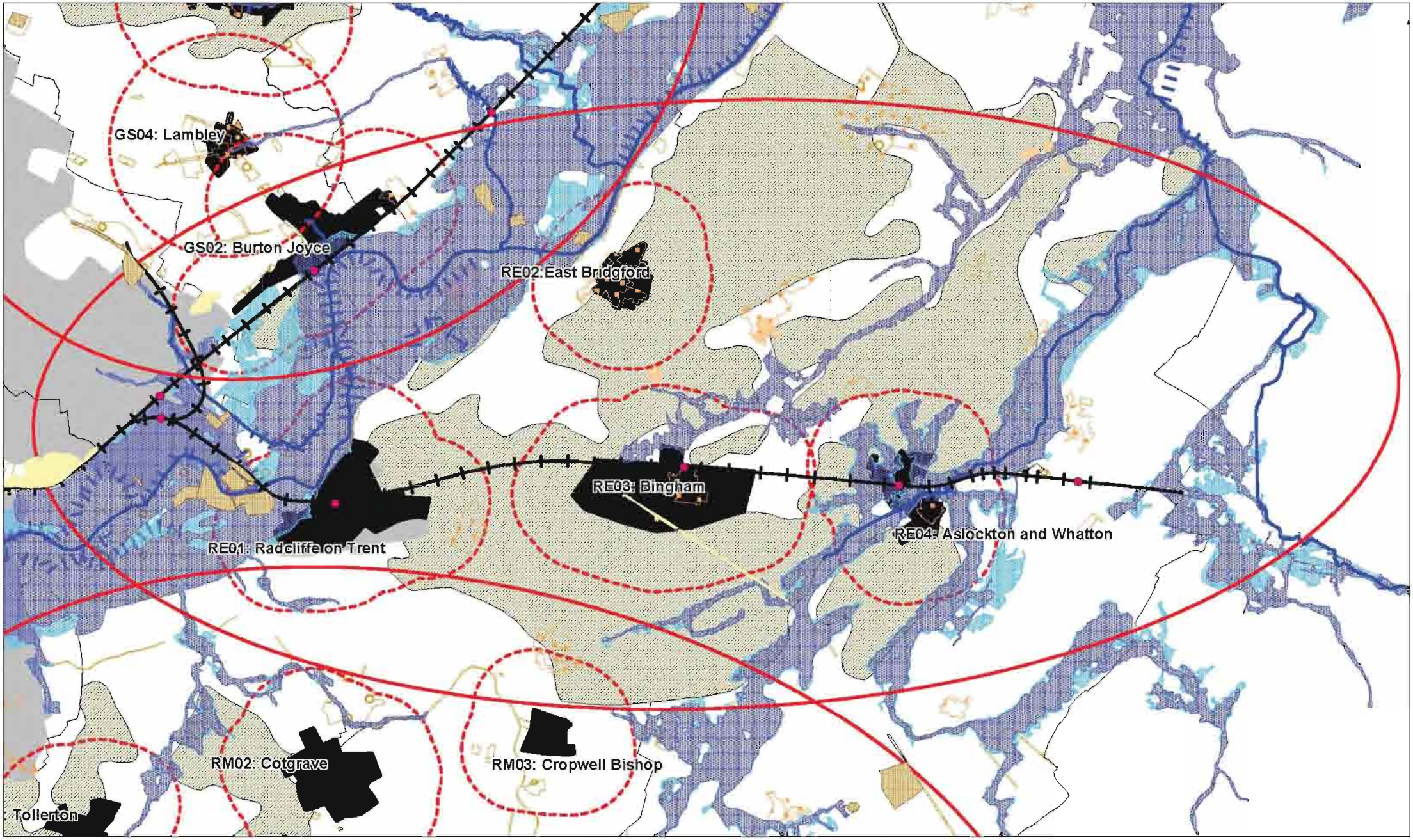
Criterion	Considerations	Overall Assessment
Sieve Mapping	• There are five Scheduled Ancient Monuments in the area at: Shalford Manor, Thurgarton Priory, Robin Hood Hill and Abbey House east of Calverton. • There are clusters of Listed Buildings throughout the settlements within the area. • Bestwood Pumping Station Grade II Registered Park and Garden is located in the west of the area. • The area outside of the settlements is located within the Greenbelt. • The area is partially located within Greenwood Community Forest. The boundary follows the edge of Arnold and Carlton to the west and meanders north to south from west of Oxton, Epperstone, Lowdham and east of Burton Joyce and Stoke Bardolph. • There are small areas of Public Open Space around Woodborough and Lambley and on the edge of Arnold and Carlton • 3 LNRs at Gedling House Wood, Gedling House Meadow and Netherfield Lagoons. . • There is a small cluster of SINCs to the west of Lambley and Burton Joyce • The majority of land within Flood Zones 2 and 3 is located along the southern and eastern boundary of the area surrounding a main river. • A tributary of the river flows past the eastern side of Calverton and is surrounded by a narrow band of land within Flood Zone 2. • Gedling South has no Grade 1 agricultural land and very little grade 2 agricultural land; three only areas of grade 2 agricultural land are to the south of Calverton, to the west of the area, and a small wedge to the southwest of Burton Joyce	A
Transport and accessibility	• Development in any part of the assessment area outside the named settlements would be unsuitable on transport and accessibility grounds.	R
Geoenvironmental considerations	• Geological Review: Medium Risk. In general, Gedling South is directly underlain by the Gunthorpe Formation with localised areas of alluvium. Coal measures are present, albeit at significant depth, and the area is heavily faulted. • Hydrogeological Sensitivity: High Sensitivity. Gedling South is generally underlain by a Non Aquifer, however, an outcrop of Major Aquifer is present in the northwest area, in the general locale of Oxton, and extending down to Arnold. • Source Protection Zones: Medium Sensitivity. In general, Gedling South falls within a Total Catchment SPZ, however, a number of	A

	localised areas where no SPZ applies have been identified. • Radon: Medium Risk. A number of locations within Gedling South may require basic levels of radon protection. • Pollution Issues: Medium Risk. The EA website has identified a number of significant pollution issues, however, no 'major' issues have been identified within the Gedling South area. • Landfilling: Medium Risk. Generally, a number of landfills have been identified within Gedling South, at a lower than average frequency than other proposed areas.	
Infrastructure capacity and potential	• Education – there is no capacity at either of the two Secondary schools serving the area. • Health – Gedling Borough GP provision of 1:1,228 population, is below national average of 1:1,754 people and best in study area. • Energy and gas: initial indications - no major 'show stoppers' have been identified from our research. • Waste: Nottinghamshire County Council operate a household waste recycling centre in Calverton which is likely to serve residents of this area. The development of facilities at Colwick in Nottingham will also be of benefit to this area. • Green Infrastructure: much of this area of search lies within the Greenwood Community Forest. Southern parts of the search area around Burton Joyce also benefit from proximity to the Trent River Park. • Overall, due to lack of facilities in rural areas this wider area has been scored as red,	**R**
Housing market factors	• Gedling has shown some substantial price drops 2006-2009. However, need figures remain comparable with 2006 figures. Medium 2009 net need of 50 • Settlements in the area may qualify for a rural exceptions policy which would address affordable housing need.	**A**
Regeneration potential	• With exception of land immediately adjacent to Nottingham PUA already covered in previous SUE report, general lack of potential for regeneration- linked development across area	**A**
Economic development	• No significant employment opportunities evident in the rest of Gedling South	**A**
Green Belt and/or strategic policy	• Green Belt in this area rated as 'Medium Importance' in the 2006 Green Belt Review, scoring averagely on 'checking unrestricted sprawl', 'safeguarding the countryside', 'preventing merging of neighbouring towns' and 'assisting in urban regeneration'. • Gedling Colliery committed housing site as well as a number of other safeguarded sites / housing allocations within Gedling South area.	**A**

