

# Greater Nottingham

Broxtowe Borough Council  
Erewash Borough Council  
Gedling Borough Council  
Nottingham City Council

## Sustainability Appraisal

Publication Version June 2012



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# Non-Technical Summary

## Introduction to Sustainability Appraisal

- i. The Sustainability Appraisal is an ongoing process undertaken throughout the preparation of a plan or strategy. Its purpose is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the chosen option promotes sustainable development.
- ii. The Planning and Compulsory Purchase Act (2004) introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents.
- iii. This report is the final phase of the Sustainability Appraisal (SA) of the Greater Nottingham Aligned Core Strategies for Broxtowe, Erewash (see paragraphs v and vi), Gedling and Nottingham City. The Core Strategies will form part of the Local Plans for these Councils.
- iv. The previous stages of Core Strategy and SA production were undertaken with the other Greater Nottingham authorities as consisting of Broxtowe, Erewash, Gedling and Nottingham City Councils along with Rushcliffe and the Hucknall part of Ashfield. These stages were undertaken on the understanding that the Greater Nottingham local planning authorities (Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) were working together to produce the Aligned Core Strategies. The situation with some Greater Nottingham authorities has changed since the publication of the previous phase of the SA. Rushcliffe has taken the decision to produce its own Core Strategy. This remains closely aligned with the Greater Nottingham Broxtowe, Gedling and Nottingham City Aligned Core Strategies as well as the Erewash Core Strategy (see para v), but is a separate document. Ashfield District Council has also decided to determine the appropriate level and distribution of housing around their District and will be producing their own Local Plan in due course. Therefore this final SA report does not include the Hucknall part of Ashfield or the policies within the Rushcliffe Core Strategy.
- v. Due to the differing timings of when Councils will go out for consultation, Erewash Borough Council will be releasing a separate Publication Core Strategy after those of Broxtowe, Gedling and Nottingham Councils. Whilst a significant amount of its content remains aligned, it differs in a number of ways, particularly with the inclusion of policies setting out Erewash's local spatial strategy, regeneration of its retail centres and how the long-term redevelopment of the Stanton Ironworks site will be managed. Erewash Borough Council will produce an addendum to this SA to cover new Erewash Policies that are additional or replace existing policies within the Greater Nottingham Core Strategy (the addendum will also contain updated baseline indicator information for Erewash).
- vi. Unlike Rushcliffe however, Erewash will not be producing a separate Sustainability Appraisal. This is because the Council continues to plan for future housing requirements in alignment with Broxtowe, Gedling and Nottingham. This work is based upon a shared evidence base which is

presented within the Councils' Housing Background Paper, 2012 and considers an appropriate housing figure for Greater Nottingham and each of the individual districts.

- vii. Copies of all the SA reports from each stage are available at [www.gngrowthpoint.com/sa](http://www.gngrowthpoint.com/sa).

### **Period of Representations**

- viii. This Sustainability Appraisal Report is published alongside the Publication Aligned Core Strategies in order to seek representations. This will provide the opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal Report to inform comments which may be made on the Aligned Core Strategies. The deadline for comments is **5.00pm on 23 July 2012**.
- ix. For more information on the SA process, please contact either your local authority (Planning Policy Team) or the Greater Nottingham Growth Point team:

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## **Habitats Regulations Assessment and Appropriate Assessment**

- x. The Aligned Core Strategies are required to be subject to a Habitats Regulations Assessment, including Appropriate Assessment if necessary. A potential significant effect on an area of land that may be designated in the future as a European site was identified. Habitats Regulations Assessment Screening and Scoping reports on the Aligned Core Strategies have been published. A screening of the Aligned Core Strategies Option for Consultation was completed in September 2010. It found that there could be potentially significant effects of the Aligned Core Strategies on the prospective Sherwood Forest Special Protection Area.
- xi. The Aligned Core Strategies have been therefore subject to further assessment in respect of the potential effects on the Park Forest part of the prospective Sherwood Forest Special Protection Area, as a result of the Top Wighay Farm allocation, in combination with other plans or projects. The scoping of this 'Appropriate Assessment' was completed in September 2010 and the Assessment subsequently broadened to include noise impacts as well as nitrogen disposition.
- xii. This further assessment was completed in September 2011 and concluded no likely significant effect from the development at Top Wighay Farm.
- xiii. In January 2012 a further Habitats Regulation Appraisal Screening Record was undertaken to assess whether development around Bestwood, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. This concluded that there would be no significant effects at Bestwood and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package is put in to place. This mitigation package has been agreed with Natural England and is set out in the Infrastructure Delivery Plan and at Appendix B in the Aligned Core Strategies.

## **Equality Impact Assessment**

- xiv. The Aligned Core Strategies are required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.
- xv. A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies within the Option for Consultation stage have been assessed. A public consultation on the Phase 1 Report of the Equality Impact Assessment was undertaken during April and May 2011. Changes have been made to the Aligned Core Strategies based on recommendations from Phase 1 Report. The second stage (Phase 2) of the process has assessed the policies prepared for the Publication Draft. Two suggested changes to the Publication Draft were made which needed to be considered:

- Policy 1 (Climate Change) - Ensure that Buildings which will serve these groups should be designed to take account of any specific impacts from climate change; and
  - Policy 8 (Housing Size, Mix and Choice) - Ensure that all new dwellings are built to Lifetime Homes Standard.
- xvi. In relation to Policy 1 (Climate Change) it was decided to make the change. In relation to Policy 8 after consideration it was decided not to make the suggested change as requiring the Lifetime Homes standard increases the build cost of a new dwelling. This may have an impact on the viability of development and will need to be considered along with the other factors which affect cost and viability such as the requirements for the Code for Sustainable Homes, S106 requirements, Community Infrastructure and other costs.

### **Development of the Aligned Core Strategies**

- xvii. The first stage of the Aligned Core Strategies, publishing and consulting on aligned Issues and Options took place in June and July of 2009, and a 'Consultation Option' version of the Aligned Core Strategies were published in February 2010 for an 8 week consultation period. Both of these stages were undertaken on the understanding that all partner authorities were working together in the production of the Aligned Core Strategies.
- xviii. In July 2010 the Secretary of State for Local Government and Communities gave the intention to abolish Regional Strategies. As a result, the Greater Nottingham Councils decided to revisit the housing provision levels to be included in the Aligned Core Strategies. To this end, a consultation was undertaken during the summer of 2011, focussed on whether the previous housing provision figures remained appropriate. At the same time, Rushcliffe Borough Council undertook local consultation to ascertain a housing figure considered more appropriate for their area.
- xix. The Aligned Core Strategies contain 19 policies and are based around 12 objectives (see Erewash Addendum for Erewash Core Strategy Objectives which are exactly the same as the 12 spatial objectives listed below but have slightly different explanation text). The objectives are:
- I. Environmentally responsible development addressing climate change
  - II. High quality new housing
  - III. Economic prosperity for all
  - IV. Flourishing and vibrant town centres
  - V. Regeneration
  - VI. Protecting and enhancing the area's individual and historic character and local distinctiveness
  - VII. Strong, safe and cohesive communities
  - VIII. Health and well being
  - IX. Opportunities for all

- X. Excellent transport systems and reducing the need to travel
  - XI. Protecting and improving natural assets
  - XII. Timely and viable infrastructure
- xx. The 19 policies are:
- Policy 1: Climate Change
  - Policy 2: The Spatial Strategy
  - Policy 3: The Green Belt
  - Policy 4: Employment Provision and Economic Development
  - Policy 5: Nottingham City Centre
  - Policy 6: The Role of Town and Local Centres
  - Policy 7: Regeneration
  - Policy 8: Housing Size, Mix and Choice
  - Policy 9: Gypsies, Travellers and Travelling Showpeople
  - Policy 10: Design and Enhancing Local Identity
  - Policy 11: The Historic Environment
  - Policy 12: Local Services and Healthy Lifestyles
  - Policy 13: Culture, Sport and Tourism
  - Policy 14: Managing Travel Demand
  - Policy 15: Transport Infrastructure Priorities
  - Policy 16: Green Infrastructure, Parks and Open Space
  - Policy 17: Biodiversity
  - Policy 18: Infrastructure
  - Policy 19: Developer Contributions
- xxi. Erewash’s addendum to this SA will cover policies that are additional or replace existing policies within the Greater Nottingham Aligned Core Strategies.

### **Development of the Sustainability Appraisal**

- xxii. The SA has been fully integrated with the development of the Aligned Core Strategies. The first stage of the SA process was the Scoping Report which was published alongside the Issues and Options stage in June 2009. Feedback from the consultation on the Scoping Report was incorporated into the SA process. The second phase of the SA was produced in conjunction with the second stage of Core Strategy for the ‘Option for Consultation’ (February 2010). The Scoping data has been updated for this report to enable appraisal based on current information and is included in Appendix 13.
- xxiii. The SA Interim Report examined the options considered in the Issues and Options report which informed the production of the options taken forward

into the Option for Consultation stage of the Core Strategy. The Further Interim Report (third SA phase) then considered the cumulative impact of the policies of the Option for Consultation. The findings helped inform the production of the policies that have been taken forward into the publication draft of the Aligned Core Strategies.

- xxiv. The second phase of the SA was produced in conjunction with the second stage of the Core Strategy for the 'Option for Consultation' (February 2010).
- xxv. This is the final Sustainability Appraisal Report produced for the publication version of the Aligned Core Strategies. Table 3 in Section 2 shows the main stages of a Sustainability Appraisal. Each stage (A, B and C) of the SA is explained in greater detail in the Sustainability Appraisal Report. The remaining stages of the SA (D and E) will be completed once the Aligned Core Strategies are adopted and will form addendums to the report.

## **Baseline and Key Issues for the Plan Areas**

### Spatial Portrait

- xxvi. The four local authorities of Broxtowe, Erewash, Gedling and Nottingham making up the plan areas have a population of 643,000 (Greater Nottingham including Rushcliffe and Hucknall has a population of 786,600). The plan areas include the City Centre, the built up parts of the four authorities and their surrounding rural areas. It is centrally located within England, and lies close to Derby and Leicester with important and complementary economic linkages between the cities.
- xxvii. There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston. Hucknall is in Ashfield District, but will extend into Gedling once the proposed Sustainable Urban Extensions are implemented. The suburban centres of Arnold, Beeston, Bulwell, Carlton, Clifton and Long Eaton all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed.

### Economy and Employment

- xxviii. Nottingham is a designated Core City, recognised as a city of national importance, and an important driver of the wider economy. It is also a designated Science City, in recognition of the vital importance of the two hospital campuses and two universities to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. There is a strong service sector presence including education, health, public administration and business services. However, manufacturing industry remains a significant part of the economy.
- xxix. Economic activity and employment rates in the plan areas are relatively low. This is partly due to the large number of students, but there are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.

### Culture

- xxx. The area has an excellent and improving cultural offer. There are a wealth of listed buildings, conservation areas, scheduled ancient monuments, and registered historic parks and gardens, which all contribute to its quality of life, local distinctiveness and sense of place. The area is also the home of several nationally important sports facilities.

### Population Trends

- xxxi. The population of the area rose by 49,000 (8.2%), between 2001 and 2010 (53,100 or 7.2% within Greater Nottingham) due to natural growth in the population, people living longer, international migration, and the growth in student numbers. Children and people aged 45 to 69 are particularly “under-represented”. The percentage of the population who are aged 65 and over is projected to rise from 15% in 2010 to about 19% in 2028.
- xxxii. Much out-migration is short distance, leading to in-commuting from neighbouring areas. The in-migration of 16 to 24 year olds is largely due to students attending the two Universities.

### Connections

- xxxiii. Being centrally located within the UK, the area has good connectivity to most of the country. There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south west, north east or Scotland.
- xxxiv. The opening of the International Rail Terminal at St Pancras now allows connections to mainland Europe via High Speed One and the Channel Tunnel. Additionally an increasing number of international destinations are available by air from East Midlands Airport which can be accessed by the new railway station of East Midlands Parkway located close to the M1.
- xxxv. The area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The A46 is currently being upgraded to a dual carriageway and scheduled to open in the summer of 2012. In April 2012, the Government gave final commitment to improvements to the A453 linking Nottingham with junction 24 of the M1. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).
- xxxvi. The area now benefits from a high quality local public transport system. Use of high frequency bus services is growing year on year and there are over 10 million passengers a year using Line One of the Nottingham Express Transit system, and construction began on two further lines in 2012.

### Housing Mix

- xxxvii. Nottingham City has a large proportion of smaller homes (36.6% having 4 rooms or fewer compared with 29.9% for the Plan Area(s) as a whole), and more social rented accommodation (33.4% compared to 22.0% for the Plan Area(s) as a whole). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems.

- xxxviii. The housing stock rose by about 19,900 (7.6%) in the plan area(s) (24,500 or 9.0% within Greater Nottingham) between April 2001 and March 2011. Reflecting the national trend for smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in 2007/08 were flats and 56% had 1 or 2 bedrooms.

### Social Need

- xxxix. There are significant contrasts within the area, with the wealth of the City Centre, and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in the region, including parts of the inner city and outer estates. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this is often exacerbated by poor access to services, including public transport.

### Health

- xl. Broxtowe, Erewash and Gedling all have life expectancy above the national average, whereas for men in Nottingham it is 3 years less than the national figure (78.2 years at birth).

### Green Infrastructure, Open Space and Landscape

- xli. Although it contains no nationally designated landscapes, the area's countryside and open spaces are an important part of its local distinctiveness. There are a significant number of Sites of Special Scientific Interest, and other locally important sites, such as Sites of Importance for Nature Conservation, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals. The area has a wide range of habitats, ranging from river washlands to mixed woodland.

### Climate Change and Flooding

- xlii. There is a particular issue with flood risk in the area, especially along the Trent Valley, which passes through the heart of the built up area, but also related to other watercourses, as demonstrated by flooding at Lambley in 2007.

### **District Spatial Portraits**

- xliii. Individual Spatial Portraits have been produced for each of the Districts and can be found in the main document (Section 3).

### **Sustainability Appraisal Framework**

- xliv. The first stage of the SA process was the Scoping Report which was published alongside the Issues and Options stage in June 2009. The scoping stage involved identifying the policy context that informs the Aligned Core Strategies; describing the baseline environment; identifying key sustainability issues and problems; and setting up an SA framework.

- xlv. The SA framework (objectives) has also been fine-tuned and finalised, taking into account the comments received by the consultees at the Scoping and Option for Consultation stages. The 14 SA objectives are:
1. Housing: To ensure that the housing stock meets the housing needs of the plan areas
  2. Health: To improve health and reduce health inequalities
  3. Heritage: To provide better opportunities for people to value and enjoy the plan areas heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets)
  4. Crime: To improve community safety, reduce crime and the fear of crime in the plan areas
  5. Social: To promote and support the development and growth of social capital across the plan areas
  6. Environment, Biodiversity and Green Infrastructure: To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment across the plan areas
  7. Landscape: To protect and enhance the landscape character of the plan areas, including heritage and its setting
  8. Natural Resources and Flooding: To prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding
  9. Waste: To minimise waste and increase the re-use and recycling of waste materials
  10. Energy and Climate Change: To minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources
  11. Transport: To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
  12. Employment: To create high quality employment opportunities
  13. Innovation: To develop a strong culture of enterprise and innovation
  14. Economic Structure: To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies

### **Testing the Aligned Core Strategies Objectives Against the Sustainability Appraisal Framework**

- xlvi. The SA process involved testing the 12 draft spatial objectives against the SA Framework. This ensured that any incompatibility would be addressed as the Core Strategies developed. Both the spatial objectives and SA Framework have been revised which meant that the testing of the 12 draft

spatial objectives against the SA framework has to be carried out again. Table 7 and Table 8 in Section 6 summarises the revised appraisal findings and Appendix 3 presents them in more detail.

- xlvi. The following table is used throughout this document for the various sustainability appraisals that have been undertaken and the colour coding has been used to provide a visual summary of the overall results for each of the appraisals of the SA objectives.

|     |                                   |
|-----|-----------------------------------|
| +++ | Very major / important positive   |
| ++  | Moderate to major positive        |
| +   | Minor to moderate positive        |
| +/- | Minor positive and minor negative |
| ?   | Unknown impact                    |
|     | Negligible impact / not relevant  |
| +/- | Minor positive and minor negative |
| -   | Minor to moderate negative        |
| --  | Moderate to major negative        |
| --- | Very major / important negative   |

### Developing and Appraising the Core Strategies Strategic Options

- xlvi. The appraisal of each option involved:
- predicting and appraising the significant effects of the options
  - considering ways of mitigating adverse effects and maximising beneficial impacts
  - developing and refining the options for the Core Strategies
- xlv. The role of the SA is to assist the option(s) to be chosen by highlighting the sustainability implications of each. The assessment of options should be a continual process, starting from the options put forward at scoping stages, all the way through to the options being worked into the draft Development Plan Document for publication. Section 7 describes the options considered for the Core Strategies, the impacts of the options, and the reasons for choosing the preferred options:

#### A. Housing Growth Options

- i. The development of the Core Strategies started in 2009 by assuming that the level of housing provision set by the Regional Plan would need to be achieved and so there were no 'reasonable alternatives' in terms of growth. The forthcoming abolition of Regional Plans means that reasonable growth options needed to be appraised:



1. High growth: 71,700 housing based on 2008 household projections which is loosely aligned with the Regional Plan SA scenario of 'going for growth';
  2. Medium growth: Aligned Core Strategies Option for Consultation/RS figures (52,050); and
  3. Low growth: based on past house building rates (41,888) which is loosely aligned with the Regional Plan SA scenario of 'limiting growth'.
- ii. The high growth option has mixed findings. The appraisal resulted in a very major/important positive effect against the Housing SA objective. In stark contrast to that, the impact on the Heritage, Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding, Waste, Energy and Transport SA objectives were all negative. There is an unknown impact on the crime and social SA objectives as well as the innovation SA objective. There is a positive impact on the Economic Structure SA objective and a mixed outcome for the Employment SA objective. This level of growth is unlikely to be achievable: it is unlikely to be deliverable, going on past building trends and current economic circumstances plus the known constraints within the plan areas. However if the high growth option was to be followed more mitigation would be required.
- iii. The medium growth option would provide housing to meet the objectively assessed housing needs for the plan areas (see Housing Background Paper, 2012). This level of growth would have a positive impact on the Housing and Health SA objectives but a negative impact on Heritage, Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding, Waste, Energy and Transport SA objectives. There is similar negligible or neutral impact on the other SA objectives (Crime, Social, Innovation and Economic Structure).
- iiii. The low growth option proposes housing growth below that of the Regional Plan. This only has a minor positive impact on Housing SA objective. All other SA objectives either have a negative, neutral or unknown score. This level of housing provision would not meet the needs of the local population (using the 2008 based household projections), out- migration would therefore also be likely. The impact on sensitive land or sites would be less, hence the lower negative scores for Heritage, Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding, Waste, Energy and Transport SA objectives. There would also be a negative impact on the Employment SA objective.

#### B. Growth Scenarios for Rushcliffe

- liv. Rushcliffe's decision in autumn 2011 to prepare its own Core Strategy required a reconsideration of these housing numbers. Three scenarios were considered:
1. planned growth of the 4 councils without Rushcliffe (total 36,773 dwellings);
  2. planned growth of the 4 councils, plus 7,500 in Rushcliffe (total 44,273 dwellings); and

3. planned growth of the 4 councils, 7,500 in Rushcliffe and SUE at Clifton (2,500) (total 46,733 dwellings).

lv. Section 7 summarises the scenarios appraisal findings.

### C. Spatial Options

- lvi. Two broad spatial options for growth were considered and appraised:
1. Urban concentration with regeneration concentrating development around the main built up area of Nottingham, Sub Regional Centres with development and support by growth in key settlements; and
  2. More dispersed development: 'Growth based on Localism'.
- lvii. Overall it was found that development concentrated in the Principal Urban Area of Nottingham or to a lesser extent the Sub Regional Centres, has major benefits, and therefore an urban concentration with regeneration policy is still preferred. A movement away from the pure built up area/non built up area split could result in a sustainable pattern of development, depending on the sites chosen.

### D. Employment Growth Options

- lviii. Three options were considered for the level of employment growth which are linked to the housing growth options.
1. High employment growth linked to the high growth housing option;
  2. Medium employment growth linked to the medium growth housing option; and
  3. Low employment growth linked to the low growth housing option
- lix. The preferred option is for medium growth as this would be more positive in terms of employment than the low growth scenario but has less negative impacts than the high growth scenario. The appraisals emphasised the importance of finding the right balance between housing growth and meeting the needs of the population through providing the correct number of houses and jobs. Economic growth is not only important for economy, but also has a direct impact on the SA objective for health as those in work are generally more active and have improved mental health. Producing the right level of employment land is also important to ensure that there is no out commuting (increasing travel to work times, use of materials and reduction in air quality) as people have to travel further afield to find work. The appraisals also emphasises the importance of choosing the right location for employment land away from areas of high sensitivity to counteract the possible negative effects in terms of flood risk, biodiversity and sensitive landscapes.

### E. Alternative Approaches to Policies (where relevant)

- lx. Section 7 summarises the appraisal findings on alternative approaches to policies on climate change, Community Infrastructure Levy, housing mix based on housing submarkets, affordable housing, rural housing and provision of sport, leisure and cultural facilities

## **Developing and Appraising the Core Strategies Site Options**

- ixi. The Greater Nottingham Councils commissioned two pieces of evidence to identify sustainable sites, the Appraisal of Sustainable Urban Extensions Tribal Report (June 2008) and the Greater Nottingham Sustainable Locations for Growth Tribal study (February 2010). In addition to the two studies, it was also considered important to examine the environmental and sustainability characteristics of areas for growth (strategic sites including settlements for growth). In order to do this for each key site a sustainability evidence base schedule has been created to give background information to the site. Schedules have been created for both sites taken forward and the key sites that have been rejected and can be found in each district's separate appendix (6A, 7A, 8A and 9A).
- ixii. Sections 8-12 of the full Report describe the sites and settlements considered for the Core Strategies, the impacts of the site and settlement options, and the reasons for choosing the preferred sites and settlements:

### Development Site and Settlement Options – Broxtowe Borough Council

- ixiii. Broxtowe Borough is to provide 6,150 dwellings (about 362 dwellings per annum) to meet its housing provision over the period 2011 - 2028.
- ixiv. In accordance with the appraisal of the growth strategy for Greater Nottingham (in Section 7 of the full Report and Appendix 5), a strategy of urban concentration with regeneration is considered to be the most sustainable for Broxtowe; therefore, the appraisal details for the following places are included.
- ixv. A site at Severn Trent and Boots within the main built up area of Nottingham has been identified for strategic location and is the most sustainable of the options appraised.
- ixvi. A Sustainable Urban Extension site at Field Farm has been identified to be allocated. The Appraisal of Sustainable Urban Extensions (2008) stated that; on the basis of the information set out in the report, including its performance on sustainable transport, landscape, environmental constraints, Green Belt criteria and regeneration potential, the consultant's report recommended that Site H2, of which Field Farm formed the southern part, is suitable for residential-led mixed-use development. It stated also that; in some parts of the site, sensitive design should be used to mitigate the concerns of the Inspector at the Broxtowe Local Plan Inquiry but it could have been allocated then on his advice. A significant 450 dwelling residential development is proposed with insignificant landscape effect in the context of the Housing Market Area. Flood risk has been tested through the sequential test and there is no objection from the Environment Agency.
- ixvii. The key settlements identified for growth are Awsworth, Brinsley, Eastwood, and Kimberley (including parts of Nuthall and Watnall) for reasons given throughout this Report.
- ixviii. The Sustainability Appraisal found that the spatial strategy for Broxtowe Borough has positive effects in terms of new housing as it will increase the

range, availability and affordability of housing in the Borough which will have services and facilities to cope with their levels of growth. The strategy shows mixed positive and negative effects in terms of environment, biodiversity and Green Infrastructure. Without knowing specific locations for future development in the four settlements, it is difficult to know what the effect on biodiversity would be. The strategy shows negative effects in terms of natural resources and flooding. The new homes would have an impact on air quality and water quality. The strategy also shows mixed positive and negative effects in terms of transport. The allocated sites being more sustainable than the key settlements identified for growth.