Landscape and settlement character	Northern part of the study area (located, for the most part, in the Sherwood Character Area): • The landscape is characterised by a contrasting pattern of open farmland and more enclosed woodland areas, former coal mining operations have had a significant influence on the character through the presence of mining settlements and former pit heaps are notable in the landscape, often having an engineered landform and establishing woodland (as planting matures the woodland content of the area will increase) • Extensive plantations of Corsican and Scots pine are a feature, sometimes with broadleaved woodland belts planted to soften the edges • Broadleaved woodlands are generally smaller in size and regularly distributed across the landscape, with the largest concentration to the east of Newstead Abbey and around Birklands and Billhaugh • The undulating landform allows views of varying distance, with long views from the highest ground and contained views along the dry valleys • Development may also have the added benefit of providing opportunities to create new landscape and habitat that would improve the overall quality and condition of the wider landscape to the north of the settlement In the southern part of the study area (located, for the most part, in the Mid Nottinghamshire Farmland Character Area): • The landscape has a remote rural character resulting from the lack of larger settlements, although urban commuter villages are common in the south of the area • Red brick and pantile roofed buildings are common within small rural villages • Industry is infrequent in the area although former colliery spoil heaps at Gedling, and Calverton are prominent and there are frequent leisure facilities such as garden centres and golf courses, which have an urbanising influence on the southern part of the area • Arable farming is predominant, although pastoral landscapes are frequent along village fringes and around 'V'-shaped valleys within the Dumbles, with distinctive mature woodlands along streams and on higher ground • Generally a well-defined semi-irregular field pattern with hedged fields although the pattern becomes eroded to the north where fields have been expanded for arable farming • Generally well-wooded and enclosed landscape although it becomes more open in areas of concentrated arable farming where field size is larger and hedgerows are maintained at a low height • New development should seek to conserve and strengthen the traditional rural character, especially the nucleated settlement pattern of red brick villages and the village edge pastoral landscapes • Where new development does occur, it should	**A**

	seek to make a contribution to the preservation of the rich network of hedgerows and woodland blocks, with new tree planting along urban edges to filter views of development and also to preserve the character and diversity of the woodland areas that characterise the landscape	

Appendix B: Constraints Maps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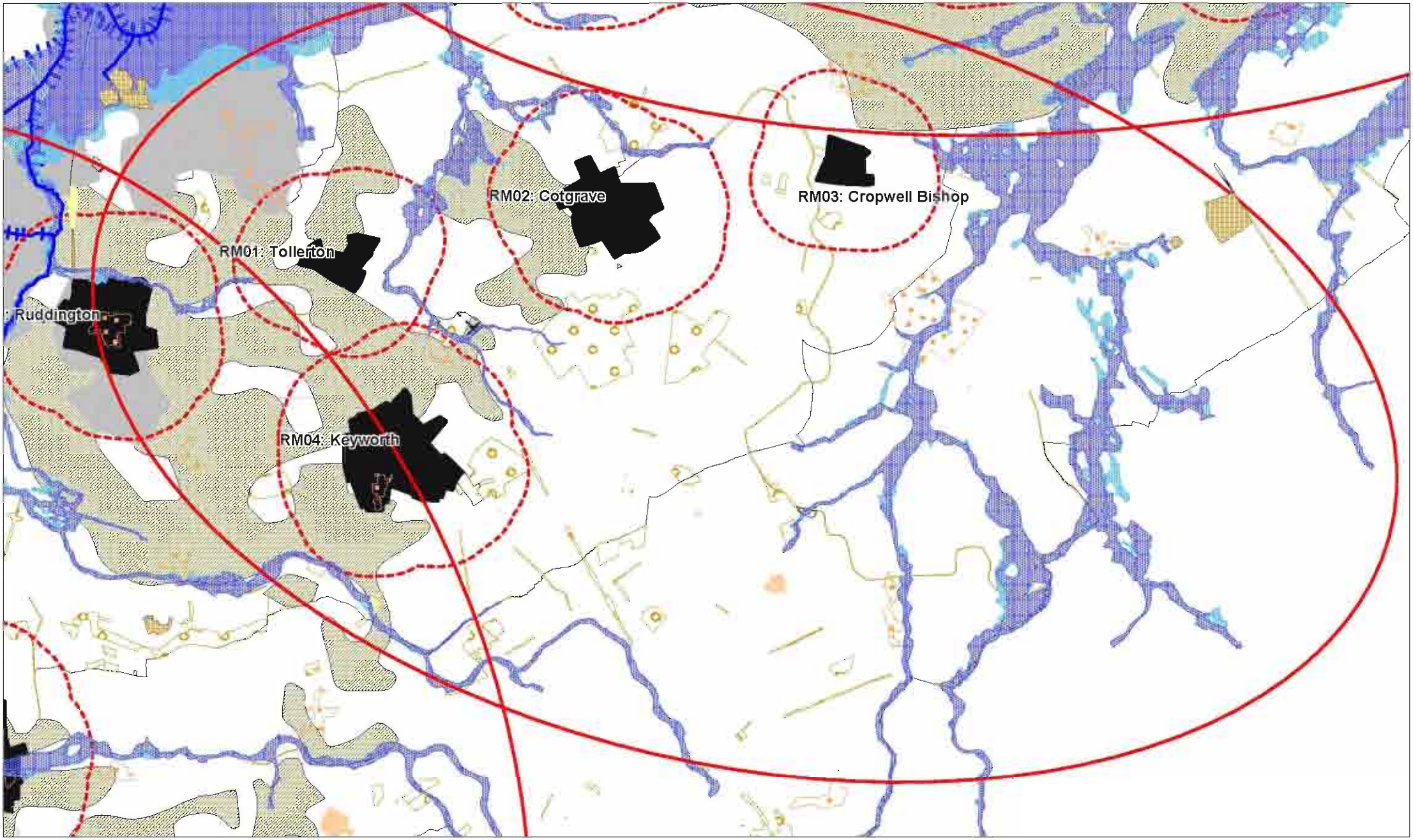
GS02: Burton Joyce
RE02: East Bridgford
RE03: Bingham
RE01: Radcliffe on Trent
RE04: Aslockton and Whatton
RM02: Cotgrave
RM03: Cropwell Bishop
Tollerton
Flood Zone 2
Flood Zone 3
Flood Defences
LNR
Historic Landfill
SINC
Conservation Areas
Historic Pks & Gdns
Greenbelt
Heritage sites
SSSI
Ag Land Grade 2
LA boundary
Railway
Motorway Legend
Urban Area
Railway station
Broad Search Area
1km catchment
Settlements


RM01: Tollerton
RM02: Cotgrave
RM03: Cropwell Bishop
RM04: Keyworth
Ruddington
Flood Zone 2
Flood Zone 3
Flood Defences
LNR
Historic Landfill
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Heritage sites
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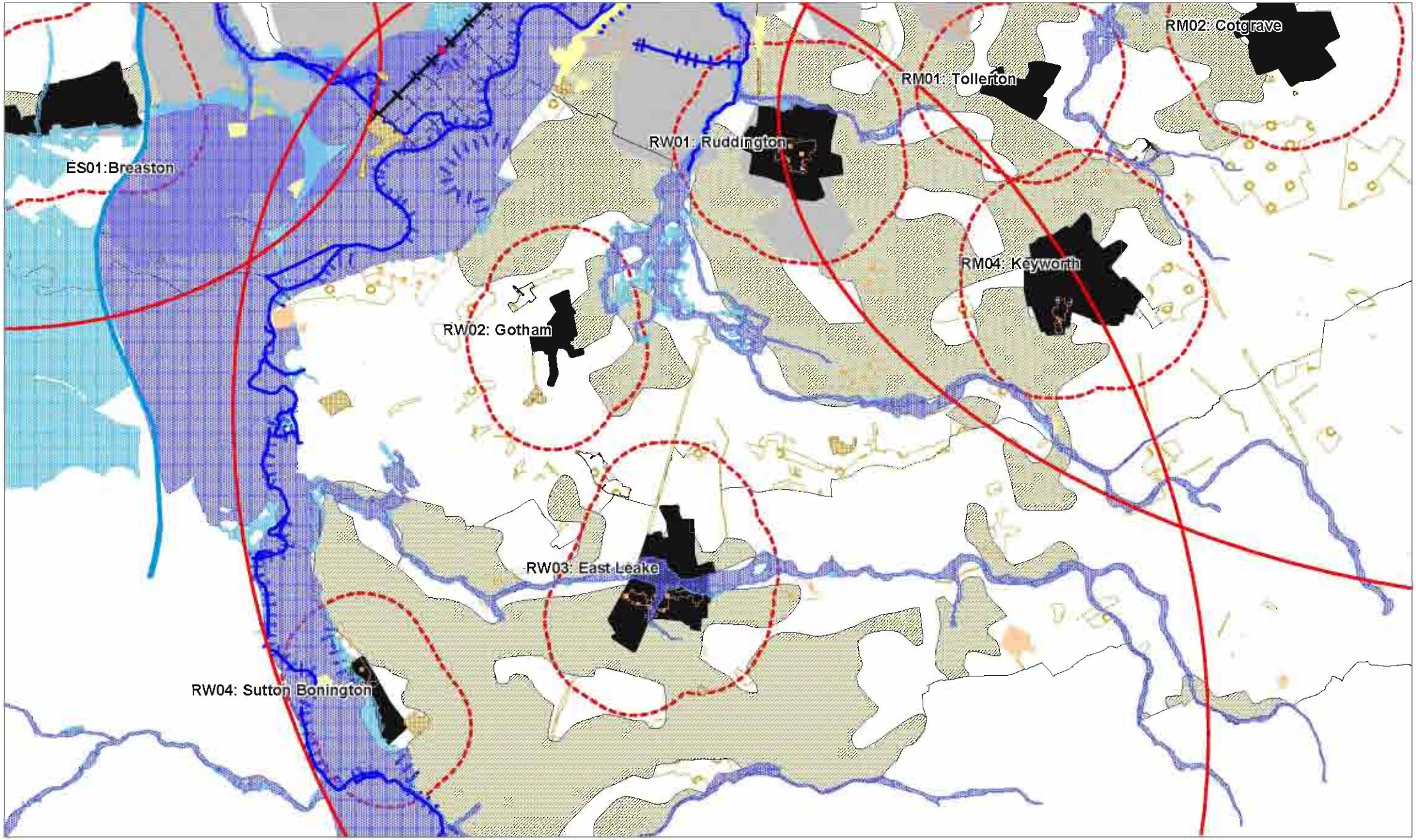
LA boundary
Railway
Motorway Legend
Urban Area
Railway station
Broad Search Area
1km catchment
Settlements


RM02: Cotgrave
RM01: Tollerton
RW01: Ruddington
ES01:Breaston
RM04: Keyworth
RW02: Gotham
RW03: East Leake
RW04: Sutton Bonington
Flood Zone 2
Flood Zone 3
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Greenbelt
Heritage sites
SSSI
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LA boundary
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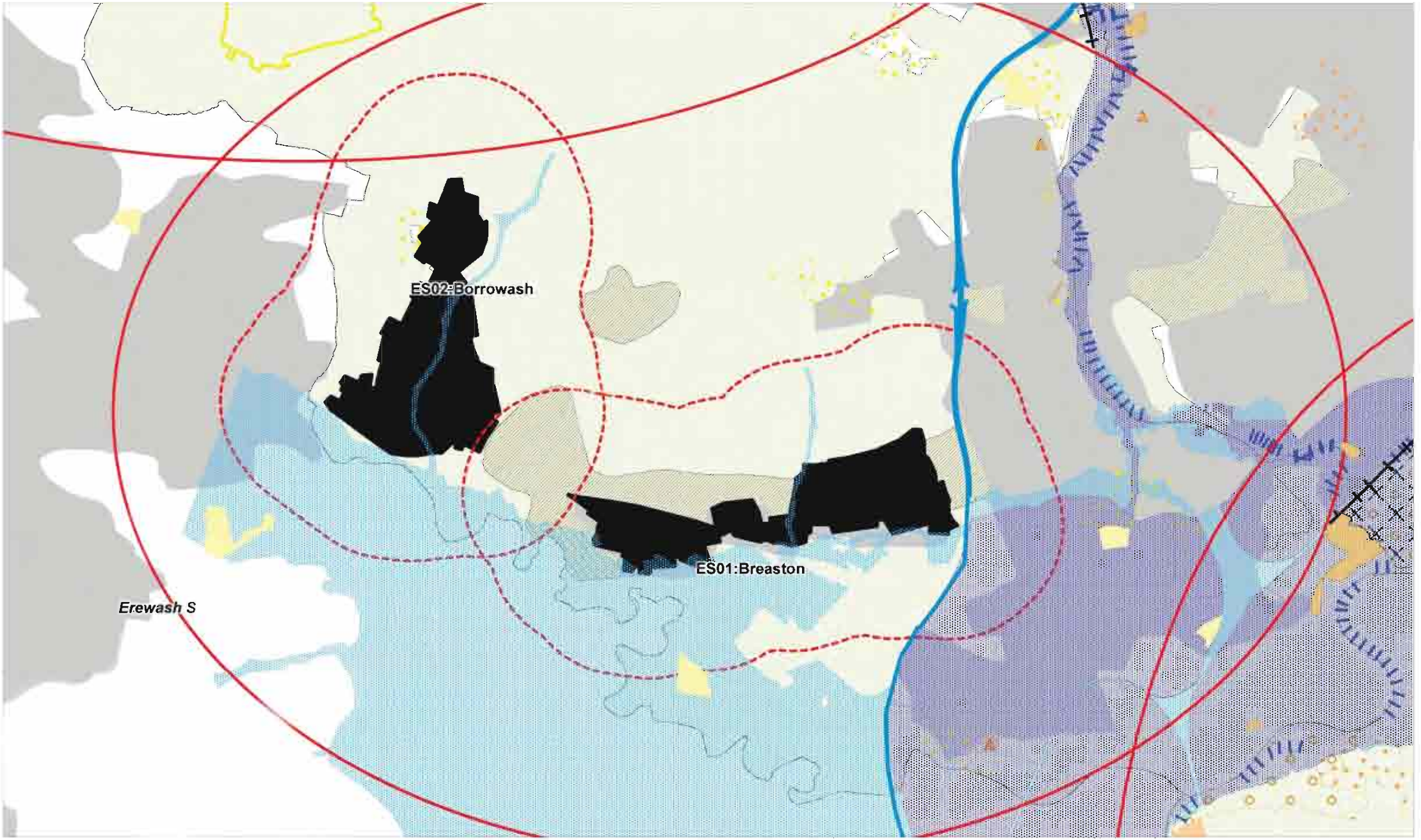
Motorway Legend
Urban Area
Railway station
Broad Search Area
1km catchment
Settlements