#### Development Site and Settlement Options – Erewash Borough Council

- lxix. The Option for Consultation Aligned Core Strategy, published in February 2010, was a document that first looked at how many new houses should be built in Greater Nottingham. Since then the government has published new 2008-based Household Projections. As a result the councils decided to review the housing figures to check to see if they remain an appropriate basis for planning for housing. The 'Housing Position Paper' published for consultation in July 2011 set out the findings of that review. Following this consultation Erewash Borough Council now requires 6,250 dwellings to meet its housing provision over the Core Strategy period (2011 - 2028)
- lxx. The Borough Council then decided that this housing would be distributed as follows within Erewash. 4,250 dwellings have been identified for Ilkeston (including approx 2000 dwellings at the Stanton Regeneration Site which will be allocated in the Core Strategy) and other sites within the SHLAA including Quarry Hill (350 dwellings) helping to meet the overall requirement for Ilkeston. 1,700 dwellings have been identified as being appropriate for Long Eaton with sites identified through the SHLAA meeting this requirement. Finally 300 dwellings will be developed within the settlement boundaries of rural settlements. Again, the Erewash SHLAA identifies sites which help to deliver this figure. This results in 6,250 dwellings overall.

#### Development Site and Settlement Options – Gedling Borough Council

- lxxi. The Aligned Core Strategies requires Gedling Borough to provide 7,250 dwellings (about 426 dwellings per annum) to meet its housing provision over the period 2011 - 2028.
- lxxii. Two Sustainable Urban Extension sites in the Hucknall area have been identified to be allocated. The Appraisal of Sustainable Urban Extensions (2008) stated that some residential and employment growth in the Hucknall area is suitable and desirable, and should support the role of Hucknall as a sub-regional centre. 1,000 dwellings have been identified for the Top Wighay Farm site which includes the site that allocated in the Replacement Local Plan (2005). 600 dwellings have been identified for the North of Papplewick Lane which is identified safeguarded land in the Replacement Local Plan (2005).

- Ixxiii. The Gedling Colliery/Chase Farm site, also allocated in the Replacement Local Plan (2005), will be identified as a broad location for future housing development, potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it.
- Ixxiv. The key settlements identified for growth are Bestwood Village, Calverton and Ravenshead which have the greatest potential in sustainability terms compared to other villages within the Borough. The villages have been assessed for their sustainability against a range of factors such as access to services and environmental constraints. Alongside this, consideration has been given to opportunities to regenerate certain villages or improve the level of services within them. Up to 600 dwellings have been identified for Bestwood Village (up to 500 on new sites and 79 on existing commitments), up to 1,600 dwellings for Calverton (up to 1,300 on new sites and 218 on existing commitments) and up to 500 for Ravenshead (up to 330 on new sites and 116 on existing commitments). These dwellings have been identified through the SHLAA. This results in up to 2,700 dwellings for the three key settlements. Up to 260 homes (120 on new sites and 140 on existing commitments) will be provided in other villages not specifically identified above, solely to meet local needs.
- Ixxv. The Sustainability Appraisal found that the spatial strategy for Gedling Borough has positive effects in terms of new housing as it will increase the range, availability and affordability of housing in the Borough which will have services and facilities to cope with their levels of growth. The strategy shows mixed positive and negative effects in terms of environment, biodiversity and Green Infrastructure. All sites and settlements have access to the countryside. Without knowing specific locations for future development in the three settlements, it is difficult to know what impact biodiversity would be. For Top Wighay Farm there are several local wildlife sites and the River Leen near North of Papplewick Lane. The strategy shows negative effects in terms of resources and flooding. The new homes would have an impact on air quality and water quality. Bestwood Village, Calverton and North of Papplewick Lane have identified flood-risk areas. The strategy also shows mixed positive and negative effects in terms of transport. Bestwood Village and Ravenshead are isolated locations but the size of development proposed would help to sustain local facilities. Calverton has good public transport accessibility but accessibility to facilities is poor. The Top Wighay Farm and North of Papplewick Lane sites are on the edge of Hucknall which has good transport links but development will not improve alternative modes of transports. Development at Top Wighay Farm has positive effects in terms of employment as new employment will be proposed on the site.

#### Development Site Options – Nottingham City

- Ixxvi. Nottingham City is a tightly bounded area with a limited supply of large sites. Site selection was guided by a wide evidence base, including SHLAA tool assessment and public and stakeholder consultation. As a result of this selection process it was concluded that no reasonable alternative sites to those identified were available within the City boundary.

- lxxvii. The Spatial Strategy for the area has been developed to maximise the benefits of the area, proposing urban concentration with regeneration. This approach seeks to concentrate growth within and adjoining existing main built up area (local authority boundaries are tightly drawn around the city and the Green Belt limits opportunities for development adjoining the main built up area without amending the boundary), where new development could benefit from the sustainable advantages of use of existing facilities and infrastructure, the strong City Centre and a very strong public transport network. The scale of growth is sufficient to support the significant regeneration opportunities available in Nottingham City. To support the proposed growth, the strategy seeks to promote enhancements to facilities and infrastructure appropriate to the level of development likely to take place during the plan period.
- lxxviii. The Spatial Strategy for Nottingham City therefore proposes the development of 17,150 new homes across the area, including 3,000 at Waterside Regeneration Zone, 600 within the city area of the Boots/Severn Trent site, and 500 at Stanton Tip, Hempshill Vale. This level of housing provision is also aimed at diversifying the housing stock, especially allowing for the provision of family housing and developing mixed and balanced communities. The City Centre will be the primary focus for new office development, and its retail role will also be enhanced.
- lxxix. Significant employment development is proposed at the Boots site, now designated as an Enterprise Zone site, the Southside and Eastside Regeneration Zones and the Eastcroft area of the Waterside Regeneration Zone. These strategic sites within Nottingham were selected in the context of the very constrained area referred to above, and no other suitable alternative sites of sufficient size are available.

### **Developing and Appraising the Core Strategies Policies**

- lxxx. The detailed appraisal findings of the 19 policies of the Aligned Core Strategies are presented at Appendix 10.
- lxxxi. In summary, the findings for each Policy are:

#### **Policy 1: Climate Change**

The policy is considered to be sustainable, with a positive overall impact anticipated. A major positive effect can be expected for the Energy objective. It is considered that sufficient and appropriate mitigation against minor negative effects arising from the policy can be made.

#### **Policy 2: The Spatial Strategy**

The strategy of urban concentration and regeneration is considered to be a sustainable approach to the development of the area when compared to alternative options, whilst the housing provision is considered to be appropriate when compared to higher and lower housing provision options. The housing element of policy will be applied over a number of sites as identified. See the individual site appraisals for further information. Those elements of the policy not related to overall strategy or housing are also separately appraised under the topic based policies.

### **Policy 3: The Green Belt**

The policy is considered to be sustainable with positive overall effects likely because Green Belt boundary reviews are necessary to accommodate new development in sustainable locations. Moderate to major positive effects are envisaged for the Housing and Transport objectives. It is considered that sufficient and appropriate mitigation against minor negative effects arising from the policy can be made.

### **Policy 4: Employment Provision and Economic Development**

The policy is considered likely to have a broadly neutral overall impact against the sustainability objectives. The policy is likely to provide positive impact, particularly in respect to Employment, Innovation and Economic Development objectives, but may also result in some negative impact relating to the environmental objectives depending on subsequent Development Plan Document allocations. However, in this respect it is considered that sufficient and appropriate mitigation can be made. See individual site appraisals for further information.

### **Policy 5: Nottingham City Centre**

The policy is considered to be highly sustainable. A very strong overall positive impact is considered likely, with important positive effects on employment. Major positive effects also anticipated in relation to Transport, Innovation and Economic Structure. It is considered that sufficient and appropriate mitigation against possible minor negative waste and energy impact can be made.

### **Policy 6: The Role of Town and Local Centres**

The policy is considered to be sustainable with an overall positive impact anticipated. No negative effects expected.

### **Policy 7: Regeneration**

The policy is considered to be sustainable with an overall positive impact anticipated. The policy could provide moderate to major positive impacts for the Housing objective. It is considered that sufficient and appropriate mitigation can be made against possible minor negative impact arising against the Waste objective. See individual site appraisals for information.

### **Policy 8: Housing Size, Mix and Choice**

The policy is considered to be sustainable with overall positive impact anticipated. Very major positive impact can be anticipated in respect of Housing objectives. No negative impact is expected.

### **Policy 9: Gypsies, Travellers and Travelling Showpeople**

The policy is considered to be sustainable with overall positive impact anticipated. The Housing and Health objectives in particular should experience positive effects. No negative impact is expected.

### **Policy 10: Design and Enhancing Local Identity**

The policy is considered to be sustainable with overall positive impact anticipated. The policy is likely to provide moderate to major positive

impacts in relation to the Heritage and Crime objectives. No negative impact is expected.

**Policy 11: The Historic Environment**

The policy is considered to be sustainable and is likely to have a significantly positive impact overall, with very important positive effects expected for the Heritage objective. No negative impact is expected.

**Policy 12: Local Services and Healthy Lifestyles**

The policy is considered to be highly sustainable and likely to provide significant positive outcomes. Major positive benefits are anticipated for the Health, Social and Transport objectives. No negative policy effects are expected.

**Policy 13: Culture, Sport and Tourism**

The policy is considered to be sustainable and should result in positive overall impacts, providing major positive effects for the Health objective. No negative impacts are expected.

**Policy 14: Managing Travel Demand**

The policy is considered to be sustainable and should have a positive effect overall. Beneficial impact, particularly in relation to Health and Transport objectives, can be expected.

**Policy 15: Transport Infrastructure Priorities**

The policy is considered to be sustainable, with likely moderate to major positive impacts suggested for the Employment and Economic Structure SA objectives, moderate positive outcomes for social and transport objectives and a minor positive impact for Health. The appraisal also highlighted potential for minor to moderate negative impact against the Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding and Energy and Climate Change objectives, although in these respects it is considered that sufficient mitigation can be made.

**Policies 16: Green Infrastructure, Parks and Open Space**

The policy is considered to be sustainable and likely to result in positive impacts overall. Very important positive impact is suggested for the Environment, Biodiversity and Green Infrastructure and Landscape objectives. It is considered that sufficient and appropriate mitigation can be made for possible minor negative impact arising against the Housing objective.

**Policy 17: Biodiversity**

The policy is considered to be sustainable and likely to result in positive impacts overall. Very important/Major positive impact is suggested for the Biodiversity, Green Infrastructure and Landscape objectives. It is considered that sufficient and appropriate mitigation can be made for possible minor negative impact arising against the Housing objective.



### **Policy 18: Infrastructure**

The policy is considered to be sustainable and should have a positive effect overall. In particular, beneficial impact for the Employment objective is anticipated. The appraisal did not identify any significant adverse effects with the policy.

### **Policy 19: Developer Contributions**

The policy is considered to be sustainable and should result in a positive effect overall. No negative impact is expected.

### **Sustainability Impacts of the Policies**

lxxxii. In addition, assessment has been made of the impact of the Aligned Core Strategies on each of the SA objectives. The main findings from this assessment are:

#### **SA Objective 1: Housing = mostly positive with some negative effects**

The objective seeks to ensure that the housing stock meets the housing needs of the plan areas. It is considered that the overall effect of the policies will be to support and promote this objective. Individual policy appraisals have suggested that implementation of the Climate Change policy may affect the viability of housing schemes, to the possible detriment of the objective.

#### **SA Objective 2: Health = significant positive effects**

The objective aims to improve health and reduce health inequalities. The policies of the plan support the objective, creating the conditions for a healthier population by provision of a balanced mix of decent housing and recreational, leisure and job opportunities, meeting the needs of the population, as well as by addressing environmental factors underpinning health and wellbeing.

#### **SA Objective 3: Heritage = mostly positive with some negative effects**

The objective promotes the provision of better opportunities for people to value and enjoy the heritage of the area. Overall the policies of the plan are supportive of this objective and will serve to protect heritage within the area, whilst promoting improvements in access to heritage.

#### **SA Objective 4: Crime = positive**

The objective seeks to improve community safety, reduce crime and the fear of crime. The policies of the plan will serve to locate development in areas that are accessible and to ensure that new developments are laid out and designed in such a way that crime and antisocial behaviour are discouraged. The policies of the plan should provide a cumulatively positive effect to the objective.

#### **SA Objective 5: Social = significant positives**

The objective relates to the promotion and support of the development and growth of social capital across the plan areas. Appraisals have suggested that the policies of the plan are highly compatible with this objective, and a positive cumulative outcome is likely.

**SA Objective 6: Environment, Biodiversity and Green Infrastructure = mostly positive with some negative effects**

The objective aims to increase biodiversity levels and protect and enhance Green Infrastructure across the plan areas. Appraisal of the plan policies suggests an overall positive impact for this objective, although growth through residential, employment and economic development, and the supporting transport infrastructure were identified as having a cumulatively negative impact.

**SA Objective 7: Landscape = mostly positive with some negative effects**

The objective is concerned with the protection and enhancement of the rich diversity of the natural, cultural and built environmental and archaeological/geological assets, and landscape character of the plan areas, including heritage assets and their settings. Overall the policies of the plan are supportive of this objective.

**SA Objective 8: Natural Resources and Flooding = both positive and negative effects**

The objective seeks to prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding. Plan policies seeking to locate new development in sustainable locations, reduce the need to travel, and protect open space and Green Infrastructure, will all contribute towards this objective. However, the significant level of residential and employment development and the associated transport infrastructure proposed in the plan could produce a cumulative impact against this objective that would have to be carefully mitigated against.

**SA Objective 9: Waste = Mostly negative with some positive effects**

- 15.1 The objective seeks to minimise waste and increase the re-use and recycling of waste materials. The significant level of residential and employment/regeneration development proposed in the plan is likely to produce a cumulative negative impact against this objective. Mitigation may be provided through the sustainable development approach proposed throughout the plan, alongside policies within waste core strategies for the area.

**SA Objective 10: Energy and Climate Change = both positive and negative effects**

The objective seeks to minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources. Plan policies promoting renewable energy, sustainable development and transport will provide a cumulative positive contribution towards this objective. However the scale of development and supporting transport infrastructure proposed will result in additional energy use.

**SA Objective 11: Transport = significant positive effects**

The objective seeks to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to

jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available.

#### **SA Objective 12: Employment = positive effects**

The objective focuses on the creation of high quality employment opportunities. Overall, the policies of the plan are highly compatible with this objective and are likely to give rise to a cumulatively positive impact.

#### **SA Objective 13: Innovation = positive effects**

The objective seeks to develop a strong culture of enterprise and innovation. Policy appraisals have suggested that a positive cumulative outcome is likely for this objective.

#### **SA Objective 14: Economic Structure = positive effects**

The objective seeks to provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies. Policy appraisals have suggested that a positive cumulative outcome is likely for this objective.

Overall positive outcomes are anticipated for all objectives, apart from Waste, where a small potential impact has been identified. Particularly strong positive impacts are predicted in respect of the Health, Social, and Transport objectives, with significant overall positive impact also suggested for the Housing, Heritage, Landscape and Employment objectives. The small cumulative impact predicted against the waste objective is perhaps unsurprising, given the overall scale of development proposed within the plan. However, it is considered that sufficient mitigation could be provided through implementation of Waste Local Plan policies applicable across the area.

### **Monitoring**

- lxxxiii. A monitoring framework will need to be finalised post adoption of the Aligned Core Strategies so that the implementation of the policies can be monitored. The Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.
- lxxxiv. Local planning authorities are responsible for responding to any significant negative environmental effects of implementation of the local plan. Similarly, local planning authorities are responsible for identifying and responding to unforeseen adverse effects of implementation of the plan, with help from the ‘Duty to Co-operate’ bodies.
- lxxxv. Section 10 provides a list of indicators for monitoring the effects of the Aligned Core Strategies and some of those are already monitored in the councils’ monitoring reports. Ongoing review of environmental targets and indicators will be undertaken as consequential DPDs and revisions of the Core Strategies are prepared. The monitoring programme will be available to designated environmental authorities and the community through monitoring reports.

### **Assessment of having ‘no Aligned Core Strategies’**

lxxxvi. An assessment of a ‘no Aligned Core Strategies’ has also been undertaken which has shown that without Core Strategies much more unsustainable development would result.

### **What Happens Next?**

lxxxvii. The remaining stages of the SA will be completed once the Aligned Core Strategies are adopted:

D3: Making decisions and providing information;

E1: Finalising aims and methods for monitoring; and

E2: Responding to adverse effects.

lxxxviii. The outcomes of these additional stages will form addendums to the final Sustainability Appraisal Report.

## Key to Sustainability Appraisal Outcomes

Table 1: Key

|     |                                   |
|-----|-----------------------------------|
| +++ | Very major / important positive   |
| ++  | Moderate to major positive        |
| +   | Minor to moderate positive        |
| +/- | Minor positive and minor negative |
| ?   | Unknown impact                    |
|     | Negligible impact / not relevant  |
| +/- | Minor positive and minor negative |
| -   | Minor to moderate negative        |
| --  | Moderate to major negative        |
| --- | Very major / important negative   |

The above table is used throughout this document for the various sustainability appraisals that have been undertaken. In addition, the colour coding has been used to provide a visual summary of the overall results for each of the appraisals of the SA objectives.

## Section 1: Introduction

- 1.1 This report comprises the final phase of preparation of the Sustainability Appraisal (SA) of the Greater Nottingham Aligned Core Strategies for Broxtowe, Erewash (see paragraphs 1.3 and 1.4), Gedling and Nottingham City. The Core Strategies will form part of the Local Plans for these Councils that make up the plan areas shown on Map 1 (on page 31).
- 1.2 The previous stages of Core Strategy and SA production were undertaken with the other Greater Nottingham authorities consisting of Broxtowe, Erewash, Gedling and Nottingham City Councils along with Rushcliffe and the Hucknall part of Ashfield. Broxtowe, Erewash, Gedling and Nottingham City are proceeding with Aligned Core Strategies on the basis of figures included in previous versions of the Aligned Core Strategies. Rushcliffe has prepared a separate Core Strategy based on locally derived housing provision figure for their Borough, but which apart from housing numbers, remains closely aligned with the Aligned Core Strategies for the other 4 Councils. Ashfield are also reconsidering their Core Strategy and will be progressing a Development Plan Document in 2012.
- 1.3 Due to the differing timings of when Councils will go out for consultation, Erewash Borough Council will be releasing a separate Publication document after those of Broxtowe, Gedling and Nottingham Councils. Whilst a significant amount of its content remains aligned, it differs in a number of ways, particularly with the inclusion of policies setting out Erewash's local spatial strategy, regeneration of its retail centres and how the long-term redevelopment of the Stanton Ironworks site will be managed. Erewash Borough Council will produce an addendum to this SA to cover new Erewash Policies that are additional or replace existing policies within the Greater Nottingham Core Strategy (the addendum will also contain updated baseline indicator information for Erewash).
- 1.4 Unlike Rushcliffe however, Erewash will not be producing a separate Sustainability Appraisal. This is because the Council continues to plan for future housing requirements in alignment with Broxtowe, Gedling and Nottingham. This work is based upon a shared evidence base which is presented within the Councils' Housing Background Paper, 2012 and considers an appropriate housing figure for Greater Nottingham and each of the individual districts.
- 1.5 Therefore this final SA report does not include the Hucknall part of Ashfield or the policies within the Rushcliffe Core Strategy. Rushcliffe's SA also re-appraises those topic based policies which have been amended to be made more locally distinct by Rushcliffe. As with the Core Strategy, the Rushcliffe SA remains closely aligned to the Greater Nottingham SA as the majority of Rushcliffe policies have evolved from the policies within the Aligned Core Strategies.
- 1.6 This section introduces the Core Strategies and Section 2 introduces the SA process.

### Period of Representations

- 1.7 This Sustainability Appraisal Report is published alongside the Publication Aligned Core Strategies in order to seek representations. This will provide the

opportunity for the public and statutory bodies to use the findings of the Sustainability Appraisal Report to inform comments which may be made on the Aligned Core Strategies. The deadline for comments is **5.00pm on 23 July 2012**.

- 1.8 For more information on the SA process, please contact either your local authority (Planning Policy department):

**Broxtowe Borough Council**

Foster Avenue  
Beeston  
Nottingham  
NG9 1AB

Tel: 0115 917 7777

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## **Greater Nottingham Aligned Core Strategies – Broxtowe, Erewash, Gedling and Nottingham City**

- 1.10 The previous phases of the SA were undertaken on the understanding that the Greater Nottingham local planning authorities (Ashfield District Council<sup>1</sup>, Broxtowe Borough Council, Erewash Borough Council in Derbyshire, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council) were working together to produce the Aligned Core Strategies. The situation with some Greater Nottingham authorities has changed since the publication of the previous phase of the SA. Rushcliffe has taken the decision to produce its own Core Strategy. This will remain closely aligned with the Greater Nottingham Broxtowe, Gedling and Nottingham City Aligned Core Strategies and the Erewash Core Strategy (see below), but will be a separate document. Ashfield District Council has also decided to determine the appropriate level and distribution of housing around their District and will be producing their Local Plan in due course.
- 1.11 Due to the differing timings of when Councils will go out for consultation, Erewash Borough Council will be releasing a separate Publication document after those of Broxtowe, Gedling and Nottingham Councils. Whilst a significant amount of its content remains aligned, it differs in a number of ways, particularly with the inclusion of policies setting out Erewash's local spatial strategy, regeneration of its retail centres and how the long-term redevelopment of the Stanton Ironworks site will be managed. Erewash Borough Council will produce an addendum to this SA to cover new Erewash Policies that are additional or replace existing policies within the Greater Nottingham Core Strategy (the addendum will also contain updated baseline indicator information for Erewash).
- 1.12 Unlike Rushcliffe however, Erewash will not be producing a separate Sustainability Appraisal. This is because the Council continues to plan for future housing requirements in alignment with Broxtowe, Gedling and Nottingham. This work is based upon a shared evidence base which is presented within the Councils' Housing Background Paper, 2012 and considers an appropriate housing figure for Greater Nottingham and each of the individual districts.
- 1.13 The Aligned Core Strategies form the central documents in the Local Plans of the constituent councils. They will act as a guide to how the plan areas will develop in the future. All other documents within the Local Plans will be in general conformity with the Aligned Core Strategies. They perform the following functions:
- define a spatial vision for Greater Nottingham to 2028;
  - set out a number of spatial objectives to achieve the vision;
  - set out spatial development strategies to meet these objectives;
  - set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
  - indicate the numbers of new homes to be built over the plan period.