Flood Zone 2
Flood Zone 3
Flood Defences
LNR
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SSSI
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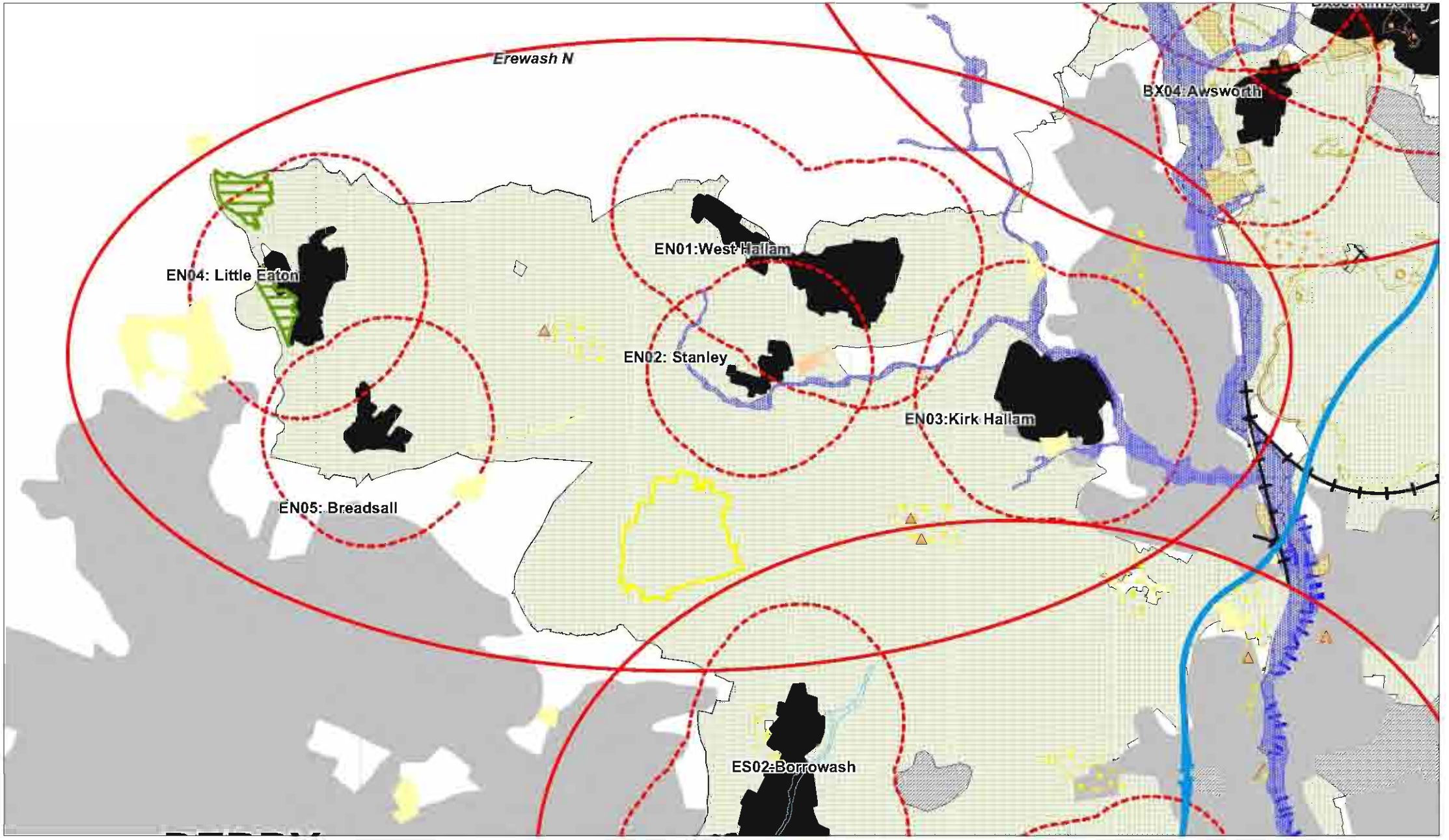
Erewash N
BX04: Awsworth
EN01:West Hallam
EN04: Little Eaton
EN02: Stanley
EN03:Kirk Hallam
EN05: Breadsall
ES02:Borrowash
Flood Zone 2
Flood Zone 3
Flood Defences
LNR
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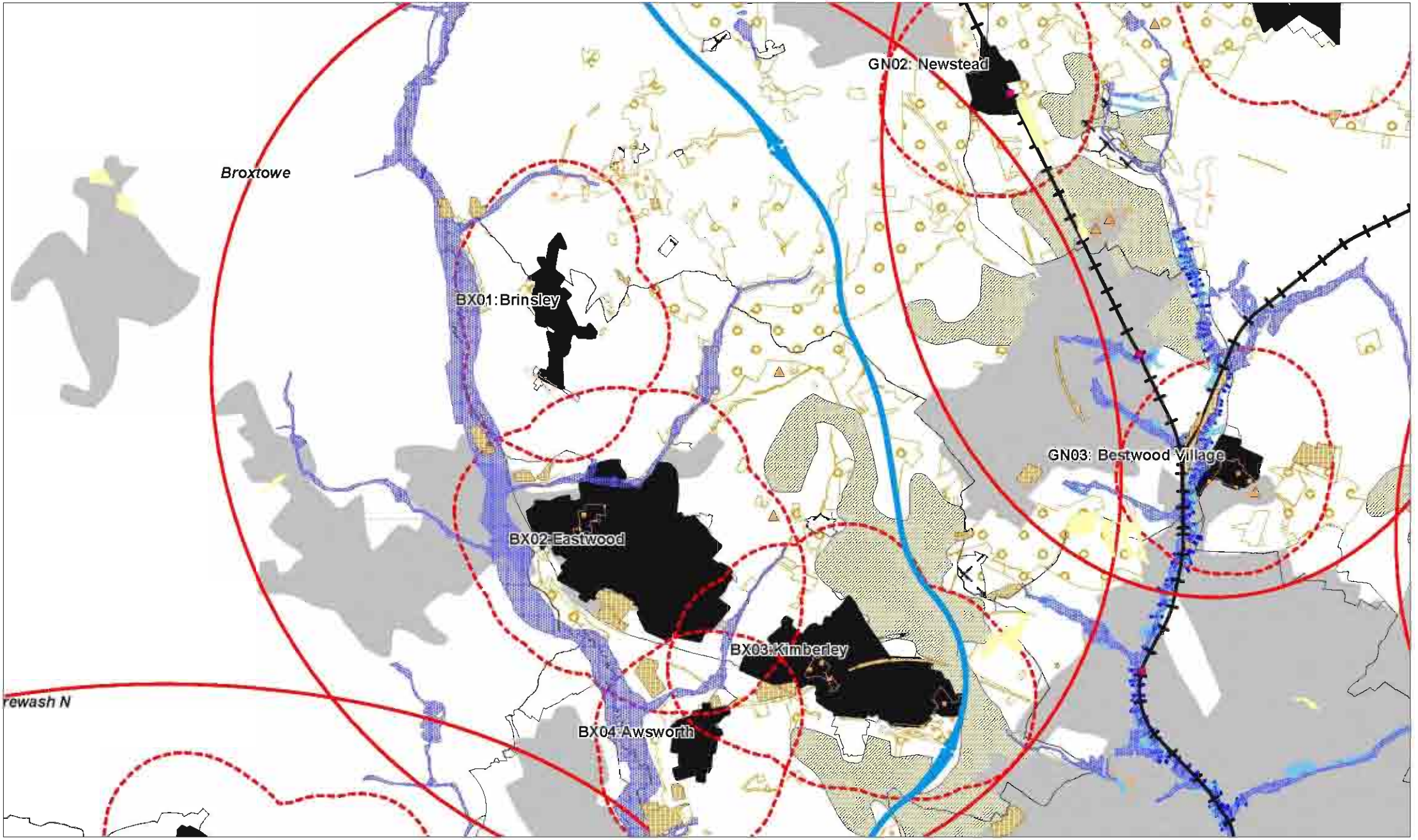
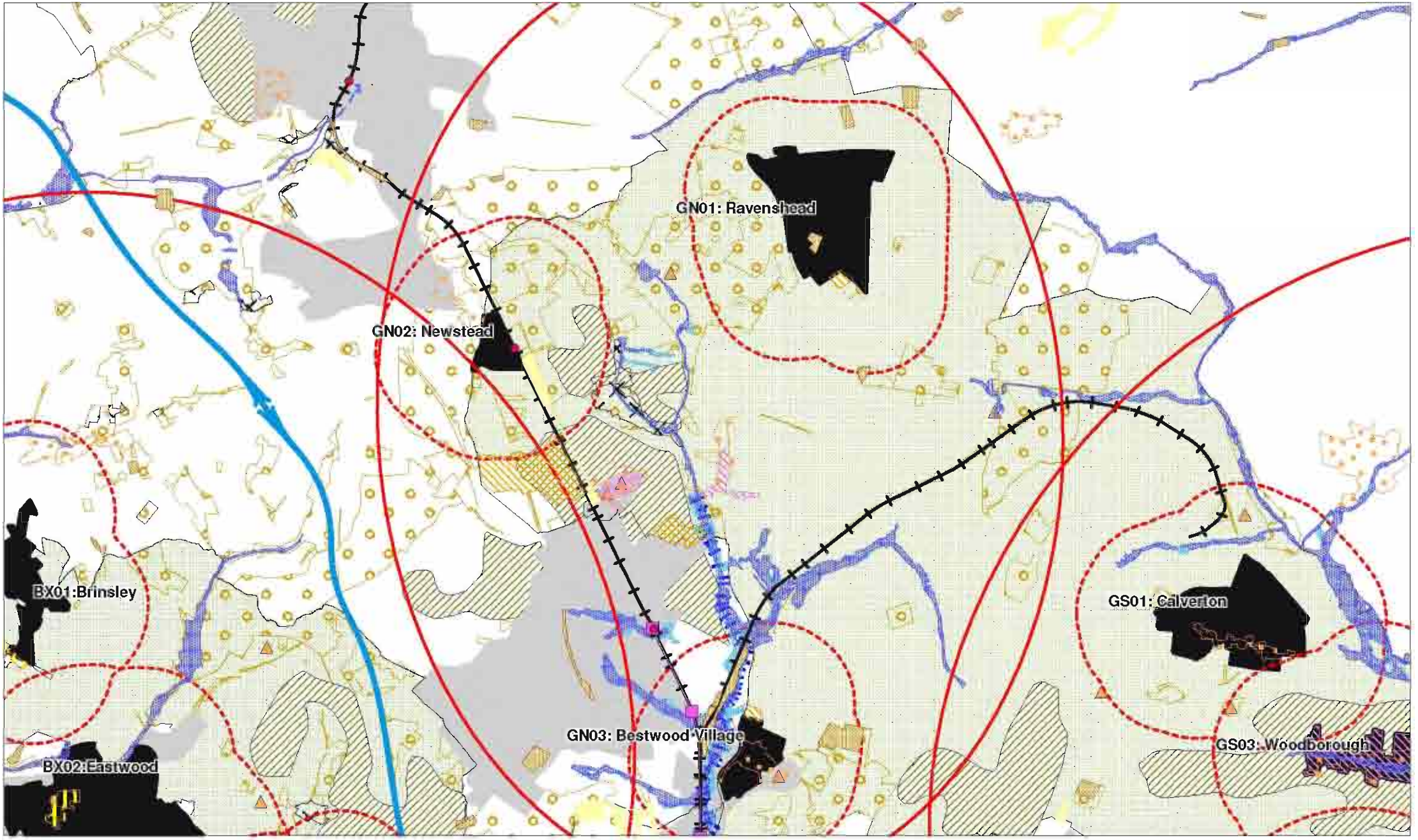
SINC
Conservation Areas
Historic Pks & Gdns
Greenbelt
Heritage sites
SSSI
Ag Land Grade 2
LA boundary
Railway
Motorway Legend
Urban Area
Railway station
Broad Search Area
1km catchment
Settlements
World Heritage Buffer Zone



Flood Zone 2 | Flood Zone 3 | Flood Defences | LNR | Historic Landfill | SINC | Conservation Areas | Historic Pks & Gdns | Greenbelt | Heritage sites

SSSI | Ag Land Grade 2 | LA boundary | Railway | Motorway Legend | Urban Area | Railway station | Broad Search Area | 1km catchment | Settlements


GN01: Ravenshead
GN02: Newstead
GN03: Bestwood Village
BX01:Brinsley
BX02:Eastwood
GS01: Calverton
GS03: Woodborough
Flood Zone 2
Flood Zone 3
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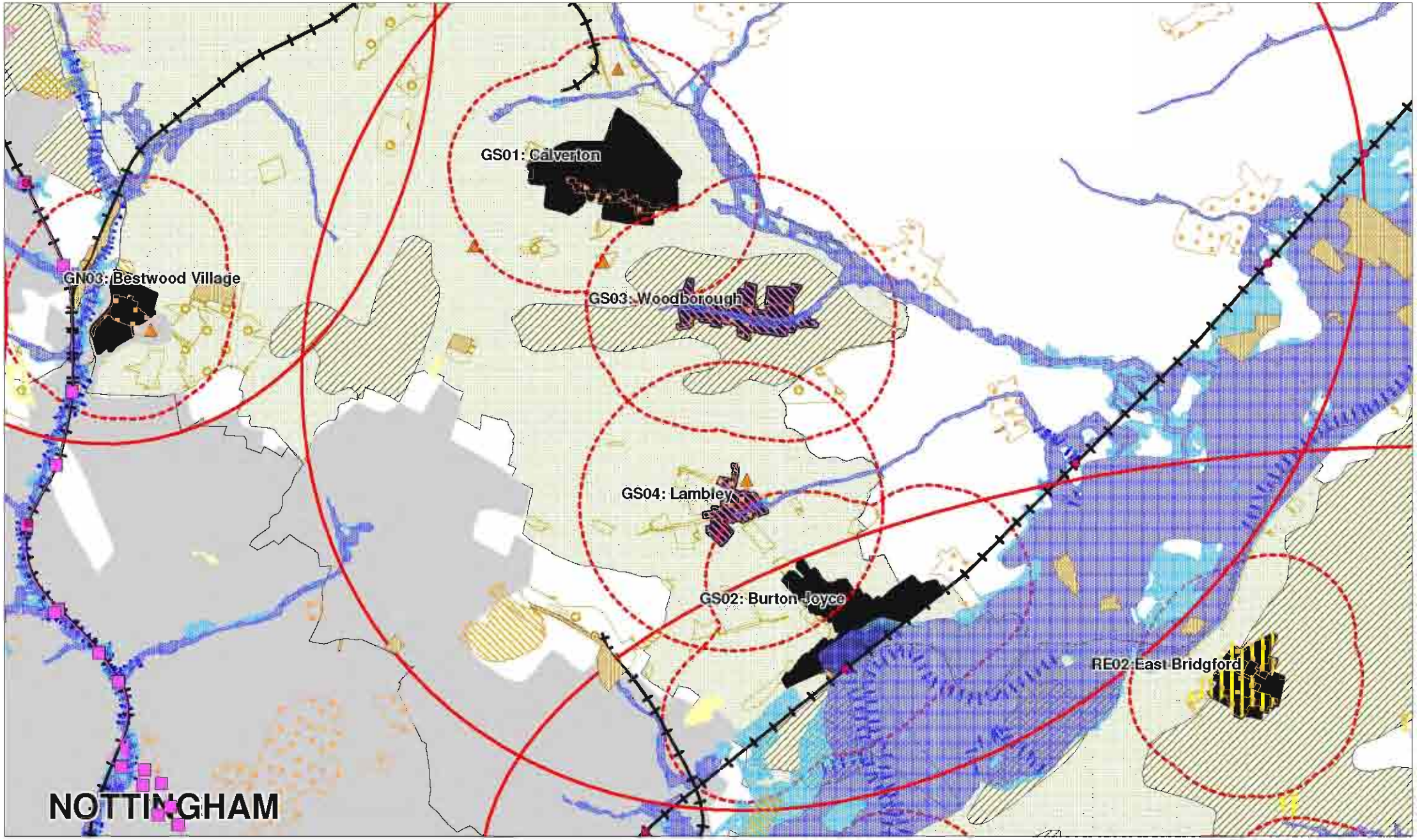
Ag Land Grade 2
LA boundary
Railway station
Railway
Motorway
Urban Area
Settlements
1km catchment
Broad Search Area
Infill Boundary
NET Stops
NET Route
Safeguarded Land