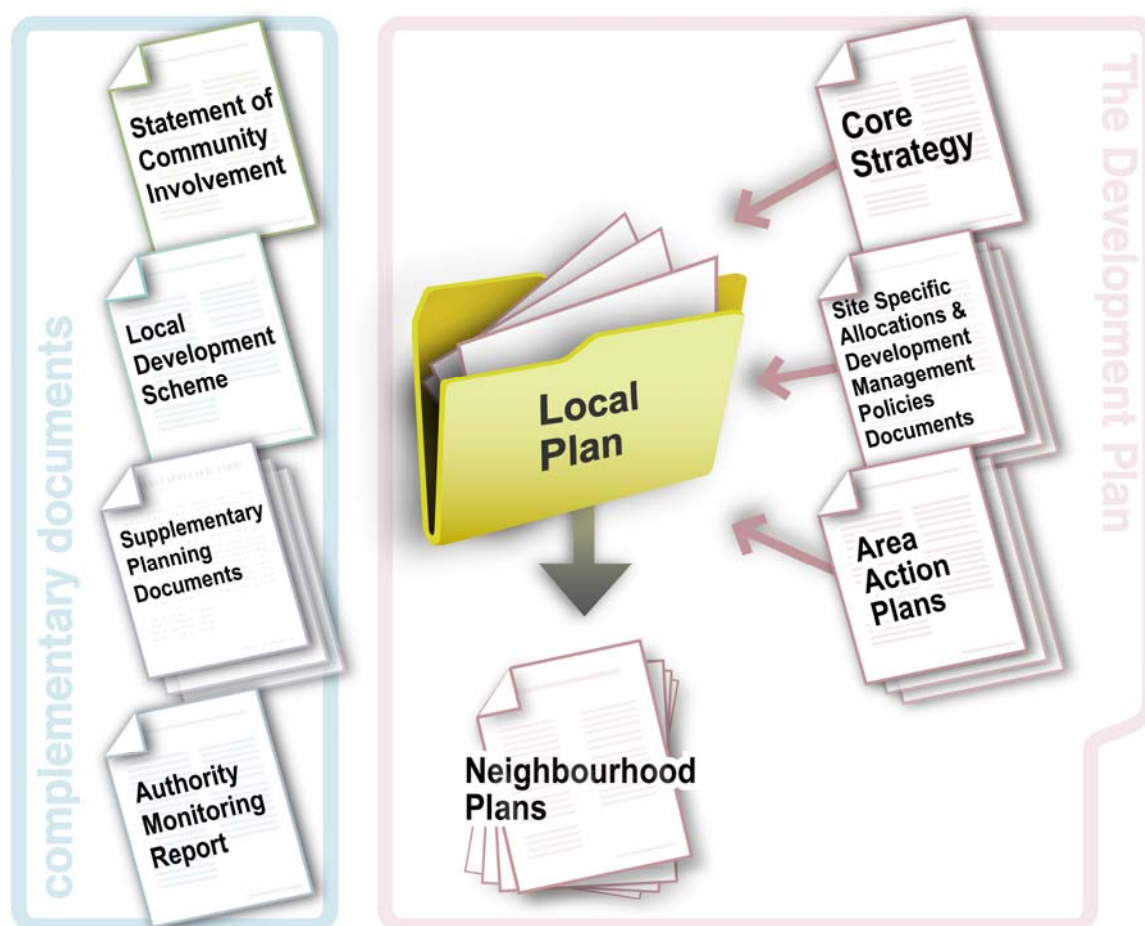
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<sup>1</sup> For the Hucknall area only.



- 1.14 The Aligned Core Strategies draw on the various Sustainable Community Strategies and other existing strategies of the Councils and other organisations which have implications for spatial development and the use of land. It aims to deliver local priorities for development in line with the Sustainable Community Strategies, builds on the principles and objectives of the Strategies, and shares a common basis for community involvement throughout.
- 1.15 Apart from strategic sites (locations and allocations), the Aligned Core Strategies do not include details of site allocations or development control policies for development. These will be set out in separate Development Plan Documents to be prepared later in the Local Plan process in accordance with the timetable set out in the respective Local Development Schemes of the constituent councils.
- 1.16 The Local Plan is illustrated in Figure 1 and shows how the Aligned Core Strategies fit into the overall scheme for each authority.

Figure 1: The Local Plan



### Development of the Aligned Core Strategies

- 1.17 The first stage of the Aligned Core Strategies, publishing and consulting on aligned Issues and Options (based on a single evidence base for matters of common concern) took place in June and July of 2009, and a 'Consultation Option' version of the Aligned Core Strategies was published in February 2010

for an 8 week consultation period. Both of these stages were undertaken on the understanding that all partner authorities were working together in the production of the Aligned Core Strategies.

- 1.18 In July 2010 the Secretary of State for Local Government and Communities confirmed the abolition of Regional Strategies. As a result, the Greater Nottingham Councils decided to revisit the housing provision levels to be included in the Aligned Core Strategies. To this end, a consultation was undertaken during the summer of 2011, focussed on whether the previous housing provision figures remained appropriate. At the same time, Rushcliffe Borough Council undertook local consultation to ascertain a housing figure considered more appropriate for their area.
- 1.19 Rushcliffe decided to produce its own separate Core Strategy mid-way through preparation of the Publication stage and the SA workshop that was held in October 2011 to support the preparation of the Publication draft was undertaken before this decision was taken.
- 1.20 In order to continue with the aligned approach, District/City officers have continued to closely work with officers from the other local authorities making up Greater Nottingham, including Nottinghamshire and Derbyshire County Councils. A Greater Nottingham Joint Planning Advisory Board has been established to oversee the preparation of the Aligned Core Strategies. This is made up of District, City and County Councillors who have a lead responsibility for planning and transport matters from the partner authorities. It will not make the final decisions on the Aligned Core Strategies, rather its role is to advise and make recommendations to the constituent local authorities.
- 1.21 The Aligned Core Strategies contain 19 policies and are based around 12 objectives. In summary, the 12 objectives are (please see Erewash SA Addendum for Erewash Core Strategy objectives which are exactly the same as the 12 spatial objectives listed below but have a slightly different explanation text):
- I. Environmentally responsible development addressing climate change
  - II. High quality new housing
  - III. Economic prosperity for all
  - IV. Flourishing and vibrant town centres
  - V. Regeneration
  - VI. Protecting and enhancing the area's individual and historic character and local distinctiveness
  - VII. Strong, safe and cohesive communities
  - VIII. Health and well being
  - IX. Opportunities for all
  - X. Excellent transport systems and reducing the need to travel
  - XI. Protecting and improving natural assets
  - XII. Timely and viable infrastructure

- 1.22 The full details of the 12 objectives are shown in Section 4 of this report. The 19 policies in the Aligned Core Strategies are:
- Policy 1: Climate Change
  - Policy 2: The Spatial Strategy
  - Policy 3: The Green Belt
  - Policy 4: Employment Provision and Economic Development
  - Policy 5: Nottingham City Centre
  - Policy 6: The Role of Town and Local Centres
  - Policy 7: Regeneration
  - Policy 8: Housing Size, Mix and Choice
  - Policy 9: Gypsies, Travellers and Travelling Showpeople
  - Policy 10: Design and Enhancing Local Identity
  - Policy 11: The Historic Environment
  - Policy 12: Local Services and Healthy Lifestyles
  - Policy 13: Culture, Sport and Tourism
  - Policy 14: Managing Travel Demand
  - Policy 15: Transport Infrastructure Priorities
  - Policy 16: Green Infrastructure, Parks and Open Space
  - Policy 17: Biodiversity
  - Policy 18: Infrastructure
  - Policy 19: Developer Contributions
- 1.23 Erewash’s addendum to this SA will cover Erewash Policies that are additional or replace existing policies within the Greater Nottingham Aligned Core Strategies.

### **Development of the Sustainability Appraisal**

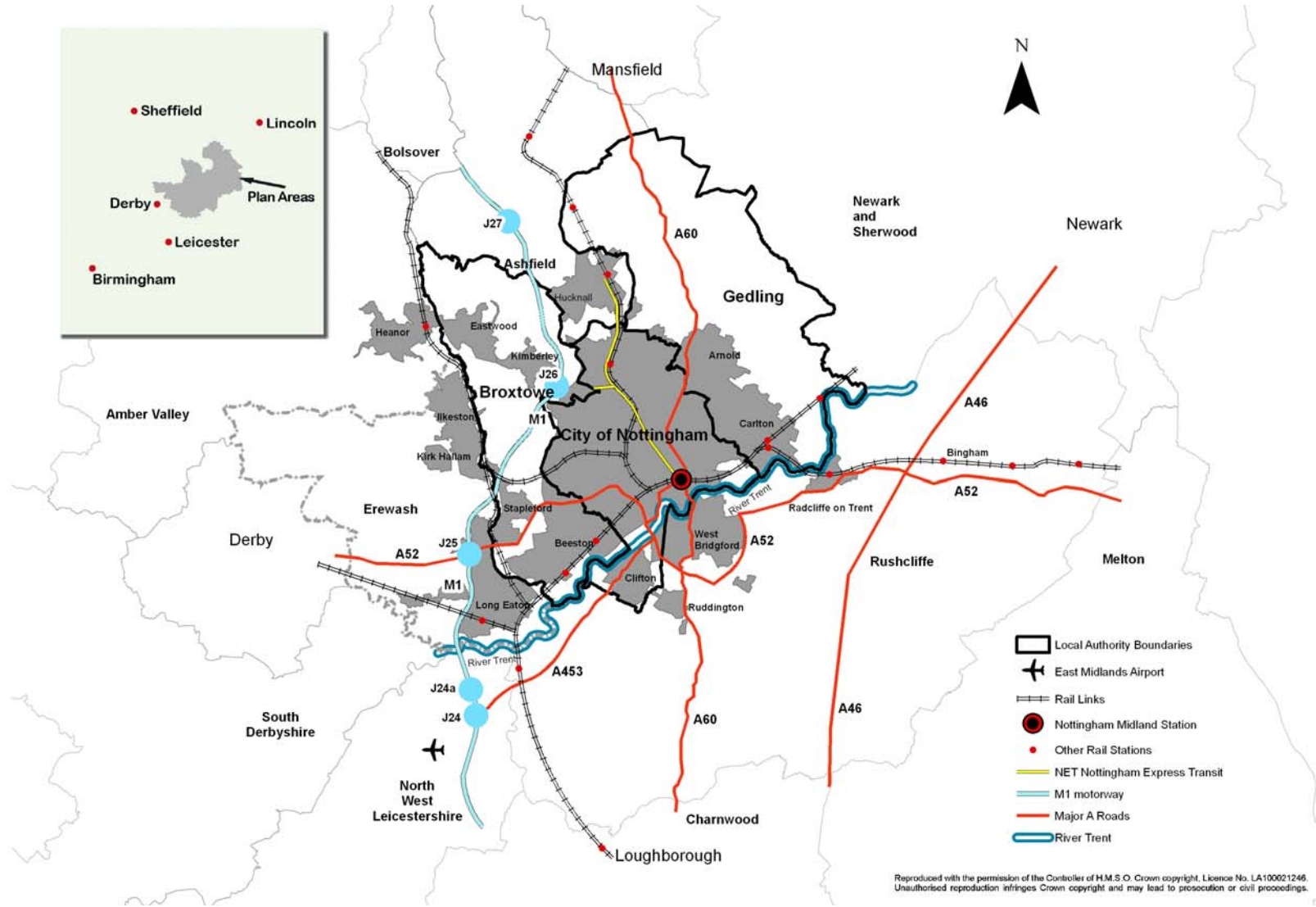
- 1.24 The SA has been fully integrated with the development of the Aligned Core Strategies. The first stage of the SA process was the Scoping Report which was published alongside the Issues and Options stage in June 2009. Feedback from the consultation on the Scoping Report was incorporated into the SA process.
- 1.25 The second phase of the SA was produced in conjunction with the second stage of Core Strategy for the ‘Option for Consultation’ (February 2010). The SA Interim Report considered the options considered in the Issues and Options report which informed the production of the options taken forward into the Option for Consultation stage of the Core Strategy.
- 1.26 The Further Interim Report (third SA phase) then considered the cumulative impact of the policies of the Option for Consultation. The findings helped inform the production of the policies that have been taken forward into the publication draft of the Aligned Core Strategies.

- 1.27 The final phase of the SA draws together finding from the previous stages along with overall assessment of the impact of the final Aligned Core Strategies on each of the SA Objectives within the SA Framework. It also provides appraisals of each of the policies, including the proposed strategic sites, within the Aligned Core Strategies.
- 1.28 Table 2 sets out the timetable for the SA of the Aligned Core Strategies.

**Table 2: Provisional Timetable for the Sustainability Appraisal**

| <b>Date</b>                | <b>Task</b>   |
|----------------------------|---|
| June 2009                  | Sustainability Appraisal Scoping Report consultation  |
| June 2009                  | Consultation on Core Strategies Issues and Options  |
| November 2009              | Workshop 1: Sustainability Appraisal of Issues and Options  |
| July 2009 – January 2010   | Predicting sustainability effects of the options for the Core Strategies, and preparation of Option for Consultation document |
| February 2010              | Consultation on Core Strategies Option for Consultation document  |
| May 2010                   | Workshop 2: Sustainability Appraisal of Option for Consultation policies and sites  |
| September 2010             | Consideration of consultation responses and appraisal of significant changes  |
| September 2010 – June 2011 | Predicting sustainability effects of draft policies for Core Strategies and preparation of Pre Submission draft               |
| July – September 2011      | Publish Housing Provision Position Paper, consult on draft Climate Change policy and on locally distinct issues               |
| Autumn/Winter 2011         | Prepare 'Publication' Draft Aligned Core Strategies   |
| October 2011               | Workshop 3: Sustainability Appraisal of new/significantly changed policies and new sites                                      |
| June 2012                  | Publish 'Publication' Draft Aligned Core Strategies   |
| Autumn 2012                | Submission of Core Strategies and Sustainability Appraisal Report to Planning Inspectorate                                    |
| Spring 2013                | Public Examination  |
| Autumn 2013                | Aligned Core Strategies adopted   |

**Map 1: The Plan Areas**



## Section 2: Sustainability Appraisal and Strategic Environmental Assessment

- 2.1 This section explains the legal requirements for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Aligned Core Strategies and the methodology used by the Councils to carry out these SAs.
- 2.2 In addition to this process, authorities are also required to carry out a Habitat Regulation Assessment and an Equality Impact Assessments. A summary of these processes is found later within this section.

### Sustainability Appraisal

- 2.3 SA is an ongoing process undertaken throughout the preparation of a plan or strategy. Its purpose is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the chosen option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or Strategies.
- 2.4 The Planning and Compulsory Purchase Act (2004) introduced the requirement to carry out SAs as an integral part of the preparation of new or revised Development Plan Documents. SAs must be undertaken as part of the preparation of most local development documents in order to test their soundness against social, economic and environmental objectives by ensuring that it reflects sustainability objectives. The National Planning Policy Framework states that; “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.”
- 2.5 Identifying key sustainability issues and the ability to assess the likely effects through SA during the early stages of plan preparation ensures the plan or Strategies contribute towards the aim of sustainable development. The SA helps to demonstrate the inter-relationships between social, economic and environmental issues, and how the Aligned Core Strategies have addressed the sustainability agenda.

### Strategic Environmental Assessment

- 2.6 European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) which was translated into legislation in the UK in July 2004, requires that local planning authorities undertake an ‘environmental assessment’ of any plans and programmes they prepare that are likely to have a significant effect upon the environment. The Directive requires an environmental appraisal to be undertaken on all plans and programmes likely to have a significant effect on the environment, including Core Strategies.
- 2.7 The objective of Strategic Environmental Assessment is stated in Article 1 of the Directive: ‘[to] provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation

and adoption of development plans ... with a view to promoting sustainable development’.

- 2.8 SEA should consider the key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage; landscape, and the interrelationship between the above factors.
- 2.9 SEA and SA are similar processes that involve a comparable series of tasks. The main difference is that SEA focuses on environmental effects, whereas SA covers environmental, social and economic matters. The National Planning Policy Framework states that a sustainability appraisal should meet the requirements of the European Directive on strategic environmental assessment.
- 2.10 For clarification, throughout this report the term ‘Sustainability Appraisal’ and SA are used to encompass the requirement of UK planning guidance and European law.

### **Habitats Regulations Assessment and Appropriate Assessment**

- 2.11 The Aligned Core Strategies are required to be subject to a Habitats Regulations Assessment, including Appropriate Assessment if necessary. European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Habitats Regulations Assessment is made of the effects of land use plans on sites of European importance for nature conservation, including if necessary by an Appropriate Assessment (AA) of any significant effects.
- 2.12 Habitats Regulations Assessment Screening and Scoping reports on the Aligned Core Strategies have been published. A screening of the Aligned Core Strategies Option for Consultation was completed in September 2010. A potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategies on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but a decision on its final status is not expected until 2012).
- 2.13 The screening concluded:
- that a precautionary approach should be adopted and urban extensions north of the B6386 north of Calverton and, at Ravenshead, west of the A60 and north of Ricket Lane should be precluded;
  - that the Green Infrastructure policy should be framed so as not to promote enhancement of the Greenwood Community Forest such that it would attract higher numbers of visitors to the more sensitive parts of Sherwood Forest, including the prospective Special Protection Area; and
  - that the likelihood of a significant effect on the Park Forest part of the prospective Sherwood Forest Special Protection Area, as a result of

increased Nitrogen deposition affecting the habitats of the birds for which the site may be classified, arising from the Top Wighay Farm allocation in the Aligned Core Strategies, in combination with other plans or projects.

- 2.14 The Aligned Core Strategies have been therefore subject to further assessment in respect of the potential effects on the Park Forest part of the prospective Sherwood Forest Special Protection Area, as a result of the Top Wighay Farm allocation, in combination with other plans or projects. The scoping of this 'Appropriate Assessment' was completed in September 2010 and the Assessment subsequently broadened to include noise impacts as well as nitrogen disposition.
- 2.15 This further assessment was completed in September 2011 and concluded no likely significant effect from the development at Top Wighay Farm.
- 2.16 In January 2012 a further Habitats Regulation Appraisal Screening Report was undertaken to assess whether development around Bestwood Village, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. This concluded that there would be no significant effects at Bestwood Village and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package is put in to place. This mitigation package has been agreed with Natural England and is set out in the Infrastructure Delivery Plan and appendix B of the Aligned Core Strategies.

### **Equality Impact Assessment**

- 2.17 Under the Equality Act 2010, the Aligned Core Strategies are required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody"<sup>2</sup> Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.
- 2.18 A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies within the Option for Consultation stage have been assessed. A public consultation on the Phase 1 Report of the Equality Impact Assessment was undertaken during April and May 2011. The second stage (Phase 2) of the process has assessed the policies prepared for the Publication Draft.
- 2.19 Changes have been made to the Aligned Core Strategies based on recommendations from Phase 1 Report. For instance, additional wording had been added to the justification text of Policy 4 (Employment Provision and Economic Development) to state that uses such as crèches or joint places of worship/conference centre may also be appropriate as part of an employment site providing they do not conflict with the overall site's use. Places of religious instruction and church halls and reference to services required by a specific section of the population have been added to paragraphs of Policy 11 (Local

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<sup>2</sup> Equality & Human Rights Commission "Equality Impact Assessment Guidance" (Nov 2009)



Services and Healthy Lifestyle). A summary of Phase 1 recommendations and outcomes are listed at Appendix 2 of the Equality Impact Assessment Phase 2 Report.

- 2.20 The second stage (Phase 2) of the process has assessed the policies prepared for the Publication Draft. Two suggested changes to the Publication Draft were made which needed to be considered:
- Policy 1 (Climate Change) - Ensure that Buildings which will serve these groups should be designed to take account of any specific impacts from climate change; and
  - Policy 8 (Housing Size, Mix and Choice) - Ensure that all new dwellings are built to Lifetime Homes Standard.
- 2.21 In relation to Policy 1 (Climate Change) it was decided to make the change. Paragraph of the Publication Draft has been amended to include reference to this issue. In relation to Policy 8, after consideration it was decided not to make this change. Requiring the Lifetime Homes standard increases the build cost of a new dwelling. This may have an impact on the viability of development and will need to be considered along with the other factors which affect cost and viability such as the requirements for the Code for Sustainable Homes, S106 requirements, Community Infrastructure and other costs. These matters will be dealt with by the individual authorities involved in the Aligned Core Strategies work through later work they undertake. Given that viability and priorities will differ between the Local Authorities and also within their areas it was decided that it was not appropriate for the Aligned Core Strategy to set specific targets for the provision of Lifetime Homes or other similar issues.
- 2.22 As Rushcliffe Borough Council is preparing its own Core Strategy, it has prepared a separate Equality Impact Assessment.

### **Sustainability Appraisal Methodology**

- 2.23 The Councils' approach to undertaking SA is based on the government guidance in the CLG's Plan Making Manual and the 2005 Practical Guide to the Strategic Environmental Assessment. The guidance is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive. The government guidance identifies 5 stages of carrying out a SA (Stages A – E).
- 2.24 Table 3 shows the main stages of a Sustainability Appraisal. This is the final Sustainability Appraisal Report. Each stage (A, B and C) of the SA is explained in greater detail in this Sustainability Appraisal Report. The remaining stages of the SA (D and E) will be completed once the Aligned Core Strategies are adopted and will form addendums to the report.

**Table 3: Stages in Sustainability Appraisal**

|                |   |        |  |   |
|----------------|---|--------|--|---|
| <b>Stage A</b> | Setting the context and objectives, establishing the baseline and deciding on the scope | A1     | Identifying other relevant policies, plans and programmes, and sustainability objectives                               | ✓ |
|                |   | A2     | Collecting baseline information  | ✓ |
|                |   | A3     | Identifying sustainability issues and problems   | ✓ |
|                |   | A4     | Developing the Sustainability Appraisal Framework  | ✓ |
|                |   | A5     | Consulting on the scope of the Sustainability Appraisal  | ✓ |
| <b>Stage B</b> | Developing and refining options and assessing effects                                   | B1     | Testing the Development Plan Document objectives against the Sustainability Appraisal Framework                        | ✓ |
|                |   | B2     | Developing the Development Plan Document options   | ✓ |
|                |   | B3     | Predicting the effects of the Development Plan Document  | ✓ |
|                |   | B4     | Evaluating the effects of the Development Plan Document  | ✓ |
|                |   | B5     | Considering ways of mitigating adverse effects and maximising beneficial effects                                       | ✓ |
|                |   | B6     | Proposing measures to monitor the significant effects of implementing the Development Plan Documents                   | ✓ |
| <b>Stage C</b> | Preparing the Sustainability Appraisal report   | C1     | Preparing the Sustainability Appraisal report  | ✓ |
| <b>Stage D</b> | Consultation on the Development Plan Document and Sustainability Appraisal report       | D1     | Public participation on the preferred options of the Development Plan Document and the Sustainability Appraisal report | ✓ |
|                |   | D2(i)  | Appraising significant changes   | ✓ |
|                |   | D2(ii) | Appraising significant changes resulting from representations  | ✓ |
|                |   | D3     | Making decisions and providing information   |   |
| <b>Stage E</b> | Monitoring the significant effects of implementing the Development Plan Document.       | E1     | Finalising aims and methods for monitoring   |   |
|                |   | E2     | Responding to adverse effects  |   |

### **Sustainability Appraisal Process for the Aligned Core Strategies**

- 2.25 Sustainability issues and problems were identified through awareness of existing problems and concerns in the area; reviewing other policies, plans or programmes identified in the Scoping Report as relevant to the plan; information collected on the current baseline and trends; consultation with stakeholders such as local strategic partners and the SA consultation bodies via the scoping report, including seeking the views of the public. The list of policies, plans and programmes has been kept up to date and is presented in Appendix 13. The baseline indicators and data have also been updated and presented in Appendix 12. Baseline data for Erewash is in a separate addendum to this document.
- 2.26 The different Councils' SA scoping reports all used a shared scoping template, and the reports contents were identical except for the local policies, plans and programmes. The reports were made available for public consultation and for comment from key delivery stakeholders and the SA consultation bodies (Natural England, English Heritage and the Environment Agency) for six weeks over the summer of 2009.
- 2.27 The draft scoping reports were made available for public comment and were sent to statutory consultees. Copies of the SA Scoping Reports have been provided to the three main consultation bodies and to other relevant authorities

and stakeholders with an interest in the plan areas. The reports contain details of consultees, feedback from the consultation process, along with any other additional findings and updates, were incorporated into the iterative SA process.

- 2.28 The Greater Nottingham Aligned Core Strategies Issues and Options document (June 2009) set out the key spatial issues which need to be addressed across the area as a whole. It also set out, for each council area, those issues which are of more than local importance.
- 2.29 Greater Nottingham planning officers met in October 2009 to agree which of the options arising from the Issues and Options consultation needed to be appraised through the SA. It was necessary to screen the policies, to avoid unnecessary work appraising those for which there was no reasonable alternative, or would not require appraisal for other reasons. Each Option was considered and discussed in turn, and the outcome of the discussion recorded. This process led to a number of options not being appraised, due to there being no reasonable alternative. Appendix 2 shows the transition of the Issues and Options into Option for Consultation.
- 2.30 This process identified those options to be taken forward to the next stage of full SA, those options that required assessment against other options to allow for a comparison of sustainability affects, and those that did not require SA. Once complete, the notes were reviewed by the council's SA advisor from Levett-Therivel, who recommended some minor changes, principally to include one or two extra objectives in the SA to ensure completeness.
- 2.31 The SA of the Option for Consultation was undertaken at workshop 1 in November 2009 facilitated by Levett-Therivel which included other stakeholders with SA expertise (for example, a transport and accessibility planner, an ecologist, etc). Each individual authority appraised their own respective options in relation to locally specific matters, including the potential Sustainable Urban Extensions (SUEs) and Strategic Regeneration sites and any other issues which were locally specific. A list of appraisals for workshop 1 can be found in Appendix 4 of this report. Each of the options to be appraised was considered in turn. The full outcome of the SA from workshop 1 is set out in the Interim Report (2010).
- 2.32 The policies of the Option for Consultation document were appraised at a further workshop (workshop 2) in May 2010. This helped to refine the policies for the next draft of the Aligned Core Strategies. A wider group of people took part to ensure that there was a balance of environmental, economic and social views. The Option for Consultation policies were clustered for appraisal purposes. A list of appraisals can be found in Appendix 4 of this report. Individual development locations were appraised. The Further Interim report detailed the assessment of options, including the preferred options. It detailed how the options were refined as part of the SA process. Appendix 2 shows the transition of policies from Option for Consultation to Draft Publication.
- 2.33 To help prepare the Publication Draft of the Aligned Core Strategies, the partnership of local planning authorities undertook a further workshop (workshop 3) in October 2011. This tested revisions or new policies against SA objectives for the Aligned Core Strategies along with different allocations and spatial strategies. A list of appraisals can be found in Appendix 4 of this report.

2.34 Table 4 shows where the findings of the SA process can be found in this report or other previous reports.

**Table 4: How the Requirements of Strategic Environmental Assessment are met in this Sustainability Appraisal Report**

| <b>Requirements of the Strategic Environmental Assessment Directive<br/>(As referred to in Article 5 (1))</b>  | <b>Where requirement is met in the SA</b>                           |
|--|---|
| (a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes  | In this report (Section 1 and Appendix 13)                          |
| (b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme  | Scoping Report.<br>Updated in this report (Section 3 and Section 4) |
| (c) The environmental characteristics of areas likely to be significantly affected   | Scoping Report.<br>Updated in this report (Section 3)               |
| (d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC   | Scoping Report.<br>Updated in this report (Section 3)               |
| (e) The environmental protection objectives established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation   | Scoping Report<br>Updated in this report (Appendix 13)              |
| (f) The key likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects). | In this report (Section 9 – 15 and Appendices 5 – 10)               |
| (g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme   | In this report (Section 15)   |
| (h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information  | In this report (Section 7)  |
| (i) A description of measures envisaged concerning monitoring in accordance with Article 10  | In this report (Section 16)   |
| (j) A non-technical summary of the information provided under the above headings   | Included in this report   |

2.35 Copies of the SA reports from each stage are available at [www.gngrowthpoint.com/SA](http://www.gngrowthpoint.com/SA)

## Section 3: Baseline Data and Characteristics

- 3.1 Evidence gathering is the first stage in preparing a development plan document. Paragraph 158 of the National Planning Policy Framework states that it should be based on adequate, up-to-date and relevant evidence about economic, social and environmental characteristics and prospects of the area. Where possible, this has been developed by using the existing local plan evidence base.
- 3.2 'Baseline' means the main characteristics of the current situation and important trends in the area of the plan.
- 3.3 The predicted effects of the plan must be appraised in relation to the baseline. Collecting and presenting baseline information also provides an opportunity to define key issues for the development plan document and to develop options.
- 3.4 The baseline indicators and data in the Scoping Report (June 2009) have been updated (May 2012) for this SA report in order to ensure that the baseline for the plan is as current as possible. This is included in Appendix 12 (and the separate addendum for Erewash).

### Greater Nottingham Spatial Portrait / Local Distinctiveness

- 3.5 The following section is a description of the character of the plan areas, what the area looks like now, together with the key opportunities and constraints identified so far.
- 3.6 The four local authorities of Broxtowe, Erewash, Gedling and Nottingham making up the plan areas have a population of 643,000 (Greater Nottingham including Rushcliffe and Hucknall has a population of 786,600). The plan areas includes the City Centre, the built up parts of the four authorities and their surrounding rural areas.
- 3.7 It is centrally located within England, and lies close to Derby and Leicester with important and complementary economic linkages between the cities. Part of this relationship will be strengthened by the creation of the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership. Greater Nottingham as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.
- 3.8 The area is influenced to the south by the town of Loughborough, to the east by Newark, which is also a designated Growth Point, and to the north by Mansfield and Sutton in Ashfield. The influence of Derby on the western parts of Erewash are especially strong, particularly on the towns and villages on the A52 west of the M1 motorway, and north of Derby along the A38.
- 3.9 The built up area of Nottingham (including West Bridgford in Rushcliffe), has a population of about 555,000. There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston both important towns with their own identity and economic roles. Hucknall, with a population of 30,800, is in Ashfield District, but will extend into Gedling once the proposed Sustainable Urban Extensions are implemented, whilst Ilkeston has a population of

38,100. The suburban centres of Arnold, Beeston, Bulwell, Carlton, Clifton and Long Eaton all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed. Settlements within the Green Belt such as Calverton and Kimberley are similarly constrained.

### ***Economy and Employment***

- 3.10 Nottingham is a designated Core City (see Glossary in the Aligned Core Strategies), recognised as a city of national importance, and an important driver of the wider economy. Its influence is reflected in it being 6th position in CACI 2010 national retail ranking. It is also a designated Science City (see Glossary in the Aligned Core Strategies), in recognition of the vital importance of the two hospital campuses and two universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin off opportunities. Science City objectives will also be supported by the designation of the Boots Campus as an Enterprise Zone which includes the Boots Campus, MediPark, Beeston Business Park and Nottingham Science Park. There is a strong service sector presence including education, health, public administration and business services. However, manufacturing industry remains a significant part of the economy, which is especially important to areas such as Ilkeston.
- 3.11 Economic activity and employment rates in the plan areas are relatively low – 73% of people of working-age are economically active and 65% in employment (74% and 66% respectively for Greater Nottingham), compared with 76% and 70% nationally. This is partly due to the large number of students, but there are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.

### ***Culture***

- 3.12 The area has an excellent and improving cultural offer, with nationally recognised facilities, such as the world class sporting venues, a range of theatres, Capital FM Arena, the new Nottingham Contemporary and Art Exchange galleries, and the Broadway independent cinema and film centre. Tourism, focussed around Robin Hood, Byron and DH Lawrence, is also a central element of the cultural offer, which has an important role for towns such as Eastwood. There are a wealth of listed buildings, conservation areas, scheduled ancient monuments, and registered historic parks and gardens, which all contribute to its quality of life, local distinctiveness and sense of place. The area is also the home of several nationally important sports facilities, including the National Ice Centre and Notts County Football Ground, and with Trent Bridge Cricket Ground, the Nottingham Forest Football Ground, and the National Watersports Centre in Rushcliffe being readily accessible.

### ***Population Trends***

- 3.13 The population of the area rose by 49,000 (8.2%), between 2001 and 2010 (53,100 or 7.2% within Greater Nottingham) due to natural growth in the

population, people living longer, international migration, and the growth in student numbers. If the proposed housing figures are delivered, it is estimated that it will have a population of 687,000 in 2028, (830,000 for Greater Nottingham), an increase of around 7% (7% for Greater Nottingham). The two universities result in the area having a high proportion of its population aged 18 to 29 compared with England as a whole, and lower proportions in other age-groups. Children and people aged 45 to 69 are particularly “under-represented”. Overall, an ageing population is projected, but not to the same extent as nationally. The percentage of the population who are aged 65 and over is projected to rise from 15% in 2010 to about 19% in 2028.

- 3.14 In terms of migration to other parts of the UK, the area experiences net out-migration of all age groups except those aged 16 to 24. Much out-migration is short distance, leading to in-commuting from neighbouring areas. In particular, significant parts of Amber Valley and Newark and Sherwood are in the Nottingham Travel-to-Work Area (TTWA). At the same time, the western part of Erewash is in the Derby TTWA and Ravenshead and Newstead are in the Mansfield TTWA. The in-migration of 16 to 24 year olds is largely due to students attending the two Universities.

### **Connections**

- 3.15 Being centrally located within the UK, the area has good connectivity to most of the country.
- 3.16 There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south west, north east or Scotland. Compared to some other routes, however, journey times are uncompetitive and there is a lack of capacity on some services. More local services include the Robin Hood Line which extends from Nottingham north through Bulwell, and Hucknall, connecting the area to Mansfield and Worksop.
- 3.17 The opening of the International Rail Terminal at St Pancras now allows connections to mainland Europe via High Speed One and the Channel Tunnel. Additionally an increasing number of international destinations are available by air from East Midlands Airport which can be accessed by the new railway station of East Midlands Parkway located close to the M1.
- 3.18 The area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The A52 provides a trunk road connection to the east including to the A46 which itself connects from the M1 north of Leicester to the A1 at Newark. The A46 is currently being upgraded to a dual carriageway and scheduled to open in the summer of 2012. The planned improvement to the A453 linking Nottingham with junction 24 of the M1 has been given Government approval. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).
- 3.19 The area now benefits from a high quality local public transport system. Use of high frequency bus services is growing year on year and there are over 10 million passengers a year using Line One of the Nottingham Express Transit system, and construction began on two further lines in 2012. A growing

network of Link Bus services are being introduced where commercial services are not viable resulting in Nottingham having amongst the highest levels of public transport accessibility in the country. However, there are relatively few orbital routes, and cross river connectivity could also be improved. The Workplace Parking Levy in Nottingham City, operating from April 2012, will provide a fund to further improve non-car modes of travel and encourage behavioural change.

- 3.20 Walking and cycling are important modes for short journeys. Programmes of primary pedestrian route improvements and upgrading of the local cycle network have been prioritised and are being implemented through the respective Nottingham and Nottinghamshire Local Transport Plans and the Derbyshire Local Transport Plan.
- 3.21 There is significant congestion during peak hours of demand, on main radial and orbital routes across the area which creates instability in the highway network's operation and unreliable and extended journey times for all users including buses, private cars and freight which is damaging to both the economy and environment.

### ***Housing Mix***

- 3.22 Although the housing mix across the plan area (s) as a whole broadly reflects the national picture, with 66% of properties being owner-occupied in 2001 and 14% with 7 or more rooms, there are areas where the market is dominated by a limited choice of house type, size and tenure. In particular, Nottingham City has a large proportion of smaller homes (36.6% having 4 rooms or fewer compared with 29.9% for plan areas as a whole), and more social rented accommodation (33.4% compared to 22.0% for the plan areas as a whole). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems.
- 3.23 Those areas which are dominated by a single type of house type, size or tenure would benefit from a rebalancing of their housing mix. Examples of such areas include neighbourhoods dominated by student housing, such as Lenton and some of the former council owned outer estates, such as Clifton.
- 3.24 The housing stock rose by about 19,900 (7.6%) in the plan areas (24,500 or 9.0% within Greater Nottingham) between April 2001 and March 2011. Reflecting the national trend for smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in 2007/08 were flats and 56% had 1 or 2 bedrooms.

### ***Social Need***

- 3.25 There are significant contrasts within the area, with the wealth of the City Centre, and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in the region, including parts of the inner city and outer estates. 50 of the 487 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2007 Index of Multiple Deprivation. All except five of these are in Nottingham City; the others being at Ilkeston and Long Eaton. Other areas with SOAs in the worst 20% nationally include Eastwood, Arnold and



Chilwell. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this is often exacerbated by poor access to services, including public transport.

### **Health**

- 3.26 A similar geographical pattern is reflected in the health of the population, most graphically illustrated through average life expectancy. Broxtowe, Erewash and Gedling all have life expectancy above the national average, whereas for men in Nottingham it is 3 years less than the national figure (78.2 years at birth). Arboretum ward in Nottingham City has male life expectancy more than 8 years below the national average. These lower life expectancy figures reflect factors such as the numbers of overweight and obese adults, and the numbers of deaths caused by circulatory diseases.

### **Green Infrastructure, Open Space and Landscape**

- 3.27 Although it contains no nationally designated landscapes, the area's countryside and open spaces are an important part of its local distinctiveness. Evidence shows that investment in Green Infrastructure would have wide public benefits.
- 3.28 All the local authorities have produced or are working towards Open Space strategies, which highlight the qualitative and quantitative issues faced by different parts of the area.
- 3.29 There are a significant number of Sites of Special Scientific Interest, and other locally important sites, such as Sites of Importance for Nature Conservation, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals. An area to the north of the plan areas has been identified as having the characteristics of a Special Protection Area (see Glossary in the Aligned Core Strategies) for Woodlark and Nightjars. This area is under consideration for formal inclusion in the designation process.
- 3.30 The area has a wide range of habitats, ranging from river washlands to mixed woodland. Local Biodiversity Action Plans cover the whole of Nottinghamshire and Derbyshire, and identify those plants and animals of conservation concern, and a list of priority habitats for protection and restoration. They also contain action plans for key species, such as water voles and bats, and for key habitats, such as lowland wet grassland.

### **Climate Change and Flooding**

- 3.31 The Aligned Core Strategies have an important role to play in addressing climate change and its effects. Climate change is now widely recognised as the most significant issue for spatial planning, cutting across all land use sectors and affecting the area's environment, economy, and quality of life. There is a particular issue with flood risk in the area, especially along the Trent Valley, which passes through the heart of the built up area, but also related to other watercourses, as demonstrated by flooding at Lambley in 2007.

## **Broxtowe Spatial Portrait / Local Distinctiveness**

### ***Spatial Issues***

- 3.32 Broxtowe has a population of 111,800 (mid 2010 estimate) and covers an area of some 31 square miles. It is characterised by a more urban south with the separate settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell together comprising over 60% of the borough's population and forming part of the western side of the built up area of Greater Nottingham.
- 3.33 The north is more rural with the largest settlements at Eastwood (population approximately 11,000) and Kimberley (population approximately 6,200). All of the rural parts of the borough are within the defined Nottingham–Derby Green Belt, which comprises 64.4% of the total borough area.
- 3.34 The borough has excellent access to the motorway network and good access to East Midlands Airport via junction 24 of the M1, together with excellent rail connections at Beeston and Attenborough stations and the close by stations of Nottingham and East Midlands Parkway. The M1 bisects the borough, with junction 26 within the borough at Nuthall, while junction 25 is just outside the borough with links to this and the City Centre via the A52.
- 3.35 The accessibility of the borough will be further improved with current construction of the Nottingham Express Transit (NET 2) tram route which will serve many of the most densely populated areas in the south of the borough and will include a park and ride site near the A52 at Toton. This will supplement the already regular and extensive bus services connecting the settlements in the south of the borough with Nottingham City Centre and there is also a high frequency bus service from Nottingham through Beeston to Derby. Transport links, including public transport, connecting the north with the south of the borough are less extensive.
- 3.36 Key physical features of the borough are the Rivers Trent and Erewash, which form its southern and western boundaries respectively. The River Trent in particular forms a significant barrier to transport connections to the south, although the river itself is navigable and connected to Nottingham via the Beeston Canal cut.

### ***Built and Natural Environment Issues***

- 3.37 At Attenborough alongside the River Trent, former wet gravel workings now provide an extensive nature reserve, which is also a Site of Special Scientific Interest (SSSI). There are also extensive areas of open space at Bramcote Park in Broxtowe, and Nottingham University campus and Wollaton Park, both within the City of Nottingham but within walking distance of many of the most populated areas in the south of the borough. Access to formal open space is more limited in the north of the borough, although there are important areas for recreation in the central parts of the borough around the former Nottingham Canal at Cossall, Strelley, at Colliers Wood, Moorgreen reservoir and extensive countryside to the north.
- 3.38 Historically and culturally there are strong links to the world famous writer DH Lawrence with a heritage centre and visitor museum in Eastwood (his birthplace) with much of his writing influenced by the coal mining heritage

and landscape in the north of the borough which he referred to as “the country of my heart”. The majority of Broxtowe is within the former Nottinghamshire coalfield, which influences the setting for a number of mature landscape areas concentrated in the central and northern parts of the borough and with easy access to the Derbyshire countryside and the Erewash valley.

- 3.39 Many of these former coalmining areas are subject to successful regeneration, with significant financial investment and landscape remediation. It remains a major priority of the Council to secure the successful redevelopment of the Boots site in Beeston, which will require close working with adjacent landowners and the City of Nottingham due to cross boundary issues.
- 3.40 In the borough there are 144 listed buildings, 15 conservation areas, 7 ancient monuments, 10 SSSIs and 140 other Sites of Importance to Nature Conservation (SINCs).

### ***Economic Issues***

- 3.41 Beeston is the main town centre in the borough and is a major location for new investment and employment opportunities. Broxtowe has major ambitions to secure the redevelopment of Beeston Square, as expressed in the adopted Beeston Town Centre Supplementary Planning Document, and the proposed tram route is a key part of this redevelopment which is expected to bring significant additional inward investment. Other town centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.
- 3.42 Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings and land both with advantage of excellent rail links being close to the train station. The Boots campus has the further advantage of being declared an Enterprise Zone by the government in March 2011. In addition the Enterprise Zone designation was extended to Beeston Business Park in March 2012 and being immediately adjacent to the train station, is well placed to attract new enterprises.
- 3.43 Broxtowe is a relatively affluent borough being ranked 219 out of 326 English local authorities in the 2010 Index of Multiple Deprivation (with 1 being the most deprived). Unemployment in the Borough was 3.8% in October 2011, which is a significant rise from the previous year. However, rates vary significantly between wards with pockets of unemployment concentrated in more deprived areas, in particular the three wards of Eastwood South, Chilwell West and Stapleford North which also have higher proportions of unskilled workers. In education, skills and training two Local Super Output Areas (LSOAs) in the same ward (Eastwood South) rank in the top 10% most deprived nationally. There is therefore a need to focus resources on providing opportunities to develop further training to enable residents to access skilled employment, particularly given manufacturing decline in these areas.

### ***Social / Community Issues***

- 3.44 There is a strong history of manufacturing, pharmaceutical and communications businesses in the borough. Whilst the continuing decline of

manufacturing has led to a need to re-skill the workforce, established businesses such as Boots and the excellent location of Beeston Business Park puts the borough in a strong position to attract new inward investment.

- 3.45 Average property prices in Broxtowe at just below £150,000 (September 2011) show a steep drop of approximately £5,000 from the same time in 2010 and are lower than the county averages for both Derbyshire and Nottinghamshire. However this masks significant variation across the borough with average prices in the south being higher than the north and easy access to the city from areas in the south impacting strongly on house prices and rents. Housing affordability is a significant issue in the borough with a significant need for affordable housing identified in the 2009 Strategic Housing Market Assessment (445 dwellings per annum). There continues to be a high demand for family housing.
- 3.46 At the 2001 census 6.8% of the borough's population was of ethnic origin with the largest BME groups being Indian and Chinese. The strong influences of the University of Nottingham, Nottingham Trent University and Castle College are attracting a student population to Beeston. These are key drivers attracting significant student population to the borough, in particular high proportions of South East Asian students, as both the University of Nottingham and the Further Education College in Beeston have strong links with China and South East Asia.

## **Erewash Spatial Portrait / Local Distinctiveness**

### ***Spatial Issues***

- 3.47 Erewash has a population of 111,300. Around 75% of this figure lives within three miles of the county boundary with Nottinghamshire in the two principle towns of Ilkeston and Long Eaton. This contributes to a strongly urbanised eastern fringe supplemented by the settlements of Sandiacre and Sawley. The remainder of the Borough is predominantly rural with the largest settlements found at Borrowash, West Hallam, Breaston and Draycott which range in population from 6,400 to 3,900. A number of smaller villages are located within the Erewash countryside with a substantial element (72%) of the Borough falling within the defined Nottingham-Derby Green Belt. Villages located within the west of Erewash are strongly related to, and influenced by services, facilities and transport provision which help to connect them to Derby.
- 3.48 Erewash is well linked to the strategic road and rail network. A combination of trunk and motorway routes pass through the Borough and the M1, A52, A38 and (just beyond the southern boundary) the A50 all provide connections to nearby towns and cities. Long Eaton directly adjoins Junction 25, an important road interchange between the M1 and A52. The opening of the last phase of the Awworth By-Pass has enhanced road accessibility between Ilkeston and Junction 26 of the M1 (located three miles to the north-east of the Borough).
- 3.49 Regular direct rail services to London and other major cities are accessible from Long Eaton railway station. The proposed re-introduction of a passenger rail service to serve Ilkeston would strengthen rail links to

Nottingham, Sheffield and beyond. Frequent bus services operate across Erewash, with the two main towns having regular direct links to the City Centres of Nottingham and Derby. The rural parts of the Borough are not as accessible as a result of indirect road links throughout the west of Erewash. Consequently, the range of public transport routes serving these areas is limited.

- 3.50 East Midlands Airport (three miles south of Erewash) makes a significant contribution to the Borough's economy. A number of domestic and international passenger and freight services also enhance the Borough's general level of accessibility.
- 3.51 The Borough is influenced by a number of rivers and watercourses that help to define its physical form. The River Trent (south-east), Derwent (south and north-west) and Erewash (east) all form sizeable segments of the Borough's boundary.

### ***Built and Natural Environment Issues***

- 3.52 Erewash's landscape is largely rural and comprises a diverse range of character types, from the lowland village farmlands and riverside meadows of the south, to the coalfield village and plateau estate farmlands in the north. This provides a distinct contrast in character between the Derbyshire Coalfields and the Trent Valley Washlands. The legacy of the Borough's industrial heritage is still evident, with townscapes consisting of mill buildings that contribute positively to the urban landscape. The Borough has a wide range of heritage assets with 20 Conservation Areas, 228 Listed Buildings, 7 Scheduled Ancient Monuments and a Registered Historic Park and Garden. Directly adjoining the Borough to the north-west is the Derwent Valley World Heritage Site. Stretching 15 miles down the river valley from Matlock Bath to Derby, the World Heritage Site features a series of historic mill complexes, including some of the world's first 'modern' factories.
- 3.53 Complementing the built elements is a varied natural environment containing 2 Sites of Special Scientific Interest, 7 Local Nature Reserves and 90 Derbyshire Wildlife Sites. The Erewash Valley, loosely following the Borough's eastern boundary, is recognised as an important corridor of environmental and recreational importance. At its heart is the Erewash Canal, which provides an important connection into the national canal network and is the centerpiece of the Erewash Valley Trail.