GS01: Calverton
GN03: Bestwood Village
GS03: Woodborough
GS04: Lambley
GS02: Burton Joyce
RE02: East Bridgford
NOTTINGHAM
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Flood Zone 3
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Railway
Motorway
Urban Area
Settlements
1km catchment
Broad Search Area
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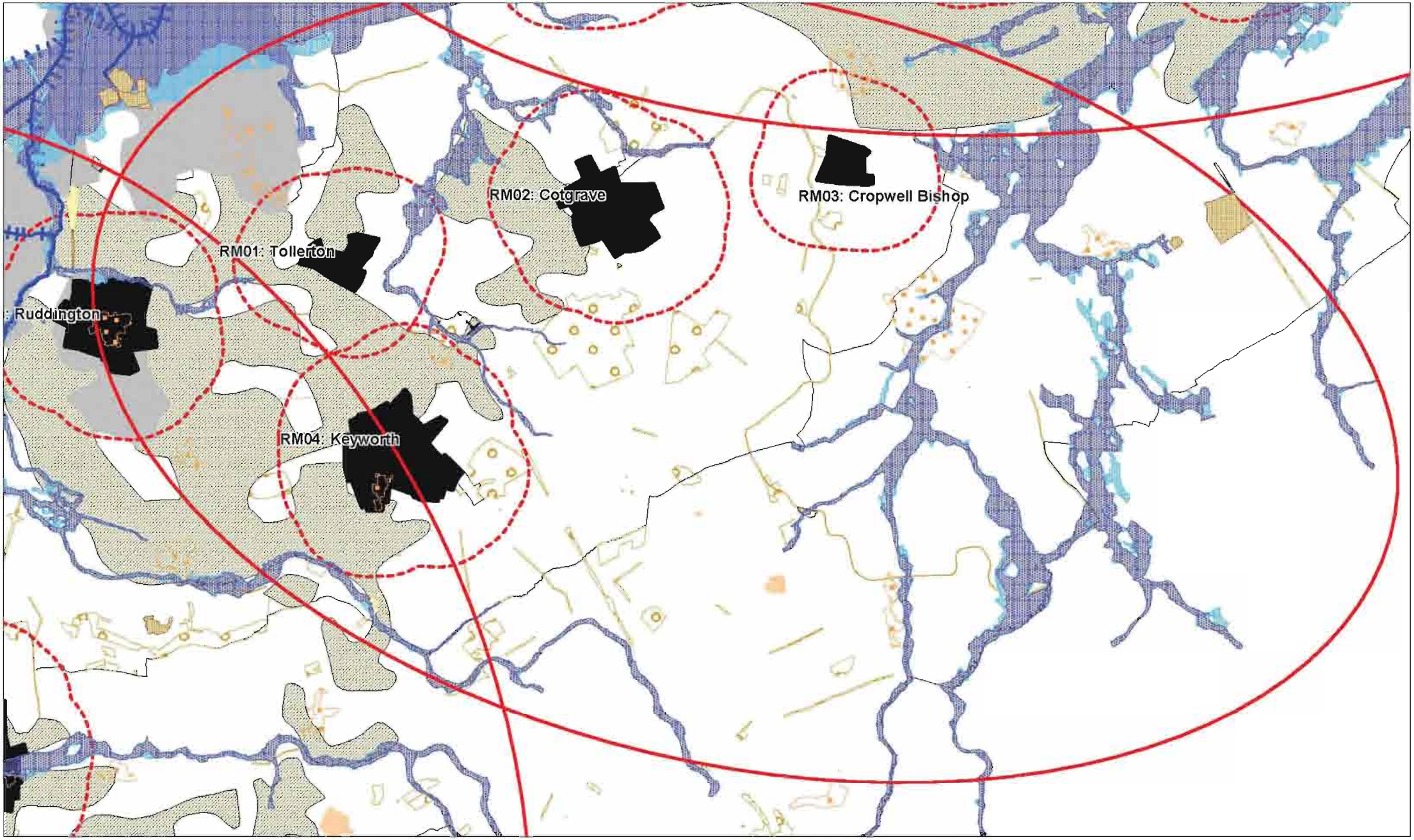
Safeguarded Land


RM01: Tollerton
RM02: Cotgrave
RM03: Cropwell Bishop
RM04: Keyworth
: Ruddington
Flood Zone 2
Flood Zone 3
Flood Defences
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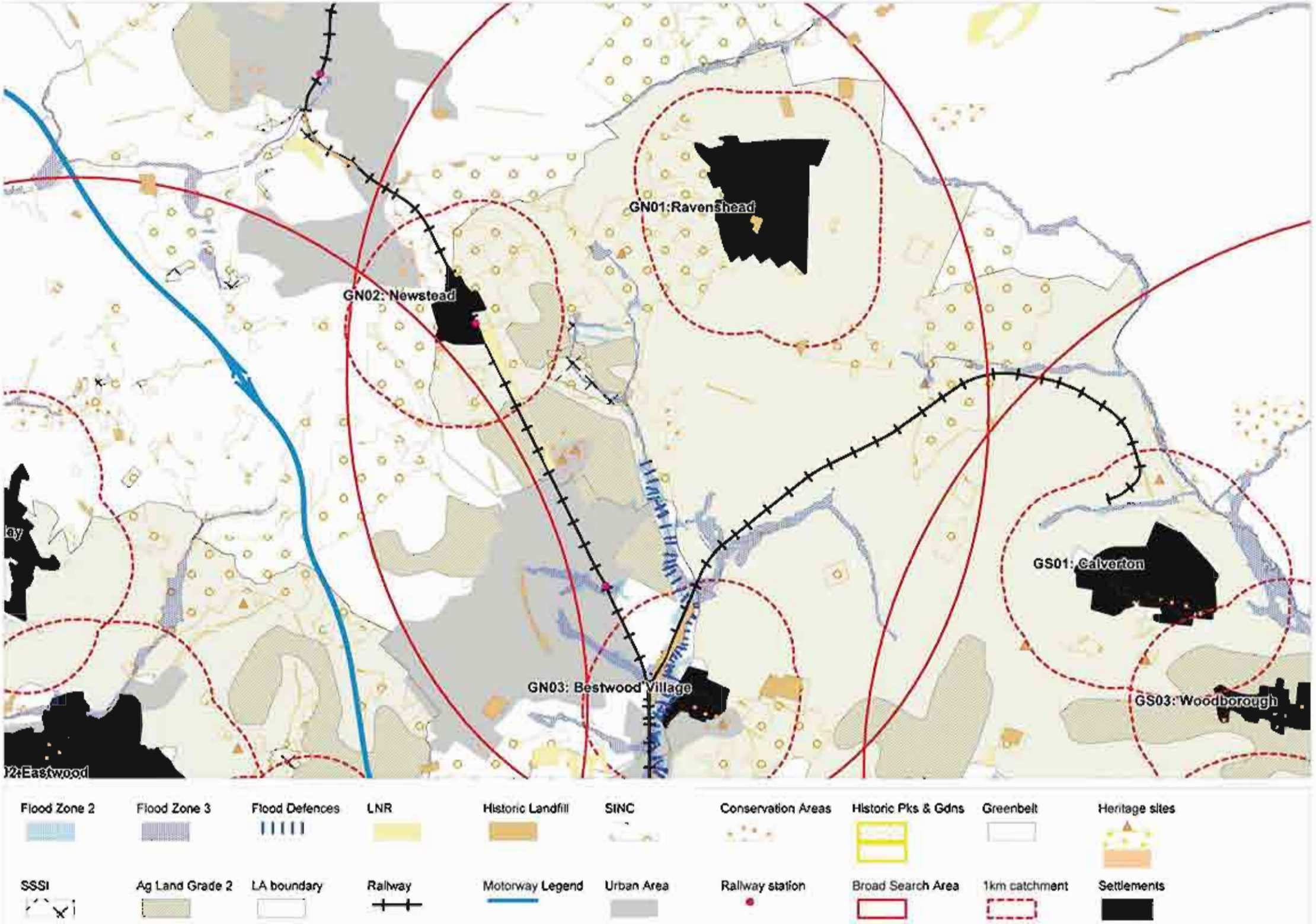
1km catchment
Settlements