### ***Economic Issues***

- 3.54 Erewash's economy relies on heavier forms of industry. The manufacturing sector still provides for around 22% of the Borough's jobs<sup>3</sup>. This is more than twice the national UK average. Overall manufacturing accounts for 1 in 4 of all Erewash's 3,985 VAT and/or PAYE-based enterprises<sup>4</sup>. Notwithstanding this, restructuring has strongly impacted on the Borough's economic base but key employment locations at The Manners and Quarry Hill Industrial Estates (both Ilkeston) and Acton Road and Meadow Lane

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<sup>3</sup> 'Employee Jobs 2008' (ONS annual business inquiry employee analysis)

<sup>4</sup> Inter Departmental Business Register (IDBR) - UK Business: Activity, Size and Location (2009)

Industrial Estates (both Long Eaton) continue to provide a substantial number of jobs in the manufacturing sector.

- 3.55 The Borough shows average levels of national deprivation with the Borough ranked 148th out of 326 local authorities (with 1 being the most deprived). Localised pockets of significant deprivation exist within the urban towns, especially in the Cotmanhay area of North Ilkeston where there is a concentration of long-term unemployment, low household incomes and low levels of educational qualifications. As a consequence, Ilkeston North sits within the top 2.5% of deprived wards in England (2010 Indices of Multiple Deprivation).
- 3.56 The town centres of Ilkeston and Long Eaton are the primary focus for retail activity within the Borough. Long-term regeneration in both is being guided by adopted Masterplans to strengthen their economic status and secure inward investment. Smaller local centres are located at Borrowash and Sandiacre and play an important role in providing services to their catchment populations.
- 3.57 Stanton Ironworks (Stanton Regeneration Site), a largely derelict brownfield site located to the south of Ilkeston, is a major regeneration opportunity within the Borough. Its long-term redevelopment will deliver, amongst other uses, a substantial proportion of commercial floorspace helping in part to meet Erewash's future employment requirements.

### **Social / Community Issues**

- 3.58 Property prices in Erewash are fairly moderate, with an average house price of £131,193 (Land Registry, April-June 2011). This is lower than the County averages for both Derbyshire (£154,485) and Nottinghamshire (£154,953) during the same period. Despite this, housing affordability is a significant issue within the Borough, with average house prices around seven times average incomes. There remains significant need (357 dwellings per annum) for affordable housing identified in the 2009 update of the Strategic Housing Market Assessment to meet future need and pent up demand. Of this need, there is a high demand for affordable family housing across the Borough.
- 3.59 In terms of Erewash's housing stock, there is a significant proportion of semi-detached properties in the Borough. These comprise nearly half of all dwellings in Erewash and form a significantly higher percentage than the national average.
- 3.60 Black and Minority Ethnic (BME) groups account for 3.6% of the Borough's population. The Asian, Black and Chinese or Other ethnic group percentage of population figures for Erewash were approaching a quarter for each one of the figures for England and were about half of that for East Midlands<sup>5</sup>.
- 3.61 The average age of the Borough's residents is getting higher. This is most notable in those aged 75 and over which has increased from 7.6 per cent in 2003 to 8.3 per cent in 2010.

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<sup>5</sup> 2001 census

## **Gedling Spatial Portrait / Local Distinctiveness**

### ***Spatial Issues***

- 3.62 Gedling Borough covers 130 square kilometres and is a mix of urban and rural with around 80% of 113,2006 residents living in the Greater Nottingham suburbs of Arnold and Carlton. It is bordered by the city of Nottingham as well as other towns, including Hucknall and Kirby to the west and Mansfield to the North. To the east lies the rural part of Newark and Sherwood District and a number of smaller villages. The southern boundary between Gedling Borough and Rushcliffe Borough is formed by the River Trent.
- 3.63 Outside the urban area the population is spread among a number of villages of varying sizes. Burton Joyce, Calverton and Ravenshead are the three largest villages but have different levels of facilities. Alongside these are five smaller villages (Lambley, Linby, Papplewick, Stoke Bardolph and Woodborough) of traditional character and two ex-mining villages (Newstead and Bestwood Village).
- 3.64 Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.
- 3.65 In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

### ***Built and Natural Environment***

- 3.66 Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is one Site of Special Scientific Interest (SSSI) which is located near Linby as well as three Local Nature Reserves, eighty-one Sites of Importance for Nature Conservation (SINCS Biological) and has several areas of fine landscape previously designated Mature Landscape Areas. In addition, some areas of woodland to the north and west of the Borough have been identified as a prospective Special Protection Area (SPA). A decision on the extent of any possible SPA will be made in 2012.
- 3.67 A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey park, once home to Lord Byron, includes a number of heritage assets such as the Grade I listed Abbey and Boundary Wall and is a major feature in the North of the Borough. There are 188 listed buildings in the Borough.

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<sup>6</sup> Office for National Statistics mid-year population estimate 2010

- 3.68 Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

### ***Economic Issues***

- 3.69 As a regional economic hub, Nottingham City is the main work destination for the majority of residents with over half of those employed working there. While Gedling Borough is below the national average for the percentage of working age residents who are qualified to HND, Degree and Higher Degree level qualifications or equivalent the main areas of occupation are in management, professional occupations and also administration. Employment within Gedling Borough tends to be towards the lower skilled end of the market and the Borough is popular with smaller, more locally focussed business due to lower costs.
- 3.70 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery and also at Top Wighay Farm which offers good access to the M1. Other key areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.
- 3.71 There are a number of town, district and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold Town Centre is the largest town centre in the Borough, ranked the highest centre in the hierarchy, and is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

### ***Social / Community Issues***

- 3.72 While the Borough is relatively wealthy there are a number of pockets of deprivation notably Netherfield and Colwick, Killisick and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.
- 3.73 Reflecting national trends the population of the Borough is ageing and this is especially clear in a number of villages including Ravenshead. Netherfield and Colwick are popular with young families perhaps reflecting the cheaper, smaller houses in this area. The ethnic minority population has increased from 5.2% in 2001 to an estimated 7.3% in 2009.

## **Nottingham City Spatial Portrait / Local Distinctiveness**

### ***Spatial Issues***

- 3.74 Nottingham City is one of the eight Core Cities in England. The City is a very compact and high-density urban area, with a population of 306,700 and an area of only 7,461 hectares. Mainly due to its tight boundary, Nottingham has developed at a higher density than many other towns and Cities, and has developed very strong links and relationships with numerous surrounding settlements and rural areas. Nottingham serves as a strategic centre, attracting people from a wide catchment well beyond its



administrative area to access a variety of economic, transport, cultural, and health services and facilities. Many of the suburbs which form part of the built-up area are located in the surrounding Districts and Boroughs.

- 3.75 Nottingham is a leading City in the East Midlands, with its shopping facilities ranked as amongst the best in England, and it has a vibrant and growing leisure and cultural life. However, the City also has some of the worst areas of deprivation and under achievement in the Country. There are pockets of deprivation which tend to be focused in the inner City and outer estates.
- 3.76 The City is characterised by its urban core, including its attractive and successful City Centre which provides a wide range of retail, cultural and employment opportunities, as well as some residential development. This is surrounded by a mixture of residential areas and suburbs, including some historic and attractive areas such as The Park and Wollaton, as well as a number of large post-war estates originally built as council homes, including the Meadows and Clifton.
- 3.77 Nottingham enjoys excellent access to the rail network with a main line Station close to the City Centre which provides direct and frequent services to London, as well as connectivity to other key centres including Birmingham, Derby, Leeds, Leicester and Manchester, and local rail services. Strategic road connectivity is also good, with access to Junctions 24 – 26 of the M1, as well as the A52, A46, and A1.
- 3.78 Within Nottingham itself there are excellent bus networks, as well as the Nottingham Express Transit (NET) tram. Public transport patronage within the City is very high compared to many English Cities, with 75.9 million passenger journeys by bus or tram in 2010/2011, including 9.8 million on the tram. The City has won recognition for its successful management of travel demand, and for reversing national trends by increasing public transport use even during periods of strong economic growth. The extension to NET will further improve access to and within the built-up area, including connectivity to Clifton and Beeston/Chilwell.

### ***Built and Natural Environment Issues***

- 3.79 The net housing increase achieved between April 2006 and March 2011 was 4,861 (i.e. an average of 972 per annum). Between 2000 and 2011, 92.6% of dwellings were built on Previously Developed Land.
- 3.80 Nottingham has a large number of Listed Buildings (9 Grade I, 31 Grade II\*, and over 700 Grade II), and 31 Conservation Areas. There are 8 Local Nature Reserves (LNR) totalling 140.1ha. There is a large variety of open spaces, and in 2011 there were 15 Green Flag awarded sites across the City. There are extensive areas of open space at Nottingham University campus and Wollaton Park, both within the City. Some open spaces are under-used or of lesser quality, often found within the large estates.
- 3.81 The River Trent, Nottingham Beeston Canal, River Leen and Fairham Brook are key elements of the Open Space Network, but the network overall is largely fragmented by development.
- 3.82 Historically and culturally there are strong links to Boots, Raleigh bicycles, Paul Smith and the legend of Robin Hood.

### ***Economic Issues***

- 3.83 The City performs a strategic function in economic terms, serving a labour market which extends far beyond its boundaries. More than 55% of all jobs in Greater Nottingham are within the Nottingham City boundary. GVA (Gross Value Added) per head of population in the City is the highest of 8 Core Cities and one of the highest in the country. However, the tight boundaries referred to above do mean that much of the value added to the local economy is generated by commuters who live outside the City itself. Therefore, despite its strategic role, and a strong performance prior to the most recent recession in attracting job growth, the City ranks 20th most disadvantaged out of the 326 districts in England, and 24.8% of the population of the City live in the 10% most disadvantaged Super Output Areas (SOAs) in the country, compared with 1.0% for the rest of Greater Nottingham. However, Nottingham's position in the Indices of Deprivation is improving, suggesting past regional and ongoing local efforts to address structural and embedded economic challenges are having some impact.
- 3.84 Unemployment was 13,598 (6.1%) in December 2011, a rate which had increased sharply from the previous year. This compares poorly with 3.7% for the rest of the plan areas. Between July 2010 and June 2011 only 55% of 16-64 year old people living in the City were in employment. This figure is affected by the number of students, but, even allowing for this, it is low compared to 73% for the rest of the plan areas. Addressing employment and skills issues remains a priority, particularly in better equipping the population in the more deprived areas of the City to benefit from the growth and opportunities. Established international businesses such as Experian, Capital One, and sectoral clusters such as BioCity ensure a competitive and strong position in attracting new inward investment, as does the 'Science City' designation which recognises Nottingham's potential to see further high-value employment and economic growth, particularly associated with the Enterprise Zone at the Boots campus, MediPark and Nottingham Science Park.
- 3.85 Nottingham is the largest retail centre in the region and was recently ranked 6th in the list of national retail centres. As such it is a major location for new investment and ambitions exist to secure the redevelopment of both Broadmarsh and Victoria shopping centres to further strengthen and protect the City Centre's retail and economic role, and will represent significant additional inward investment to the City.
- 3.86 In addition to the City Centre, the Queens Medical Centre, City Hospital, Lenton Lane, Blenheim Industrial Estate, and NG2 business park to the west are major employment locations.

### ***Social / Community Issues***

- 3.87 There is a strong history of manufacturing, textiles and pharmaceuticals in the City, and with the decline in many traditional sectors, there is an ongoing priority to re-skill and up-skill large sections of the local labour market to continue to address the stubborn pockets of deprivation. The supply of employment land and premises includes a large proportion of low quality space, as well as former industrial sites which offer potential for mixed-use

regeneration and development. In addition, there remains significant demand for new, high quality family housing in the City to reduce the trend of young people and families moving out of the City. The 2001 census showed a low proportion of family homes within the City with only 29% of dwellings having 6 or more rooms in the City compared with 50% nationally. There is also a low proportion of owner-occupied housing (50%) compared with the rest of Greater Nottingham (79%).

- 3.88 The City has a culturally and ethnically diverse population, with 25% of the population coming from Black and Minority ethnic groups (i.e. all ethnic groups except White British), this compares to 10% for the rest of Greater Nottingham. The strong influence of University of Nottingham and Nottingham Trent University are attracting a significant student population, including a large proportion of foreign students and post graduates.

## Section 4: Assessment of ‘No Core Strategies’ Scenario

- 4.1 The SEA Directive requires an assessment to be made of the ‘do nothing’ or ‘business as usual’ approach in the plan areas without the implementation of the new Aligned Core Strategies. The baseline indicators and data established in the SA Scoping Report details the current picture in the plan areas. The baseline indicators and data have been updated for this SA report and included in Appendix 12.
- 4.2 The business as usual approach has been considered by projecting forward the existing planning framework over the life of the plan taking into account the likely planning decisions that would be made in the absence of a Local Plan with the introduction of the National Planning Policy Framework (a twelve month transitional period was introduced whereby decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework).
- 4.3 The sustainability appraisal objectives have been used to structure this description of the business as usual approach as shown in Table 5 and the associated commentary below.

**Table 5: Sustainability Appraisal of ‘No Core Strategies’ Scenario**

|                               | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|-------------------------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| ‘No Core Strategies’ Scenario | -          | .         | .           |          | .         | .  | .            |                                   | .        | .                             | -             | -              | .              | .                      |

See Key on page 23

**Housing = Moderate to major negative**

- 4.4 The lack of a strategic approach to housing could mean that the ability to meet housing targets could be adversely affected, particularly later in the plan period. Although more importantly Councils through the imposition of the National Planning Policy Framework would lose control over the distribution of housing which might end up being developed in more unsustainable locations.

**Health = Minor negative**

- 4.5 Lack of strategic framework (Core Strategies) will provide less opportunity for creation of good quality and sufficient facilities due to ad hoc nature of development which could lead to housing in areas not well served by health and social care infrastructure.

**Heritage = Minor negative**

- 4.6 Without Core Strategies and new allocations there may be added pressure to build on land that would have an impact on Listed Buildings and other heritage assets.

**Crime = Neutral**

- 4.7 Limited implications as planning applications will continue to be assessed against the existing planning framework which includes crime prevention measures.

**Social = Minor negative**

- 4.8 Lack of strategic framework will provide less opportunity for creation of good quality and sufficient facilities due to ad hoc nature of development.

**Biodiversity = Minor negative**

- 4.9 Lack of strategic framework may lead to pressure for development of open spaces within urban areas and greenfield land outside of these areas which could have negative impacts on biodiversity. Less opportunity for GI creation and enhancement.

**Landscape = Minor negative**

- 4.10 Without a strategic framework development would mostly be concentrated within the urban framework and settlement boundaries. However, there would be pressure to develop Greenfield sites outside of these areas (National policies would limit development in the Green Belt).

**Natural Resources and Flooding = Neutral**

- 4.11 National policies will still seek to prevent development in high flood risk areas. Other Natural Resources such as minerals, air quality and soils will not be unduly affected by the lack of a strategic framework.

**Waste = Minor negative**

- 4.12 Without a strategic planning framework there is potential that waste capacity may not be available to deal with ad hoc development.

**Energy and Climate Change = Moderate negative**

- 4.13 National standards will still be applied but local standards will not be applied. Opportunities for low carbon/renewable energy generation schemes on new allocations will not be secured.

**Transport = Moderate negative to major negative**

- 4.14 Lack of strategic framework will limit the opportunity for major transport improvements which could be secured through large development schemes

(allocations). There would also be a lot of unplanned growth with a general lack of land use/transport integration.

**Employment = Moderate negative to major negative**

- 4.15 Lack of a long term framework to provide strategic planning of employment locations in sustainable locations. There will also be pressure to release employment land for residential uses. Less housing being developed will not meet the needs of our population and will result in not enough jobs being provided to meet the needs of our population.

**Innovation = Minor negative**

- 4.16 There will be a lack of larger employment sites to meet business needs in the longer term including for office floor space, science and technology.

**Economic Structure = Minor negative**

- 4.17 Lack of larger employment sites will limit the scope for the economy to diversify (lack of office floor space, science and technology).

**Conclusion**

- 4.18 In conclusion, the 'No Core Strategies' scenario has been assessed as negative (with some neutral aspects for Crime and Natural Resources and Flooding) on the whole. Housing and Employment have been assessed as particularly negative due to the risk of not meeting housing targets and a lack of control over distribution through the unplanned approach and the attendant risk of not enough jobs being created to meet the needs of our population. Transport and Energy and Climate Change have also been assessed as negative as a lack of a strategic framework will limit the opportunities for renewable energy generation and low carbon schemes and will limit the opportunities for major transport improvements.
- 4.19 The existing planning framework across the plan areas is increasingly becoming out of date and the above assessment of the business as usual or no core strategies approach shows that there are significant adverse implications of continuing to use this for decision making. The main implications stem from the lack of an up to date strategic overview for growth over the lifetime of the Aligned Core Strategies until 2028. The implementation of a new plan therefore provides significant benefits, for example in meeting the needs of the plan areas over the life of the plan.

## Section 5: The Scoping Stage

- 5.1 Each Council prepared and published a Sustainability Appraisal Scoping Report alongside the Aligned Core Strategies Issues and Options. The scoping stage involved identifying the policy context that informs the Aligned Core Strategies, describing the baseline environment, identifying key sustainability issues and problems and setting up an SA framework.

### Revisions to the Sustainability Appraisal Framework

- 5.2 It was agreed that the final SA be combined into one single document for the four authorities (Broxtowe, Erewash, Gedling and Nottingham City) with Rushcliffe having its own SA given the fact that Rushcliffe has its own Core Strategy. This also follows the format suggested by consultation responses received.
- 5.3 The SA framework (objectives) has also been fine-tuned and finalised, taking into account the comments received by the consultees at the Scoping and Option for Consultation stages. As a result of the consultation response received from the Environment Agency Objective 8 was amended to explicitly refer to the need to minimise the risk of flooding. Natural England suggestion that the reference to landscape was removed from Objective 6 and moved to Objective 7 was accepted. This ensured that biodiversity and landscape quality were referred to in separate objectives. In response to comments made by English Heritage, reference to the natural environment was moved from Objective 7 (landscape) to Objective 6 (Biodiversity), and reference to the cultural and built environment was relocated from Objective 7 to Objective 3 (Heritage).
- 5.4 Table 6 shows the refined Sustainability Appraisal objectives and Appendix 1 shows the decision making criteria.

**Table 6: Refined Sustainability Appraisal Objectives**

|   |
|---|
| <b>1. Housing</b><br>To ensure that the housing stock meets the housing needs of the plan areas   |
| <b>2. Health</b><br>To improve health and reduce health inequalities  |
| <b>3. Heritage</b><br>To provide better opportunities for people to value and enjoy the plan areas heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets) |
| <b>4. Crime</b><br>To improve community safety, reduce crime and the fear of crime in the plan areas  |
| <b>5. Social</b><br>To promote and support the development and growth of social capital across the plan areas   |
| <b>6. Environment, Biodiversity and Green Infrastructure</b><br>To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment across the plan areas  |

|   |
|---|
| <b>7. Landscape</b><br>To protect and enhance the landscape character of the plan areas, including heritage and its setting   |
| <b>8. Natural Resources and Flooding</b><br>To prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding  |
| <b>9. Waste</b><br>To minimise waste and increase the re-use and recycling of waste materials   |
| <b>10. Energy and Climate Change</b><br>To minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources  |
| <b>11. Transport</b><br>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available |
| <b>12. Employment</b><br>To create high quality employment opportunities  |
| <b>13. Innovation</b><br>To develop a strong culture of enterprise and innovation   |
| <b>14. Economic Structure</b><br>To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies   |



## Section 6: Testing the Aligned Core Strategies Objectives against the Sustainability Appraisal Framework

- 6.1 The Aligned Core Strategies includes 12 spatial objectives aimed at ensuring the delivery of the Spatial Vision. The objectives are consistent and complementary with the four Council's Sustainable Community Strategies and national policy. The spatial objectives have been revised and the policies of the Publication Draft are based on these objectives (see Erewash Addendum for Erewash Core Strategy Objectives which are exactly the same as the 12 spatial objectives listed below but have slightly different explanation text).

### Aligned Core Strategies Objectives

- 6.2 The revised Aligned Core Strategies objectives are set out below:

- i. **Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.
  
- ii. **High quality new housing:** to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.

New housing development within the built up areas of Nottingham will assist the regeneration at Boots within Nottingham City and Broxtowe Borough (including part of Severn Trent land), and at Stanton Tip and within the Waterside Regeneration Zone in Nottingham City. If viability issues can be overcome, Gedling Colliery/Chase Farm will be similarly regenerated. Some established residential areas such as parts of St Anns will be remodelled, with a new housing and population mix.

The built up area of Nottingham will be expanded with a Sustainable Urban Extension at Field Farm, Stapleford, in Broxtowe.

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

In other parts of the plan areas, the Key Settlements of Awsworth, Bestwood Village, Brinsley, Calverton, Eastwood, Kimberley (including Nuthall and Watnall) and Ravenshead and will be developed to make the best of their accessibility to services and infrastructure capacity.

- iii. **Economic prosperity for all:** to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported, in line with the aims of Science City, and enhancing the Core City role of the Nottingham conurbation. Supporting, developing and enhancing the City Centre by providing for new office, commercial, residential and other uses especially through the development of the Regeneration Zones and where proposed, within Sustainable Urban Extensions. Maximising the opportunities associated with the Enterprise Zone at Boots campus, Beeston Business Park, MediPark and Nottingham Science Park. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.
- iv. **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through providing for retail, employment, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate the redevelopment of both the Broadmarsh and Victoria Shopping Centres within the City Centre and improvements to vitality and viability of the town centres of Arnold and Beeston. Bulwell will see significant development and enhancement with its role changed from District Centre to a Town Centre. Other centres, such as Eastwood and Sherwood will continue to provide for more localised needs.
- v. **Regeneration:** to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, and at the Enterprise Zone including the Boots site. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- vi. **Protecting and enhancing the area's individual and historic character and local distinctiveness:** to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic

assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.

- vii. **Strong, safe and cohesive communities:** to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views (for instance on these Core Strategies), by designing out crime and by respecting and enhancing local distinctiveness.
- viii. **Health and well being:** to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, leisure and lifelong learning activities.
- ix. **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities, for instance through improving existing or providing new schools (eg at Top Wighay Farm, north of Hucknall) and academies, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.
- x. **Excellent transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working. To aid the planned growth, strategic transport improvements will be completed, including the expansion of the NET including new routes to Chilwell and Clifton and major highway network improvements including the Nottingham Ring Road scheme and widening of A453.
- xi. **Protecting and improving natural assets:** to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.
- xii. **Timely and viable infrastructure:** to make the best use of existing, and provide new and improved physical and social infrastructure,

where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Regional Funding Allocation and the New Growth Point, and through developer contributions. The Councils intend to develop a Community Infrastructure Levies to support the delivery of new infrastructure.

### Appraisal Findings of Spatial Objectives Against the Sustainability Appraisal Framework

- 6.3 The SA process involved testing the 12 draft Spatial Objectives against the SA Framework. This ensured that any incompatibility can be addressed as the Aligned Core Strategies develop. Both the spatial objectives and SA Framework have been revised which meant that the testing of the 12 draft spatial objectives against the SA framework has to be carried out again.
- 6.4 Table 8 shows the compatibility matrix of the refined Sustainability Appraisal Framework and revised Aligned Core Strategies objectives. Table 7 summarises the revised appraisal findings and Appendix 3 presents them in more detail.

**Table 7: Appraisal Findings of Spatial Objectives against the SA Framework**

| SA Objective  | Findings of Spatial Objectives against the SA Framework  |
|---|--|
| <b>1. Housing</b><br>To ensure that the housing stock meets the housing needs of the plan areas   | The Core Strategies plan spatially for timely and viable infrastructure to support housing but delivery is dependent on implementation of the plans of the Councils' development partners throughout Area. Good housing is known to be significant to health and access to other opportunities in life. The Councils acknowledge the uncertain impacts on natural assets and existing heritage in Greater Nottingham of new housing (which will depend on the specific sites selected) and will mitigate harm where reasonable.  |
| <b>2. Health</b><br>To improve health and reduce health inequalities  | The appraisal shows that the Core Strategies are able to support the health objective, particularly through the enhancement of natural assets including green infrastructure for recreation, and providing high quality new housing.   |
| <b>3. Heritage</b><br>To provide better opportunities for people to value and enjoy the plan areas heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets) | The Core Strategies is shown to have an uncertain effect on the sustainable heritage objective with respect to any development as it depends whether the development is heritage led or integrated with the existing heritage, or other objectives are given priority on site; although policy will be prepared to mitigate the impact of development on heritage specifically.  |
| <b>4. Crime</b><br>To improve community safety, reduce crime and the fear of crime  | Sustainability Objective 4 seeks to improve community safety, reduce crime and the fear of crime. This sustainability objective is covered by most of the draft Core Strategies objectives with a high level of compatibility evident such as high quality housing incorporating crime prevention features to provide a safe secure built environment, inclusive educational, community and leisure facilities for local community to tackle anti-social behaviour and a network of multi functional green spaces to increase natural surveillance through the design of landscape and facilities. |

| <b>SA Objective</b>   | <b>Findings of Spatial Objectives against the SA Framework</b>  |
|---|---|
| <p><b>5. Social</b><br/>                     To promote and support the development and growth of social capital across the plan areas</p>  | <p>Sustainability Objective 5 seeks to promote and support the development and growth of social capital across the area. This sustainability objective is covered by most of the draft Core Strategies objectives with a high level of compatibility evident. Creating conditions for communities to become strong, safe and cohesive, town centre improvements or regeneration schemes would secure investment into an area and provide highest quality inclusive educational, community and leisure facilities for the local community.</p>   |
| <p><b>6. Environment, Biodiversity and Green Infrastructure</b><br/>                     To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment across the plan areas</p> | <p>Sustainability Objective 6 seeks to increase biodiversity levels and protect and enhance Green Infrastructure across the Area. This sustainability objective is covered by some of the draft Core Strategies objectives with a level of compatibility evident. It is uncertain what impacts new housing, economic growth and transport systems will have upon biodiversity levels and Green Infrastructure. However a high quality development incorporating the use of low carbon technologies and environmentally sensitive design and a network of multi functional green spaces would conserve, protect and enhance biodiversity levels and Green Infrastructure and the threat of new housing, economic growth and transport systems could be minimised and turned into a 'positive implication'.</p>   |
| <p><b>7. Landscape</b><br/>                     To protect and enhance the landscape character of the plan areas, including heritage and its setting</p>  | <p>Sustainability Objective 7 seeks the protection and enhancement of the environment and landscape of the area. There is a high degree of synergy between Sustainability Objective 7 and draft Core Strategies objectives relating to the protection of natural assets, the individual/historic character and local distinctiveness of the area. The objective is also strongly compatible with the principles of environmentally responsible developments addressing climate change.</p>  |
| <p><b>8. Natural Resources and Flooding</b><br/>                     To prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding</p> | <p>Sustainability Appraisal Objective 8 which seeks to prudently manage the natural resources of the area is generally compatible with the Core Strategies Objectives. Reducing the causes of climate change and providing new Green Infrastructure (Core Strategies Objectives 10 and 11) directly relate to the Sustainability Appraisal Objective and are therefore highly compatible. By addressing these environmental factors a high degree of compatibility is also evident between Core Strategies Objective 8 and the Sustainability Appraisal Objective. However, there are some areas of uncertainty identified through the process for instance Core Strategies Objective 7 tries to ensure brownfield regeneration opportunities are maximised, however new development on these sites will not necessarily lead to the better management of natural resources and the effects of this objective are therefore deemed to be uncertain. But overall there is a good degree of compatibility between the Core Strategies Objectives and this Sustainability Appraisal Objective.</p> |
| <p><b>9. Waste</b><br/>                     To minimise waste and increase the re-use and recycling of waste materials</p>  | <p>Assessing the Core Strategies Objectives against Sustainability Appraisal Objective 9 shows that there is a level of uncertainty over their compatibility due to unforeseen circumstances, for instance the implementation of robust Site Waste Management Plans on infrastructure projects and the effects of economic growth in the future. However, there is compatibility between Core Strategies Objectives 1, 10 and 12 and the Sustainability Appraisal Objective although even when there is a perceived compatibility there is still a certain element of doubt for example the effect that environmentally sensitive development and strategies could have on the minimisation of waste and increase the recycling and re-use of waste materials is uncertain to some extent.</p>  |

| <b>SA Objective</b>  | <b>Findings of Spatial Objectives against the SA Framework</b>   |
|--|--|
| <p><b>10. Energy and Climate Change</b><br/>                     To minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources</p>  | <p>Sustainability Appraisal Objective 10 which seeks to minimise energy usage is comprehensively covered by the Core Strategies objectives with a high level of compatibility evident. Not only does Core Strategies Objective 10 (which promotes environmental responsible development) directly relates the Sustainability Appraisal Objective, but the drive towards high quality design and sustainable transportation systems supports the energy agenda. One area of uncertainty which was identified through the process was the acknowledgement that due to the amount of new development particularly housing which is planned through the Core Strategies, there will be corresponding and inevitable impact/ drain on energy supply. Having said this, with housing numbers already identified in the RSS and a belief in low to zero carbon development which incorporates renewable energy supply, this threat could be adequately minimised and even turned into a positive connotation.</p>   |
| <p><b>11. Transport</b><br/>                     To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</p> | <p>Sustainability Appraisal Objective 11 which seeks to encourage the efficient use of existing transport infrastructure and the promotion of sustainable modes of transport are sufficiently compatible with the Core Strategies objectives. Core Strategies Objective 4 (which promotes excellent transport system) and CS Objective 10 (which promotes environmental responsible development) directly relates the Sustainability Appraisal Objective. Furthermore, the process revealed just how important transport is to the range of objectives, notably the links with flourishing town centres and successful regeneration initiatives, with compatibility evident on all but one of the Sustainability Appraisal Objectives. Indeed, the one area of uncertainty which was identified was the acknowledgement that the economy relies on private car use and heavy good vehicles for labour, materials and goods. Nevertheless, effects of this could be minimised with the Core Strategies giving careful consideration to providing employment generating development in accessible and sustainable locations, more sustainable transport systems including strategic rail freight distribution.</p> |
| <p><b>12. Employment</b><br/>                     To create high quality employment opportunities</p>  | <p>Sustainability Appraisal Objective 12 is compatible or highly compatible with the majority of the Core Strategies objectives. High quality employment opportunities would result from the delivery of physical infrastructure, development of social infrastructure (e.g. training and education), regeneration, improved health and well being. All of these are Core Strategies objectives. Although new working practices such as use of IT and home working can reduce the need to travel to work, there is an uncertain relationship between this objective and the creation of new employment as some businesses will always have to use vehicles as part of their operation and function.</p>  |
| <p><b>13. Innovation</b><br/>                     To develop a strong culture of enterprise and innovation</p>   | <p>Sustainability Appraisal Objective 13 is compatible or highly compatible with the majority of the Core Strategies objectives. This is because many of the objectives will require a sense of culture and innovation if they are to be delivered they. For example, environmentally responsible development would require an innovative approach in the designing of new building materials and in the incorporation of sustainability measures. Economic prosperity and the move towards a knowledge based economy directly mutually reinforces this objective.</p>   |
| <p><b>14. Economic Structure</b><br/>                     To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</p>   | <p>Sustainability Appraisal Objective 14 is compatible or highly compatible with the majority of the Core Strategies objectives. It directly compliments the Core Strategies objectives related to the economy and infrastructure.</p>   |

**Table 8: Sustainability Appraisal and Aligned Core Strategies Objectives Compatibility Matrix**

|   |                           | Refined Sustainability Appraisal Objectives |           |             |          |           |   |              |                                   |          |                               |               |                |                |                        |
|---|---------------------------|---|-----------|-------------|----------|-----------|---|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
|   |                           | 1. Housing                                  | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructure | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
| <b>Revised Core Strategies Objectives</b> | i. Climate Change         | +   | +         | +           | -        | +         | ++  | ++           | ++                                | +        | ++                            | ++            | ?              | ++             | ++                     |
|   | ii. Housing               | ++  | ++        | -           | ++       | -         | ?   | +            | ?                                 | +        | +                             | +             | +              | +              | +                      |
|   | iii. Prosperity           | +   | +         | +           | +        | +         | ?   | ?            | ?                                 | ?        | +                             | ?             | ++             | ++             | ++                     |
|   | iv. Town Centres          | +   | ?         | ?           | +        | ++        | -   | +            | ?                                 | ?        | +                             | ++            | ++             | +              | +                      |
|   | v. Regeneration           | +   | +         | ?           | ++       | ++        | +   | ?            | ?                                 | ?        | +                             | ++            | +              | +              | +                      |
|   | vi. Local Distinctiveness | ?   | -         | ++          | -        | -         | -   | ++           | +                                 | +        | -                             | +             | +              | ?              | ?                      |
|   | vii. Communities          | +   | +         | ?           | ++       | ++        | -   | -            | -                                 | -        | -                             | +             | +              | +              | +                      |
|   | viii. Health              | ++  | ++        | ?           | +        | ++        | +   | +            | ++                                | ?        | +                             | ++            | +              | +              | -                      |
|   | ix. Opportunities         | ++  | +         | +           | ++       | ++        | -   | -            | -                                 | -        | -                             | +             | ++             | +              | +                      |
|   | x. Transport              | +   | +         | ?           | +        | -         | ?   | +            | +                                 | ?        | ++                            | ++            | ?              | +              | ++                     |
|   | xi. Green Infrastructure  | ?   | ++        | +           | +        | -         | ++  | ++           | ++                                | -        | -                             | +             | ?              | -              | ?                      |
|   | xii. Infrastructure       | +   | +         | +           | +        | +         | +   | ?            | +                                 | ?        | +                             | +             | +              | +              | ++                     |

**Key**

|    |                     |
|----|---------------------|
| ++ | strongly compatible |
| +  | compatible          |
| ?  | uncertain           |
| -  | no relationship     |

## Section 7: Developing and Appraising Strategic Options

- 7.1 The Strategic Environmental Assessment Directive requires coverage of the effects of “reasonable alternatives”, or options. This is an important part of both the plan-making and SA process.
- 7.2 The role of the SA is to assist decision making in choosing option(s) and by highlighting the sustainability implications of each. The assessment of options should be a continual process, starting from the options put forward at scoping stages, all the way through to the options being worked into the draft Development Plan Document for publication. Certain options or sites may come out of the SA process as favourable, but cannot be taken forward for other reasons, including for example, deliverability issues.
- 7.3 The appraisal of each option involved:
- predicting and appraising the significant effects of the options;
  - considering ways of mitigating adverse effects and maximising beneficial impacts; and
  - developing and refining the options for the Core Strategies.
- 7.4 This section describes the options considered for the Aligned Core Strategies, the impacts of the options, and the reasons for choosing the preferred options:
- A. Housing growth options
  - B. Growth scenarios including growth options for Rushcliffe
  - C. Spatial options
  - D. Employment growth options
  - E. Alternative approaches to policies, where relevant

### A. Housing Growth Options

- 7.5 The development of the Aligned Core Strategies started in 2009 by assuming that the level of housing provision set by the Regional Plan would need to be achieved, and so there were no 'reasonable alternatives' in terms of growth. The forthcoming abolition of Regional Plans means that reasonable growth options needed to be appraised. These options were considered at workshop 3:
1. High growth: 71,700 housing based on 2008 household projections which is loosely aligned with the Regional Plan SA scenario of 'going for growth';
  2. Medium growth: Aligned Core Strategies Option for Consultation/RS figures (52,050); and
  3. Low growth: based on past house building rates (41,888) which is loosely aligned with the Regional Plan SA scenario of 'limiting growth'.



7.6 Appendix 5 shows the detailed results of the options appraisals and Table 9 provides a summary appraisal.

**Table 9: Summary Sustainability Appraisal of Housing Growth Options**

|                        | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|------------------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| High growth (71,000)   | ++         | +         | -           | ?        | -         | -  | -            | -                                 | -        | -                             | -             | +              |                |                        |
| Medium growth (52,050) | ++         | +         | -           | ?        |           | -  | -            | -                                 | -        | -                             | -             | ?              |                |                        |
| Low growth (41,888)    | -          | +         |             | ?        |           | -  | -            | -                                 | -        | -                             | -             | -              |                |                        |

See key on page 23

7.7 The high growth option would provide more housing than the Regional Plan. For this reason it is not surprising that this appraisal resulted in a very major/important positive effect against the Housing SA objective. In a similar way, as there is a close correlation between housing and health, the appraisal also came off well against the SA Health objective, with a moderate positive. In stark contrast to that, but again not unsurprising, the impact on the Heritage, Environment, Biodiversity and GI, Landscape, Natural Resources and Flooding, Waste, Energy and Climate Change and Transport SA objectives were all negative. As more land will be taken to build the additional housing this will have a negative impact on these objectives, as there is likely to be greater threat to develop on sensitive sites, greater use of raw materials, more waste produced, more energy used and increased risk of having to build in areas at risk of flooding. There is an unknown impact on the crime and social SA objectives as well as the innovation SA objective. The high growth scenario would allow the economy to expand so there is a positive impact on the Economic Structure SA objective. For the Employment SA objective, there is a mixed outcome as the scenario may lead to higher unemployment if there are not enough employment opportunities provided to meet the increase in population brought about by this option; however, from a positive point of view, more homes will equal more jobs within the construction industry and result in more money being spent within the local economy. Overall a slight positive impact on the Employment SA objective.

- 7.8 This level of growth is unlikely to be achievable anyway: it is unlikely to be deliverable, going on past building trends and current economic circumstances, plus the known constraints within the plan areas. However, if the high growth option was to be followed, more mitigation would be required: ensuring that adequate infrastructure (open space, transport, education, etc) is provided, trying to reduce waste production, ensuring good public transport corridors are provided, ensuring that there is strong policy to prevent impact on climate change, and ensuring that new housing also has provision for employment opportunities as well close by.
- 7.9 The medium growth option would provide housing in line with the Regional Plan. Its impacts would be similar to that of option 1 without such positive and negative impact on the corresponding SA Objectives, given that less housing would be provided, but it would meet the needs of the local population, and would allow for more limited in-migration to the plan areas. This level of growth would have a positive impact on the Housing and Health SA objectives but a negative impact on Heritage, Environment, Biodiversity and GI, Landscape, Natural Resources and Flooding, Waste, Energy and Climate Change and Transport SA objectives. There is similar negligible or neutral impact on the other SA objectives (Crime, Social, Innovation and Economic Structure).
- 7.10 The appraisal suggested some additional mitigation (although arguably these would also relate to option 1 as well). This includes using Designing out Crime principles; a rigorous site selection process; developing new Green Infrastructure links, where possible; adhering to guidelines recommended through the Greater Nottingham Landscape Character Assessment, and avoiding flood risk areas where possible or mitigating against the risk if not.
- 7.11 The low growth option proposes housing growth below that of the Regional Plan. This has only a minor positive impact on the Housing SA objective, as less housing will be provided. All other SA objectives either have a negative, neutral or unknown score. Constraining housing supply would have a negative impact on health as this could exacerbate homelessness. This level of housing provision would not meet the needs of the local population (using the 2008 based household projections); out- migration would therefore also be likely. The impact on sensitive land or sites would be less, hence the lower negative scores for Heritage, Environment, Biodiversity and GI, Landscape, Natural Resources and Flooding, Waste, Energy and Climate Change and Transport SA objectives. There would also be a negative impact on the Employment SA objective as this scenario would constrain the labour force. No further mitigation is put forward than is set out for the first two appraisals.
- 7.12 Assuming the Greater Nottingham authorities (including Rushcliffe) had all continued to work together in production of the Aligned Core Strategies, the preferred option would likely to have been medium growth, because this option is based on carrying forward the housing provision in the 'Option for Consultation' version of the Aligned Core Strategies. The low growth option would not meet the housing needs of the existing population (according to the Government's 2008-based household projections). Equally, the high

growth option, based on meeting in full the 2008-based household projections is unlikely to be deliverable over the plan period, especially bearing in mind the current economic situation, the current very low housing completions rates in the area and the lack of availability of credit, which means that an imminent recovery of the housing market is unlikely. This option would also have the largest environmental impacts on the area, requiring significant mitigation and further infrastructure provision. Based as it is on projections that are themselves based on a period of very rapid growth, this option is considered to overstate the level of housing required (see the Housing Projection Background Paper, 2012).

- 7.13 However, the decision for Rushcliffe to produce their own Core Strategy based on locally derived housing provision figures made this medium growth option of delivering 52,050 homes less relevant. The combined total housing provision proposed in the Core Strategies (including Rushcliffe) is only around 4,000 homes fewer than the medium growth scenario, so will be broadly comparable in SA terms. The option of the remaining Greater Nottingham authorities delivering their respective housing targets from the 'Option for Consultation' was therefore considered to be the most appropriate option in the circumstances, and is justified in terms of the evidence set out in the Housing Background Paper (2012). This option has been taken forward into the Aligned Core Strategies.
- 7.14 7.14 Provided sufficient mitigation is put in place, the planned growth as set out in the Aligned Core Strategies should result in the right balance being struck. At a Greater Nottingham level it allows for meeting the needs of the existing population and for some continuing in-migration, and for job growth. Whilst delivery is still considered to be challenging, given an early return to good market conditions, it is considered achievable.

## **B. Growth Scenarios including Growth Options for Rushcliffe**

- 7.15 When workshop 3 was carried out in October 2011, it was unclear whether Rushcliffe were going to continue working with the other authorities in production of the Aligned Core Strategies. Three scenarios were considered:
1. planned growth of the 4 councils in line with the Option for Consultation housing numbers with Rushcliffe producing their own separate Core Strategy (36,773);
  2. planned growth of the 4 councils, plus 7,500 in Rushcliffe (44,273) and
  3. planned growth of the 4 councils, plus 7,500 in Rushcliffe and SUE site (2,500) at Clifton (46,733).
- 7.16 Appendix 5 shows the detailed results of the scenario appraisals and Table 10 provides a summary appraisal.

**Table 10: Summary Sustainability Appraisal of Rushcliffe Scenarios (See Key)**

|  | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|--|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 4 Councils in line with the Option for Consultation, without Rushcliffe (36,773) | ++         | +         | -           | ?        |           | -  | -            | -                                 | -        | -                             | -             | ?              |                |                        |
| 4 Councils plus Rushcliffe (44,273)  | +          | -         |             | ?        |           | -  | -            | -                                 | -        | -                             | -             | ?              |                |                        |
| 4 Councils, Rushcliffe and SUE (46,733)  | +          | -         | -           | ?        |           | -  | -            | -                                 | -        | -                             | -             | ?              |                |                        |

7.17 When workshop 3 was carried out, it was unclear whether Rushcliffe was going to continue working with the other authorities in production of the Aligned Core Strategies. The first option assumes that Rushcliffe will produce a separate Core Strategy and plan for its own growth, whilst the remaining Greater Nottingham authorities will proceed with the Option for Consultation/Regional Plan figures. Under this scenario, a total of 36,773 houses will be provided in the Broxtowe, Gedling, Erewash and Nottingham City area. This option would provide a significant degree of new housing but, depending on the scale of housing provision within Rushcliffe, may not be of a scale to allow for in-migration to the area, according to the household projections. This is the major difference compared to the other housing scenarios. Any level of additional housing growth would inevitably lead to a loss of greenfield sites with the subsequent negative effect on the natural environment. There would also inevitably be additional consumption of natural resources, with implications of additional traffic, construction waste, etc. The mitigation measures proposed to lessen the impacts are similar to those in the growth options above.

7.18 The second scenario (7500 homes in Rushcliffe) would provide a significant degree of new housing. Any level of additional housing growth would inevitably lead to a loss of greenfield sites with the subsequent negative impact on the natural environment. As this scenario would require a greater use of sites, there would be a more significant impact on these objectives. There would also inevitably be additional consumption of natural resources with implications of additional traffic, construction waste etc. The mitigation measures proposed to lessen the impacts are similar to those in the growth options above.

7.19 The third scenario (7500 homes in Rushcliffe plus a Sustainable Urban Expansion of 2500 homes at Clifton) would provide a significant degree of new housing. Any level of additional housing growth would inevitably lead to a loss of greenfield sites with the subsequent negative impact on the natural environment. As this scenario would require a greater use of sites, there would be a more significant impact on these objectives than under scenarios 1 and 2. The land south of Clifton is a sensitive site in terms of biodiversity and landscape due to its location on the periphery of the settlement; however this also is a more sustainable site in terms of proximity to the urban area. As above, there would inevitably be additional consumption of natural resources with implications of additional traffic, construction waste etc. The mitigation measures proposed to lessen the impacts are similar to the growth options above.

### C. Spatial Options

7.20 Two broad spatial options for growth were considered and appraised:

1. Urban concentration with regeneration, concentrating development around the main built up area of Nottingham, Sub Regional Centres with development and support by growth in key settlements; and
2. More dispersed development: ‘Growth based on Localism’.

7.21 Appendix 5 shows the detailed results of the scenario appraisals and Table 11 provides a summary appraisal.

**Table 11: Summary Sustainability Appraisal of Spatial Options**

|                                       | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---------------------------------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Urban concentration with regeneration |            | ?         | ?           |          | +         | ?  |              |                                   |          |                               | ++            | ?              | ?              | -                      |
| ‘Localism’ dispersed development      | ++         | +/-       | ?           | ?        | ?         | -  | -            | -                                 | -        | -                             | --            |                |                |                        |

See key

7.22 An option of more dispersed development based on localism assumes that more development will be concentrated in villages/towns rather than focusing development on the urban areas. The impacts of such an option would depend on the areas chosen for development. Some settlements are

more sustainable than others in terms of facilities, location to employment etc. In general terms, a dispersed strategy rather than a strategy based on development adjacent to the urban area would score more negatively in terms of transport (due to longer journey times). This is one of the major negative impacts of this strategy. The strategy would however lead to greater flexibility in terms of site selection.

7.23 An alternative option of Principal Urban Area / Sub Regional Centre based growth on Sustainable Urban Extension sites was appraised (at workshop 2). The options for appraisal of SUEs were undertaken on a council by council basis. Overall it was found that development concentrated in the Principal Urban Area of Nottingham or, to a lesser extent the Sub Regional Centres, has major benefits, and therefore an urban concentration with regeneration policy is still preferred. A movement away from the pure built up area/non built up area split could result in a sustainable pattern of development, depending on the sites chosen.

#### D. Employment Growth Options

7.24 Three options were considered for the level of employment growth to be included in Policy 4 (Employment Provision and Economic Development), which are linked to the housing growth options.

1. High employment growth linked to the high growth housing option;
2. Medium employment growth linked to the medium growth housing options; and
3. Low employment growth linked to the low growth housing option.