GN01:Ravenshead
GN02: Newstead
GN03: Bestwood Village
GS01: Calverton
GS03: Woodborough
Flood Zone 2
Flood Zone 3
Flood Defences
LNR
Historic Landfill
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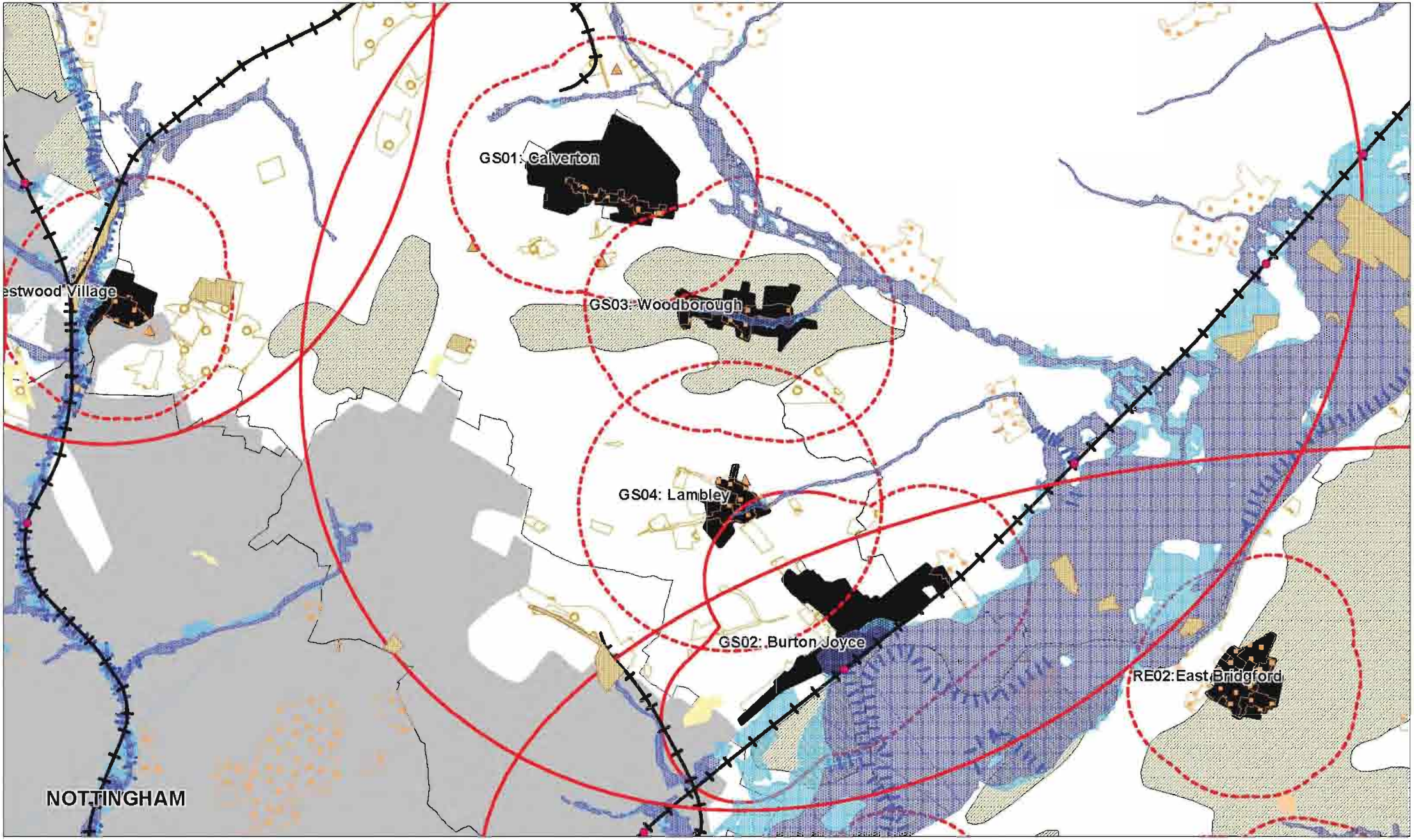
GS01: Calverton
GS03: Woodborough
GS04: Lambley
GS02: Burton Joyce
RE02: East Bridgford
NOTTINGHAM
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1km catchment
Settlements

Appendix C: Transport Assessment

	Assessment Area	"as is" assessment						"Potential" assessment					
Broad Search Area	0=poor, 1=average or uncertain, 2=good Yellow means data revised/checked since previous version	1. On well-served PT route with capacity	2. Park and Ride available	3. Proximity to city and connectivity locally <5 miles is good	4. Local and access road quality	5 Accessibility score overall	OVERALL	1. Viable potential as stand-alone site adding PT to existing places	2. Creates (contributes to) wider growth corridor strategy with BRT or rail	3. Potential for access to two or more main centres	4. Forces lower car use (congestion + good alternati	OVERALL	COMBINED
Rushcliffe East	RE01 Radcliffe on Trent	2	0	2	1	2	7	1	2	1	2	6	13
	RE02 East Bridgford	1	0	1	0	0	2	0	0	0	1	1	3
	RE03 Bingham	2	0	1	1	2	6	1	2	1	2	6	12
	RE04 Aslockton and Whatton	1	0	0	2	0	3	1	2	1	1	5	8
	Rest of Rushcliffe East	0	0	0	1	0	1	1	0	0	0	1	2
Rushcliffe Mid	RM01 Tollerton	2	0	2	2	0	6	1	1	0	1	3	9
	RM02 Cotgrave	1	0	1	1	1	4	0	1	0	0	1	5
	RM03 Cropwell Bishop	1	0	0	0	0	1	0	1	0	0	1	2
	RM04 Keyworth	2	0	0	1	2	5	1	1	0	1	3	8
	Rest of Rushcliffe Mid	0	0	0	1	0	1	0	0	0	0	0	1
Rushcliffe West	RW01 Ruddington	2	1	2	2	2	9	2	2	0	2	6	15
	RW02 Gotham	1	1	0	0	1	3	1	1	2	0	4	7
	RW03 East Leake	1	1	0	0	2	4	1	1	2	0	4	8
	RW04 Sutton Bonington	0	1	0	1	0	2	0	0	1	0	1	3
	Rest of Rushcliffe West	0	0	0	1	0	1	0	1	1	0	2	3
Erewash S	ES01 Breaston	2	0	1	2	1	6	1	2	2	2	7	13
	ES02 Borrowash	2	0	1	2	1	6	1	2	2	2	7	13
	Rest of Erewash South	0	0	0	2	0	2	0	0	1	1	2	4

Broad Search Area	0=poor, 1=average or uncertain, 2=good Yellow means check data	1. On well-served PT route with capacity (2=10min service)	2. Park and Ride available	3. Proximity to city and connectivity locally <5 miles is good	4. Local and access road quality	5 Access ion score overall	OVERALL	1. Viable potential as stand-alone site adding PT to existing places	2. Creates (contributes to) wider growth corridor strategy with BRT or rail	3. Potential for access to two or more main centres	4. Forces lower car use (congestion + good alternatives)	OVERALL	COMBINED
Erewash N	EN01 West Hallam	1	0	0	1	1	3	1	1	2	2	6	9
	EN02 Stanley	1	0	0	0	0	1	0	1	1	1	3	4
	EN03 Kirk-Hallam	1	0	0	1	2	4	1	1	2	2	6	10
	EN04 Little Eaton	1	0	2	2	0	5	1	0	0	1	2	7
	EN05 Breadsall	0	0	2	2	0	4	0	1	0	1	2	6
	Rest of Erewash N	0	0	1	1	0	2	0	0	0	0	0	2
Broxtowe	BX01 Brinsley	1	1	0	1	1	4	1	1	0	0	2	6
	BX02 Eastwood	2	1	0	2	2	7	2	2	1	1	6	13
	BX03 Kimberley	2	1	0	2	2	7	2	2	1	1	6	13
	BX04 Awsworth	1	1	0	1	1	4	1	1	1	0	3	7
	Rest of Broxtowe	0	1	0	1	0	2	0	0	0	0	0	2
Gedling N	GN01 Ravenshead	1	1	1	2	1	6	0	0	1	0	1	7
	GN02 Newstead	1	2	1	2	0	6	1	2	2	1	6	12
	GN03 Bestwood	1	2	1	1	1	6	1	0	0	0	1	7
	Rest of Gedling North	0	1	0	1	0	2	0	0	0	0	0	2
Gedling S	GS01 Calverton	2	0	0	0	1	3	0	0	0	0	0	3
	GS02 Burton Joyce	1	0	2	1	1	5	2	1	1	1	5	10
	GS03 Woodborough	0	0	0	0	0	0	0	0	0	0	0	0
	GS04 Lambley	0	0	0	0	0	0	0	0	0	0	0	0
	Rest of Gedling South	0	0	0	1	0	1	0	0	0	0	0	1

Appendix D: Stakeholder Consultation

4.3.9 The following organisations were consulted with to establish views on potential locations for future growth within Greater Nottingham outside the Principal Urban Areas. Evidence was provided either verbally or in writing and was used to inform the assessment results set out in Chapter 3.