7.25 Appendix 5 shows the detailed results of the scenario appraisals and Table 12 provides a summary appraisal.

**Table 12: Summary Sustainability Appraisal of employment growth options**

|               | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| High growth   |            | +         | +           | ?        |           | -  | -            | -                                 | -        | -                             | -             | ++             | ++             | ++                     |
| Medium growth |            | +         | +           | ?        |           | -  | -            | -                                 | -        | -                             |               | +              | +              | ++                     |
| Low growth    |            | -         | +           | ?        |           | -  | -            | -                                 | -        | -                             | +             | -              | +              | +                      |

See key on page 23

- 7.26 The medium growth option equates to the Aligned Core Strategies 'Option for Consultation' scenario of circa 52,000 dwellings and for this reason it was not surprising that this appraisal resulted in a moderate positive effect against the Employment SA objective, as this scenario meets the needs of our population with some economic headroom. In a similar way, this policy is moderately positive in terms of the Innovation SA objective, as the Core Strategies will try to encourage growth in the science/high knowledge sectors and has been assessed as a moderate to major positive in terms of Economic Structure, as this scenario and the Core Strategies will help to rebalance the economy. This scenario also has a positive effect against the Health objective as people with employment are generally more active and will improve mental health. The provision of office floorspace could also help to find uses for redundant historic buildings, so is positive against the Heritage objective.
- 7.27 In terms of the Transport objective, this scenario will be neutral, as providing this number of jobs to meet the needs of our population may reduce out commuting to other areas, and will encourage public transport. This scenario has been assessed as moderately negative against Environment, Biodiversity and GI, Landscape, Natural Resources and Flooding, Waste and Energy and Climate Change SA objectives, mainly due to the land take that these new office jobs will involve, and the associated additional waste generation and energy requirements. Mitigation was proposed in terms of flood risk, biodiversity and sensitive landscapes by locating employment land in the right location, away from areas of high sensitivity. Owing to exceptional circumstances, including the need to reuse brownfield land, several sites have been identified for new employment which are at risk of flooding. In these cases mitigation will be required by engineering and design measures.
- 7.28 The high growth option meets the needs of our population and above, and allows for significant in-migration. For this reason it is very similar to the previous appraisal but it has more positive effects in terms of Employment, Innovation and Economic Structure, as this added employment will obviously have a more beneficial impact in terms of these SA objectives and likewise for Health. For Heritage it stays the same, as there are only a finite number of historic buildings suitable for conversion.
- 7.29 Likewise, this scenario has more negative impacts in terms of Environment, Biodiversity and GI, Landscape, Natural Resources and Flooding and Waste objectives, as there will be a greater land take, and an increase in waste and energy demand. In terms of the Transport objective this scenario will meet the needs of our population in terms of jobs and will therefore encourage commuting into the area from other areas and will have negative effects. The mitigation identified is to locate employment land in the right location away from areas of high sensitivity, to counteract the possible negative effects in terms of flood risk, biodiversity and sensitive landscapes.
- 7.30 Under the low growth option there would not be enough homes to support job growth. Heritage, Innovation and Economic Structure were all assessed as positive under this scenario, as it would still enable uses to be found for

historic buildings and the Aligned Core Strategies would still try to encourage growth in the science/high knowledge sectors and rebalance our economy (office jobs based focus).

- 7.31 In terms of Biodiversity, Environment, Natural Resources and Flooding, Waste and Energy objectives this option has fewer impacts than the medium and high growth options due to the lower land take, less waste generated and energy demand. This option would also have negative transport impacts as it would shrink the economy and not meet the needs of the population with the effect of more out commuting to find work/jobs (no mitigation is offered for all of these negative impacts).
- 7.32 The preferred option is for medium growth as this would be more positive in terms of employment than the low growth scenario but has less negative impacts than the high growth scenario. There were no moderate to major negative impacts (and above) identified through the Regional Plan housing provision approach which would need mitigation. The appraisals emphasised the importance of finding the right balance between housing growth and meeting the needs of the population through providing the correct number of houses and jobs. Economic growth is not only important for the economy, but also has a direct impact on the SA objective for health, as those in work are generally more active and have improved mental health. Producing the right level of employment land is also important to ensure that there is no out commuting (increasing travel to work times, use of materials and reduction in air quality) as people have to travel further afield to find work. Alternatively, providing too much employment could increase in commuting into the area. Again, this appraisal also emphasises the importance of choosing the right location for employment land away from areas of high sensitivity, to counteract the possible negative effects in terms of flood risk, biodiversity and sensitive landscapes.

## **E. Alternative Approaches to Policies**

### ***Climate change***

- 7.33 In workshop 1, several options for dealing with climate change were examined with the conclusion that the policy should include going beyond the building regulations in terms of CO<sub>2</sub> reduction and that it would be better to go for a higher level than the Code for Sustainable Homes. Given the level of development that is required, development within areas at risk of flooding is inevitable; however, where this is the case, mitigation will be introduced, including flood protection measures; ensuring that sites with high biodiversity and protected species are protected; and that innovative design and sensitive master-planning is used to overcome flooding issues. Although it was also noted that this would have an impact on viability.
- 7.34 The policy was later changed to remove the 'Merton rule' so that the policy is expressed in terms of overall carbon reduction rather than targets for low carbon/zero carbon energy sources. In addition, the 'energy hierarchy' concept has been introduced into the policy. This looks at ensuring a) good design is used to minimise the development's energy needs b) the most use of efficient energy heating and cooling systems is made, and finally c) renewable energy sources to provide the residual energy needs are used.



The policy leaves each of the councils to set their own limits in subsequent Development Plan Documents.

### ***Community Infrastructure Levy***

- 7.35 The Issues and Options had two options in relation to infrastructure. The first option was whether it would be appropriate to introduce a Community Infrastructure Levy, and the second option of whether it would be more appropriate to continue to use Planning Obligations in the same way as the councils do at present. The option of introducing a CIL was found to have greater sustainability benefits than the option of continuing to use Planning Obligations. This option was not carried forward to the Option for Consultation due to uncertainties surrounding national guidance on CIL. This element has been reinstated into the Aligned Core Strategies.

### ***Housing Mix Based on Housing Submarkets***

- 7.36 The Issues and Options considered different options under the issues of housing mix and affordable housing. From the appraisals undertaken at workshop 1, adopting a sub-market approach to housing mix was considered to be the option that performed strongest in terms of the sustainability criteria. This option was not however carried forward to the Option for Consultation stage of the Core Strategies because there was not enough information available at the sub-market level to support the approach and it was felt that setting such a target for a 15 year period would be too inflexible.

### ***Affordable Housing***

- 7.37 In terms of affordable housing, workshop 1 looked at potential options of either including an overall target for Greater Nottingham or, alternatively, a target based on housing sub-markets or local authority areas. In terms of the sustainability criteria, both options performed similarly. However, this was not carried through to the Option for Consultation document. This is because; firstly, there is not enough information available at the submarket housing level to support the approach and, secondly, the 15 year Aligned Core Strategies period is considered to be so long that it is likely to make the approach inflexible. As above, it was also felt that setting a target at the Core Strategies level was not appropriate and should instead be looked at in subsequent DPDs developed at local authority level. However, the policy does now outline what each Council seeks to achieve for Broxtowe (30%), Gedling (range up to 30%) and Nottingham City (20%).

### ***Rural Housing***

- 7.38 Two alternative approaches to rural affordable housing were also considered at workshop 1. The first appraisal considered an approach that generally enabled the delivery of affordable housing and the second appraisal considered an approach that involved the allocation of sites. Both options performed similarly in terms of the sustainability criteria.

***Provision of Sport, Leisure and Cultural Facilities***

7.39 In workshop 1 two options for this were examined:

1. General support to the protection and development of sporting, leisure and cultural facilities; and
2. Focusing development of strategic sport, leisure, tourism and cultural development in particular areas within Greater Nottingham.

7.40 It was concluded that a concentration would be preferred as the alternative of a dispersed pattern could have a negative impact on the SA Transport Objective, as such locations may not be as sustainable as the City Centre or a town centre.

## Section 8: Developing and Appraising the Site Options

- 8.1 The Greater Nottingham Councils commissioned two pieces of evidence to identify sustainable sites:
- Appraisal of Sustainable Urban Extensions Tribal Report (June 2008); and
  - Greater Nottingham Sustainable Locations for Growth Tribal Study (February 2010).
- 8.2 These are collectively known as the ‘Tribal Studies’ as they were produced by the Tribal consultancy. The Appraisal of Sustainable Urban Extensions Tribal Report provided advice on the most suitable location or locations for the development of Sustainable Urban Extensions adjacent to the Nottingham Principal Urban Area (PUA), as well as the Sub-Regional Centres of Hucknall and Ilkeston. The Greater Nottingham Sustainable Locations for Growth Tribal Study provided information on the merits and demerits of accommodating housing and ancillary growth in the areas that lie outside the Principal Urban Area (PUA).

### Sustainability Evidence Base Schedules

- 8.3 In addition to the information shown on the maps produced for the two Tribal studies, it was also considered important to examine the environmental and sustainability characteristics of areas for growth (strategic sites including settlements for growth).
- 8.4 In order to do this for each key site or settlement a sustainability evidence base schedule has been created to give background information on the site or settlement. Schedules have been created for sites and settlements taken forward and those that have been rejected.
- 8.5 This information has been broken down into 4 main sections. The first section sets out factual information about the site/settlement including the which ‘direction of growth’ from the Appraisal of Sustainable Urban Extensions (2008) study does it relate to (where relevant) and assumed capacity etc. The second section details key environmental characteristics including flood risk, air quality, etc. Historic characteristics are grouped into the third section and detail how many listed buildings are contained within the site/settlement, how much of the site is covered by Conservation Area status etc. The final section examines the accessibility characteristics, setting out the broad relationship between the site/settlement and surrounding uses/facilities, including local centres, public transport routes, schools etc. On each schedule, a plan is also included.
- 8.6 The schedules only give a broad brush overview of the sites and settlements, but, coupled with the more detailed SA process, they help set out a picture for each site/settlement and assist in the later work within the section which explains why sites and settlements have or have not been taken forward.

## Site and Settlement Options for each Council

- 8.7 The role of the SA is to assist the choices of sites and settlements by highlighting the sustainability implications of each. Certain sites or settlements may come out of the SA process favourably but cannot be taken forward for other reasons, including, for example, deliverability issues.
- 8.8 The following sections of this report describe the sites and settlements considered for the Aligned Core Strategies, the impacts of the site and settlement options, and the reasons for choosing the preferred sites and settlements:
- Section 9: Development site and settlement options – Broxtowe  
 Section 10: Development site and settlement options – Erewash  
 Section 11: Development site and settlement options – Gedling  
 Section 12: Development site options – Nottingham City
- 8.9 Map 2 (on page 80) shows the sites and settlements that were appraised. Table 13 provides a list of sites and settlements that are chosen for growth and others rejected.

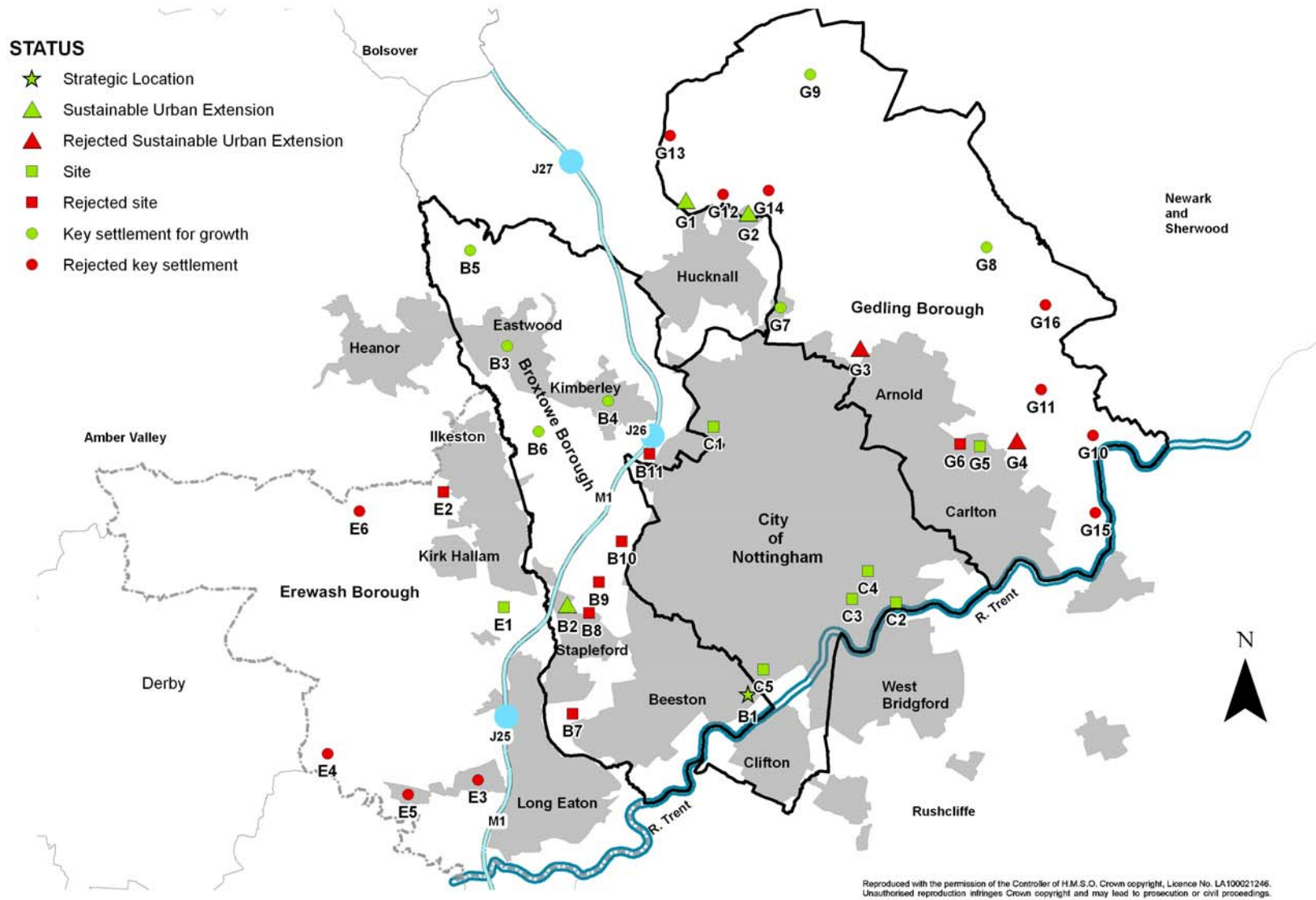
**Table 13: Sites and Settlements Appraised**

| <b>Broxtowe</b>  | <b>Erewash</b>   |
|--|--|
| <p><b>Strategic Location</b><br/>                     B1 Severn Trent and Boots site</p> <p><b>Sustainable Urban Extension</b><br/>                     B2 Field Farm, North of Stapleford</p> <p><b>Key settlements for Growth</b><br/>                     B3 Eastwood<br/>                     B4 Kimberley (including the built up areas of Nuthall and Watnall west of the M1 motorway)<br/>                     B5 Brinsley<br/>                     B6 Awsworth</p> <p><b>Rejected Sites</b><br/>                     B7 Land between Toton and Stapleford<br/>                     B8 North of Stapleford, except Field Farm<br/>                     B9 West of Coventry Lane<br/>                     B10 West of Bilborough Road<br/>                     B11 West of Woodhouse Way</p> | <p><b>Site</b><br/>                     E1 Stanton Regeneration Site</p> <p><b>Rejected site</b><br/>                     E2 Manners Flood/Ilkeston West</p> <p><b>Rejected key settlements</b><br/>                     E3 Breaston<br/>                     E4 Borrowwash<br/>                     E5 Draycott<br/>                     E6 West Hallam</p> |

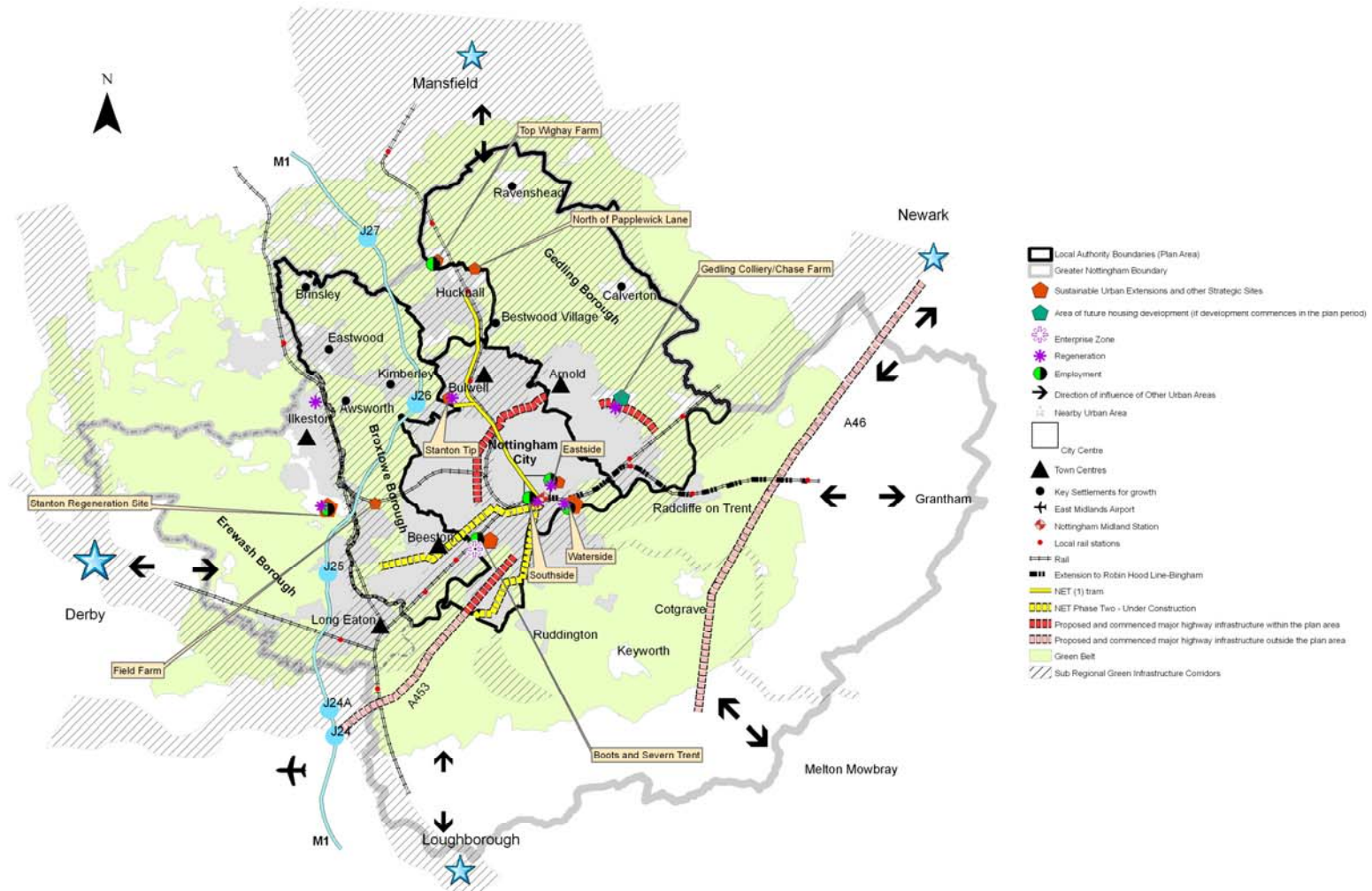
| <b>Gedling</b>                               | <b>Nottingham City</b>                   |
|--|--|
| <b>Sustainable Urban Extensions</b>          | <b>Sites</b>                             |
| G1 Top Wighay Farm                           | C1 Stanton Tip                           |
| G2 North of Papplewick Lane                  | C2 Waterside Regeneration Zone/Eastcroft |
|  | C3 Southside Regeneration Zone           |
| <b>Rejected Sustainable Urban Extensions</b> | C4 Eastside Regeneration Zone            |
| G3 North of Redhill                          | C5 Boots Site                            |
| G4 East of Lambley Lane                      |  |
|  |  |
| <b>Site</b>                                  |  |
| G5 Gedling Colliery/Chase Farm               |  |
|  |  |
| <b>Rejected site</b>                         |  |
| G6 Gedling Colliery/Chase Farm and           |  |
| Mapperley Golf Course                        |  |
|  |  |
| <b>Key settlements for Growth</b>            |  |
| G7 Bestwood                                  |  |
| G8 Calverton                                 |  |
| G9 Ravenshead                                |  |
|  |  |
| <b>Rejected key settlements</b>              |  |
| G10 Burton Joyce                             |  |
| G11 Lambley                                  |  |
| G12 Linby                                    |  |
| G13 Newstead                                 |  |
| G14 Papplewick                               |  |
| G15 Stoke Bardolph                           |  |
| G16 Woodborough                              |  |

- 8.10 The schedules and appraisals for sites and settlements considered for each Council are included in the following appendices of this SA report:
- Appendix 6A (schedules) and Appendix 6B (appraisals) – Broxtowe
  - Appendix 7A (schedules) and Appendix 7B (appraisals) – Erewash
  - Appendix 8A (schedules) and Appendix 8B (appraisals) – Gedling
  - Appendix 9A (schedules) and Appendix 9B (appraisals) – Nottingham City

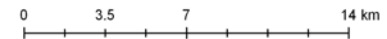
**Map 2: Sites and Settlements Appraised within the Plan Areas**



Map 3: Extracts from Key Diagrams



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## Section 9: Development Site and Settlement Options – Broxtowe Borough Council

9.1 The Aligned Core Strategies require Broxtowe Borough to provide 6,150 dwellings (about 362 dwellings per annum) to meet its housing provision over the period 2011 - 2028.

### Housing Growth Options

9.2 Two additional growth options have been assessed alongside an assessment of the Aligned Core Strategies growth option:

1. A higher provision figure of approximately 8,150 (about 479 dwellings per annum); and
2. A lower provision figure of approximately 4,150 dwellings (about 244 dwellings per annum).

9.3 Table 14 provides a summary appraisal of the high and low growth options against the Aligned Core Strategies growth option.

**Table 14: Summary Sustainability Appraisal of Broxtowe Housing Growth Options**

|                     | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---------------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| High growth (8,150) | +++        | +         | -           |          | +         | !  | -            | -                                 | -        | +                             | ?             | +              |                | +                      |
| ACS growth (6,150)  | ++         | +         | +           |          | +         |  | -            | -                                 |          | +                             | +             | +              |                |                        |
| Low growth (4,150)  | +          | +         |             |          | ?         | +  | -            | -                                 |          | +                             |               |                |                | -                      |

See key on page 23

9.4 The higher growth option (8,150 dwellings) would have the largest environmental impacts on the Borough. It would increase the range, availability and affordability of housing in the Borough. However, it would cause negative effects in terms of heritage, environment, biodiversity and Green Infrastructure, landscape, natural resources and flooding. Additional dwellings in the Borough would require more land for housing development thus adding pressure on Green Belt and rural villages. As more land would be taken to build additional dwellings there would be a greater threat to



sensitive sites, greater use of raw materials and increased flood risk. For transport, there would be more people moving in the Borough which would mean more cars and more trip generation. However, improved public transport facilities/routes would be in place to serve the new houses. In terms of employment, the higher growth may lead to a higher unemployment rate if there are not enough employment opportunities provided to meet the increase in population. However, the construction of more homes would inevitably result in more jobs within the construction industry.