Organisation	Contact Officer
Utiliites	
Severn Trent Water	Robin Nuthall
Severn Trent Water	Matthew Foster
British Gas	Kim Queeney
BT Internet/Broadband	No contact
Powergen (E-ON) Energy Plc	Eric Homer
National Grid UK Transmission	Leslie Morriss
Transport	
Nottinghamshire County Council (Public Transport team)	David Grenham
Nottingham City Council (Public Transport Team)	Mark Garlick
Nottinghamshire County Council (Rail Issues)	Jim Bamford
Nottingham City Council	Dave Jones
Derbyshire County Council	Geoff Blissett
Nottinghamshire County Council	Dave Pick
Highways Agency	Colin Mercer
MVA (Transport Consultants)	Nick Secker

Environment	
Natural England	Caroline Harrison
Environment Agency	Naomi Wing (Tim Andrews was original contact)
English Heritage	Tom Gilbert-Wooldridge
Education	
Derbyshire County Council	Dee Hill - Senior Education Officer
Nottingham City Council	Nick Lee (Service Manager School Organisations Team) & Amy Smith
Nottinghamshire County Council	Lynn Gilhooley (S106, housing strategy /placemaking)
Health	
Nottingham City Primary Care Trust	Katherine Thackeray
Derbyshire County Primary Care Trust	Jackie Pendleton and Nicola Longson
Nottinghamshire County Primary Care Trust	John Horton, Philip Winstanley and Rachel Preston
Waste & Recycling	
Broxtowe Borough Council	Graham Wilcoxson
Broxtowe Borough Council	Dave Lawson
Erewash Borough Council	Phillip Wright
Erewash Borough Council	Richard Green
Gedling Borough Council	Caroline McKenzie
Rushcliffe Borough Council	Phillip Marshall

Derbyshire County Council	No contact
Nottinghamshire County Council	Heather Stokes
Green Infrastructure	
Broxtowe Borough Council	Dave Lawson
Erewash Borough Council	Richard Green
Gedling Borough Council	Tom Dillarstone
Rushcliffe Borough Council	Philip Marshall

Appendix E: Education Infrastructure Capacity and Thresholds

Education Infrastructure Capacity and Thresholds

Assessment Area	School Name	Potential Dwellings Capacity[1]
Gedling North		
GN01 Ravenshead	Ravenshead Primary	476
GN01	Served by two secondary's	0
GN02 Newstead	Primary - Not available	Not available
GN02	Secondary - Not available	Not available
Gedling South		
GS01 Calverton	Primary	238
GS01	Secondary schools (Colonel Frank Seely & National School in Hucknall)	0
GS02 Burton Joyce	Small village primary school	0
GS02	Calton Le Willows Secondary	0
GS03 Woodborough	Primary- Not available	Not available
GS03	Secondary- Not available	Not available
Rushcliffe East		
REO1 Radcliffe on Trent	Primary	0
REO1	Dayncourt Secondary	2,500
RE02 East Bridgford	Primary	0
RE02	Toot Hill Secondary in Bingham	1,750
RE03 Bingham	Primary	714
RE03	Toot Hill Secondary in Bingham	1,750
RE04	Primary	286
RE04 Aslockton & Whatton	Toot Hill Secondary in Bingham	1,750
Rushcliffe Mid		
RM01 Tollerton	Village primary school at Tollerton	143
RM01	Keyworth South Wolds Secondary	313
RM02 Cotgrave	No primary capacity	0
RM02	Dayncourt Secondary	2500
RM03 Cropwell Bishop	Primary	0
RM03	Toot Hill Secondary	1,750
RM04 Keyworth	Primary	857
RM04	Keyworth South Wolds Secondary	313
Rushcliffe West		

[1] Source: Interviews held by RTP with Children's Service Providers at Nottinghamshire, Nottingham City, Derbyshire County and Derby City Council's(Nov/Dec 2009) -These figures must be treated with care, they are intended as a snapshot in time and will be continuously changing to take account of variables that influence capacity. These figures are based mainly on roll projections to 2014 - 2018.

Assessment Area	School Name	Potential Dwellings Capacity[1]
RW01 Ruddington	Primary	0
RW01	Rushcliff Secondary	0 **no scope for expansion**
RW02 Gotham	Primary	286
RW02	Secondary Harry Carlton	1875
RW03 East Leake	Primary	143
RW03	Secondary Harry Carlton	1875
RW04 Sutton Bonington	Primary	238
RW04	Secondary Harry Carlton	1875
Broxtowe		
BX01 Brinsley	Primary	286
BX01	Selston Arts & Community College in Ashfield	2188
BX02 Eastwood	Primary	857
BX02	Eastwood Secondary	2063
BX03 Kimberley	Primary	190
BX03	Kimberley Secondary	406 (mid point)
BX04 Awsworth	Primary	381
BX04	Kimberly Secondary	406 (mid point)
Erewash South		
ES01 Breaston	Firfield Primary School	190
ES01	Draycott Community Primary School	155
ES01	Friesland Secondary School	680
ES01	Wilsthorpe Secondary School	3700
ES02 Borrowash	Ashbrook Infant and Nursery Community School	40
ES02	Ashbrook Junior School	180
ES02	Redhill Primary School	135
ES02	West Park [2]Secondary School	110
Erewash North		
EN01 West Hallam	Stanley Common Primary	20
EN01	Scargill CE Primary School	750
EN01	Kirk Hallam Secondary	Minus 50 and no scope for expansion
EN02 Stanley	Stanley St Andrews Primary	65
EN02	Kirk Hallam Secondary	Minus 50 no scope for

[2] West Park School is part of Derby City Council's Building Schools for the Future (BSF) programme and, it is anticipated, will open in refurbished buildings in Sept 2014. Therefore the proposed BSF school capacity has been used.

Assessment Area	School Name	Potential Dwellings Capacity[1]
		expansion
EN03 Kirk Hallam	Ladywood Primary School	365
EN03	Dallimore Primary School	370
EN03	Kirk Hallam Secondary	**-50 no scope for expansion**
EN04 Breadsall	Little Eaton Primary School	280
EN04	Ecclesbourne Secondary School	160
EN05	Breadsall CE Controlled Primary School	55
EN05	Da Vinci Community College (Derby City)	125

Nottingham Education Thresholds

	Primary School			Secondary School		
	21 pupils / 100 dwellings			16 pupils / 100 dwellings		
	120 Pupils Min	210 Pupils	420 Pupils Max	750 pupils Min	1,200 pupils	1600 Pupils Max
No of dwellings	571	1000	2000	3750	7500	10000

Derbyshire Education Thresholds

	Primary School			Secondary School		
	20 pupils / 100 dwellings			15 pupils / 100 dwellings Plus 6 post 16 pupils per 100 dw		
	210 Pupils Min		420 Pupils Max	750 pupils Min		1500 Pupils Max
No of dwellings	1000		2000	5,000		10,000

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