- 9.5 The lower growth option (4,150 dwellings) would provide less housing in the Borough which would mean the impact on development outside the urban area would be less and, hence, the lower negative scores in terms of heritage, environment, biodiversity and Green Infrastructure, landscape, natural resources and flooding. The lower growth option would lead to an increase of housing but may lead to less affordable homes. As there is a close correlation between housing and health, fewer affordable homes may cause an impact on people's health and well being. In terms of employment, the lower growth option may constrain the labour force (in particular the construction industry) and not allow for an expansion of the economic structure in Broxtowe.
- 9.6 The Aligned Core Strategies growth option (6,150 dwellings) for Broxtowe has positive effects in terms of housing and mixed positive and negative effects in terms of environment, biodiversity and Green Infrastructure and transport. The Aligned Core Strategies growth option is considered to be the most appropriate option because it draws the optimum balance between meeting housing needs, both in terms of quantity and in terms of housing mix, and the level of impact on the environment, especially outside the urban area. It is therefore considered to be the option which best meets the ACS objectives.

### **Broxtowe Spatial Strategy Summary**

- 9.7 In accordance with the appraisal of the growth strategy for Greater Nottingham (in Section 7 of the full Report and Appendix 5), a strategy of urban concentration with regeneration is considered to be the most sustainable for Broxtowe; therefore, the appraisal details for the following places are included.
- 9.8 A site at Severn Trent and Boots within the main built up area of Nottingham has been identified for strategic location and is the most sustainable of the options appraised.
- 9.9 A Sustainable Urban Extension site at Field Farm has been identified to be allocated. The Appraisal of Sustainable Urban Extensions (2008) stated that; on the basis of the information set out in the report, including its performance on sustainable transport, landscape, environmental constraints, Green Belt criteria and regeneration potential, the consultant team recommended that Site H2, of which Field Farm formed the southern part, is suitable for residential-led mixed-use development. It stated also that; in some parts of the site, sensitive design should be used to mitigate the concerns of the Inspector at the Broxtowe Local Plan Inquiry but it could have been allocated then on his advice. A significant 450 dwelling residential development is

proposed with insignificant landscape effect in the context of the Housing Market Area. Flood risk has been tested through the sequential test and there is no objection from the Environment Agency.

- 9.10 The key settlements identified for growth are Awsworth, Brinsley, Eastwood, and Kimberley (including parts of Nuthall and Watnall) for reasons given throughout this report.
- 9.11 The Sustainability Appraisal found that the spatial strategy for Broxtowe Borough has positive effects in terms of new housing as it will increase the range, availability and affordability of housing in the Borough which will have services and facilities to cope with their levels of growth. The strategy shows mixed positive and negative effects in terms of environment, biodiversity and Green Infrastructure. Without knowing specific locations for future development in the four settlements, it is difficult to know what the effect on biodiversity would be. The strategy shows negative effects in terms of natural resources and flooding. The new homes would have an impact on air quality and water quality. The strategy also shows mixed positive and negative effects in terms of transport. The allocated sites being more sustainable than the key settlements identified for growth.
- 9.12 The section below Table 15 summarises the appraisal of the main sites considered for housing and employment. More information is provided at Appendix 6B.
- 9.13 Broxtowe's assessments include all strategic options consulted upon in the 2010 Option for Consultation, which are listed below. These sites as a group performed better than the discounted sites from elsewhere in the Borough, with these discounted sites having potentially more significant negative effects. Table 15 summarises the appraisal of these sites. More information is provided at Appendix 6B.

**Table 15: Summary Sustainability Appraisal of Broxtowe’s Sites and Settlements**

|   | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Severn Trent and Boots                                      | ++         | +         | +           |          | +         | +  |              |                                   |          | +                             | ++            | +++            | +              | +                      |
| Field Farm  | ++         | +         |             |          | +         | +  |              | -                                 |          |                               | +             | +              | +              |                        |
| Land between Toton and Stapleford (excluding Toton Sidings) | ++         | +         |             |          | +         | +  | -            | -                                 |          | ?                             | +++           | +              | +              |                        |
| West of Coventry  | ++         | +         |             | -        | +         | +  | -            | -                                 |          | +                             | +             |                | +              |                        |
| West of Bilborough Road                                     | ++         | +         |             | -        | +         | +  | -            | -                                 |          | +                             | +             |                | +              |                        |
| West of Woodhouse Way                                       | ++         | +         |             | -        | +         | -  | -            | -                                 |          | +                             | +             |                | +              |                        |
| Land between Toton and Stapleford                           | ++         | +         |             | -        | +         | -  | -            | -                                 |          | +                             | ++            |                | +              |                        |
| North of Stapleford: (except Field Farm)                    | ++         | +         |             | -        | +         | +  | -            | -                                 |          | +                             | +             |                | +              |                        |
| <b>Key settlements identified for growth</b>                |            |           |             |          |           |  |              |                                   |          |                               |               |                |                |                        |
| Eastwood  | ++         | +         | -           | ?        | +         |  | -            |                                   | -        | -                             | +             | +              |                |                        |
| Kimberley   | +          |           | -           | ?        |           |  | -            |                                   | -        | -                             | +             |                |                |                        |
| Brinsley  | +          | -         | -           | ?        |           | -  | -            |                                   | -        | -                             |               |                |                |                        |
| Awsworth  | +          | -         |             | ?        |           |  | -            |                                   | -        | -                             |               |                |                |                        |
| Awsworth, Brinsley, Eastwood, Kimberley, Watnall            | ++         | -         | +           | -        | +         |  | -            | -                                 |          |                               | -             |                | +              |                        |
| Nuthall   | +          | -         | -           |          |           | -  | -            | -                                 |          |                               |               | +              |                |                        |

Sites shaded in grey were appraised but have not been included in the Core Strategies.  
 See key on page 23

## **Sites included in Policy**

### ***Severn Trent and Boots site***

- 9.14 The site is identified for 550 dwellings. This is a strategically significant site for housing. There are Grade 1 listed buildings on site of which development could enable moderate enhancement. As an existing development site, it is already socially integrated within the main urban area. Flood risk is a significant issue but on balance, as an urbanised site, it will have less impact on natural resources than a Greenfield site. The site's strategically significant benefit is on employment, as a potential mixed development site.
- 9.15 This is fully in accordance with the strategy of urban concentration with regeneration and will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe. This will include delivery of housing together with employment development on the Boots/ Severn Trent site which will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. The Boots campus has the advantage of being one of the first four 'vanguard' Enterprise Zones announced by the government in March 2011. There is Government help to develop radically simplified planning approaches for the zone using, for example, existing Local Development Order powers.
- 9.16 Areas in the urban south of Broxtowe benefit from being in the strongest housing sub market (Beeston), having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. This strategy therefore performs best in terms of sustainability.
- 9.17 This Sustainability Report has proposed that; "Mitigation could be provided through the flood risk assessment process"; and this proposed site has had a flood risk sequential test as part of the evidence base. The councils sharing the site (Broxtowe Borough and Nottingham City) have concluded that the Sequential Test has been met for the purposes of the identification of the Boots/Severn Trent site within the Aligned Core Strategies. However, the councils recognise that there are challenging flood risk matters to be addressed if the site is to be delivered successfully. The ACS Infrastructure Delivery Plan identifies further work required including:
- Site Specific Flood Risk Assessment;
  - Detailed assessment to match the vulnerability of land uses with flood risk;
  - Exception Test;
  - Proposals for flood risk management, reduction, mitigation and resilience.

### ***Field Farm***

- 9.18 The site is allocated for 450 dwellings. The Option for Consultation proposed 1,480 homes in Broxtowe on one or more Sustainable Urban Extensions yet to be determined, including land north of Stapleford. It was one of the

proposed Sustainable Urban Extensions sites from the Tribal Report (June 2008). This site is now named as Field Farm because a boundary is becoming established as it progresses from inclusion in the larger North of Stapleford proposed SUE area.

- 9.19 This site could provide a moderately positive strategically significant housing benefit, including in terms of early housing delivery; potentially more than other sites such as Toton and West of Woodhouse Way. This proposed site is not a potential new settlement but an urban extension, so it provides a key area for growth, with affordable housing, but its scale and facility provision is limited. It would provide minor positive mutual social effect due to potential link to Stapleford town.
- 9.20 As with any major built development proposal, there are negative environmental effects and limited opportunities to extend routes of Green Infrastructure. This could include mitigation by retaining footpaths and no sites of nature conservation importance directly affected.
- 9.21 It is not a prominent landscape like some of the alternatives, it naturally sits in a 'bowl' and is very well contained, therefore a minor negative effect; which will be further mitigated by ensuring the Landscape Character Assessment actions are adhered to. Some investigation is required for Boundary Brook potential flooding. The site has passed a sequential test and there is no objection from the Environment Agency.
- 9.22 The transport objective would be achieved, in a moderately positive way, by reasonable bus links to Nottingham and quite close proximity to Stapleford.

### **Key Settlements Identified for Growth**

- 9.23 The Issues and Options document stated that in order to accommodate Broxtowe's growth outside the Principal Urban Area development will need to take place in the northern half of the borough. This growth could concentrate on: Eastwood, Kimberley and other settlements such as Awsworth, Brinsley, Cossall, Moorgreen, Nuthall, Trowell and Watnall.
- 9.24 A policy proposing the distribution of about one sixth of the housing outside the Nottingham Principal Urban Area (PUA), Sustainable Urban Extensions or Sub Regional Centres; but around named settlements; had no strategically significant negative sustainability effects. However, assessment points towards urban concentration on Nottingham as being a generally more sustainable model for growth, but not discounting large opportunity sites on the periphery of the PUA, especially around Eastwood/Kimberley urban areas.
- 9.25 The Option for Consultation proposed that some villages may need development to maintain their role while others could support further growth; in some instances an increase in population can assist in retaining village shops and other facilities. It may also help to provide affordable housing and regeneration of brownfield sites.
- 9.26 The results of the Interim Report were that Awsworth, Brinsley and Watnall are very slightly less sustainable than urban sites but reflect a desire to spread development benefits around the Borough, except for more remote

villages with fewer facilities, like Cossall and Moorgreen. Trowell may have a sustainable urban extension site adjacent to the built up area and therefore village development is less justified. Moderately negative transport issues could be mitigated by careful design and transport management measures.

- 9.27 An option for Nuthall west of the M1 has also been sustainability appraised and this assessment is described below. Although this would have a minor housing benefit, the settlement is more isolated than other principal urban area options and, therefore, has fewer opportunities for integration with existing health facilities, etc. Also, it is close to the M1 and has a potential air quality issue. With respect to the heritage objective, Nuthall Conservation Area is in the vicinity. There would be moderate built environment impact, but landscape quality is variable and urbanised by settlements to the west and east and the M1. The employment objective would be helped by potential connectivity to Nottingham Business Park. There are generally more negative effects than positive, especially environmental, although none strategically significant.

### ***Eastwood***

- 9.28 Eastwood was a named and appraised settlement in the East Midlands Regional Plan but it is outside the main urban area. Significant new housing provision of 1400 dwellings is proposed but a viability study predicts less potential affordable housing than the main urban area. There may be an effect on heritage because it is a heritage town and DH Lawrence country. Extension of this existing settlement will have regenerative social benefit and has the positive effects of existing transport and employment provision.

### ***Kimberley***

- 9.29 Kimberley was a named and appraised settlement in the East Midlands Regional Plan (which is taken to include the contiguous settlements of Watnall and Nuthall at the regional scale) but it is outside the main urban area. As an existing settlement, additional housing will have social benefits and the housing viability study shows potential for affordable housing gain. As a town, it has existing transport links. There are no significant environmental effects of its designation.

### ***Brinsley***

- 9.30 Brinsley would have no significant negative environmental effects but there is local heritage including a conservation area, a mature landscape area and protected nature conservation. These matters would need careful mitigation in terms of appropriate locations for any new housing allocations.

### **Awsworth**

- 9.31 Development at Awsworth has no significant environmental effects but there is a mature landscape area. As with other villages there is a minor positive benefit for new housing and a minor negative effect on the environment and landscape.

### **Excluded sites**

#### ***Land between Toton and Stapleford***

- 9.32 The Issues and Options consultation included sites between Toton and Stapleford, and Toton Sidings as a strategic site option. It was one of the proposed Sustainable Urban Extensions sites from the Tribal Report (June 2008). No final decision had been made about the tram at the time. NET2 is now to terminate adjacent to the site.
- 9.33 The Options for Consultation proposed 1,480 homes in Broxtowe on one or more Sustainable Urban Extensions including land between Toton and Stapleford, to include Toton Sidings. The Sidings included land at risk of flooding and Sites of Importance for Nature Conservation, and was at risk of noise because of the rail use.
- 9.34 This proposed site was not a potential new settlement but an urban extension, so it provided a key area for growth, with affordable housing, but its scale and facility provision is limited, potentially providing moderately significant amounts of housing. It does have, adjacent, existing key green infrastructure with potential minor health benefit, although linkages are currently poor.
- 9.35 It would use good agricultural land in part and a small area of the site is at flood risk, which are minor negative effects. The impact on biodiversity and Green Infrastructure could be mitigated by restoration of the adjacent woodland. The relatively smaller scale of the proposal may mean a community energy system is less viable. The site's proposed single use for housing limits employment benefit to a minor positive effect from construction work.
- 9.36 The site's major positive effect is on the transport objective– it is in close proximity to the NET Phase Two tram terminal and a park-and-ride site. Associated access to employment in Nottingham is a minor benefit.
- 9.37 A site on land between Toton and Stapleford but excluding Toton Sidings has been considered and appraised for 800 dwellings. This site performs well on sustainability grounds due in a large part to the greater certainty over the implementation of the tram and the removal of Toton Sidings from the site with subsequent lesser impact on nature conservation and flood risk issues. The site is considered to be more prominent in the Green Belt than Field Farm, and there is uncertainty over the potential release for development of one of the largest potential sites in the district at Chetwynd Barracks, which is in the urban area and in line with the strategic appraisal of regeneration, rather than release another greenfield site. The appraisal of land between Toton and Stapleford excluding Toton Sidings is included at Appendix 6B.

***North of Stapleford (rejected area except for Field Farm site)***

9.38 The Issues and Options consultation suggested that a much larger proposed SUE north of Stapleford from the Tribal Report (June 2008) should be sub-divided into:

- a site immediately north of Stapleford named Field Farm,
- a site West of Coventry Lane,
- a site West of Bilborough Road
- a site West of woodhouse Way

9.39 Each has been appraised separately.

***West of Coventry Lane***

9.40 The Issues and Options consultation suggested that a proposed SUE north of Stapleford should be sub-divided to include a site named Coventry Lane/Nottingham Canal. The Option for Consultation stage noted that this site could provide a major significant housing benefit because of its relative size; more than other sites such as Toton, Field Farm and West of Woodhouse Way. There are some moderately negative environmental effects because of potential closure of a wildlife corridor and the scale of the proposed development in the landscape. It is not as transport accessible as some of the other selected site options.

***West of Bilborough Road***

9.41 The Issues and Options consultation suggested that a proposed SUE north of Stapleford should be sub-divided to include a site named Bilborough Road. The Option for Consultation stage showed that this site could provide a very significant housing benefit because of its relative size; more than other sites such as Toton, Field Farm and West of Woodhouse Way. There are some moderately negative environmental effects because of potential closure of a wildlife corridor and the scale of the proposed development in the landscape. Not as transport accessible as some of the other selected site options.

***West of Woodhouse Way***

9.42 The Tribal Report (June 2008) suggested that this site is potentially unsuitable, but it was included in the Option for Consultation as a further option given community comment on the Tribal potentially suitable sites during the Issues and Options consultation. This site could provide a moderately significant housing benefit (but less than some other sites due to its smaller size and constraints). Multiple landowners may affect delivery. It is, in a minor way, more accessible than other SUEs north of Stapleford because of better NET1 and bus routes. There would be a moderately negative environmental effect because of a SINC within the site and agricultural land quality.



## Section 10: Development Site and Settlement Options – Erewash Borough Council

### Overall Spatial Strategy for Growth Planned for Erewash – 6,250 dwellings

- 10.1 The Option for Consultation Aligned Core Strategy, published in February 2010, was a document that first looked at how many new houses should be built in Greater Nottingham. Since then the government has published new 2008-based Household Projections. As a result the councils decided to review the housing figures to check to see if they remain an appropriate basis for planning for housing. The 'Housing Position Paper' published for consultation in July 2011 set out the findings of that review. Following this consultation Erewash Borough Council were able to show that 6,250 dwellings are required to meet its housing provision over the Core Strategy period (2011 - 2028). See also the Housing Background Paper, 2012.
- 10.2 Of the 6,250 figure, the Borough Council recommended that the housing would be distributed as follows within Erewash. 4,250 dwellings have been identified for Ilkeston. A sizeable number of these dwellings will be developed at Stanton (approx 2,000). A wide range of other sites shown within the SHLAA, but most notably land at Quarry Hill (350 dwellings) will help to meet the overall requirement. 1,700 dwellings have been identified as being appropriate for development within Long Eaton with sites identified through the SHLAA helping to find sufficient land to meet this requirement. Finally, around 300 dwellings will be developed within the settlement boundaries of rural settlements. Again, the Erewash SHLAA identifies a number of sites which help to deliver this scale of housing. Overall, this results in the development of 6,250 dwellings by 2028.
- 10.3 The spatial strategy described above for Erewash was appraised in early-2012 for inclusion within the final SA. The appraisal found that the strategy has positive effects in terms of new Housing as it will increase the range, availability and affordability of housing in the Borough's two main towns of Long Eaton and Ilkeston. These towns benefit from the greatest levels of existing infrastructure and have the services and facilities to cope with their respective levels of growth. It is also positive in terms of Health due to the strong correlation between health and housing. This scenario is also positive in terms of Employment and Innovation as the strategy makes provision for new employment land to be delivered as part of the Stanton Regeneration Site redevelopment with potential existing to provide premises for more modern and cleaner business operations. The strategy shows minor negative effects in terms of Social Capital, Biodiversity, Landscape, Waste and Energy. In terms of Transport, this has been assessed as a moderate to major negative as over 6,000 new dwellings (and associated cars) will place a sizeable strain on the transport network - especially in Ilkeston where the greatest scale of growth is planned to occur. In terms of mitigation a comprehensive multi-modal transport plan for Ilkeston will be developed, with the possibility of the re-opening of a passenger railway station, which would result in smarter choices being made by the residents of Ilkeston.

- 10.4 Two additional growth options have been assessed alongside an assessment of the Aligned Core Strategy growth levels of 6,250 homes (368 dwellings per annum); a lower provision figure of approximately 4,250 homes (about 250 homes per annum, a relatively low completion rate in comparison to annual completion figures for 2001 to 2011) and a higher figure of around 8,250 homes (about 485 homes per annum which is much higher than the average annual completion rate in Erewash recorded between 2001 to 2011, which includes some years of very high completions).
- 10.5 The higher growth option (8,250 homes) was found to have the following key sustainability characteristics:
- Good housing outcome as it will increase the range, availability and affordability of housing in the two towns of Long Eaton and Ilkeston and elsewhere.
  - Positive also in terms of Health due to the strong correlation between health and housing. This scenario is also positive in terms of employment and innovation as new employment land will be provided as part of the redevelopment of the Stanton Regeneration Site with potential to provide premises for more modern business needs.
  - This scenario has minor negative effects in terms of Social and Environment, Biodiversity and Green Infrastructure; it also has moderate negative effects in terms of Landscape, Waste and Energy.
  - In terms of Transport this has been assessed as a major negative as over 8,000 new dwellings (and associated cars) will place a strain on the transport network especially in Ilkeston (a more negative impact than the spatial strategy for Erewash – 6,250 dwellings). In terms of mitigation a comprehensive multi modal transport plan for Ilkeston would need to be developed which would result in smarter choices being made by all residents of Ilkeston when needing to travel.
- 10.6 The lower growth option (4,250 homes) was found to have the following sustainability characteristics:
- This level of growth obviously has positive effects in terms of new Housing as it will increase the range, availability and affordability of housing in the two towns of Long Eaton and Ilkeston which have the services and facilities to cope with this growth (but not as positive an impact as the spatial strategy for Erewash – 6,250 dwellings).
  - It is also positive in terms of Health due to the strong correlation between health and housing.
  - This scenario is also positive in terms of employment and innovation as new employment land will be provided as part of the redevelopment of the Stanton Regeneration Site with potential to provide premises for more modern business needs.
  - This scenario has minor negative effects in terms of Waste and Energy.
  - Transport this has been assessed as a moderate negative as over 4,000 new dwellings (and associated cars) will place a strain on the transport network especially in Ilkeston (but not as negative an impact as the spatial strategy for Erewash – 6,250 dwellings). In terms of mitigation a comprehensive multi modal transport plan for Ilkeston would need to be

developed which would result in smarter choices being made by all residents of Ilkeston when needing to travel.

- 10.7 The option for growth being promoted within the Core Strategy is considered to be the most appropriate option, because it draws the optimum balance between regeneration objectives, meeting housing needs, the level of impact on Social Capital, Biodiversity, Landscape, Waste and Energy. It also has fewer negative impacts in terms of Transport compared with the tested higher growth scenario.
- 10.8 Table 16 summarises the appraisal of the main sites considered for housing and employment development. More information is provided at Appendix 7B.

**Table 16: Summary Sustainability Appraisal of Erewash’s Sites and Settlements**

|  | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|--|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Ilkeston (4250 homes)  | ++         | +         | +           |          |           | -  | -            | -                                 | -        | -                             | :-            | +              | +              |                        |
| Long Eaton (1700 homes)  | +          | +         |             |          |           |  |              | -                                 | -        | -                             | -             | -              |                |                        |
| Stanton regeneration site (approx 2000 homes + 38ha employment land) | ++         | +         | +           |          | +         | -  | +            | -                                 | -        | -                             | :-            | +              |                | +                      |
| Manners Flood/ Ilkeston West (500 homes + 6ha employment land)       | +          |           |             |          | +         | -  | -            | -                                 | -        | -                             | -             | +              | +              | +                      |
| Rural growth (approx 300 homes)                                      | +          | +         |             |          |           |  | +            |                                   | -        | -                             | -             |                |                |                        |

See key on page 23

Sites shaded in grey were appraised but have not been included in the Core Strategy.

It is not proposed to allocate the Quarry Hill site in the Core Strategy due to its relatively small size (350 dwellings). Instead the 2012 SHLAA has shown that this site, which has developer interest, is needed (along with numerous other sites identified in the SHLAA) in order to contribute towards Erewash’s 5-year housing land supply and will also help make a contribution towards Ilkeston’s overall housing requirements (4,250 dwellings).

### **Ilkeston**

10.9 The growth planned for Ilkeston (4,250 dwellings) was appraised at Workshop 3 and was subsequently amended and reappraised to take into account:

- a) The removal of the Manners Floods/Ilkeston West Strategic site (see rejected sites section below);
- b) A reduction in the number of houses thought suitable at the Quarry Hill site – previously proposed Strategic Allocation to be delivered through planning process (see below); and
- c) An increase in the number of houses able to be delivered at the Stanton Regeneration Site (see below).

10.10 The appraisal found that this level of growth for Ilkeston will have positive effects in terms of Housing as it will increase the range and affordability of homes, and by having a number of strategic sites there will be more certainty in terms of deliverability. It was also positive in terms of Health due to the strong correlation between health and housing. This scenario is also positive in terms of Heritage as there are negligible heritage assets on all identified sites (and where there are assets, development might enhance their setting and access to them). Employment land will be provided as part of bringing forward these sites, so this scenario provides a positive impact when assessed against the Employment SA objective.

10.11 This scenario has negative effects in terms of Biodiversity, Landscape, Natural Resources and Flooding, Waste and Energy as it will include developing greenfield sites and will cause increases in demand for waste and energy. In terms of Transport, this has been assessed as a moderate to major negative as over 4,000 new dwellings (and associated cars) will place a strain on the transport network across the town. Mitigation offered for these impacts ranges from a comprehensive multi-modal transport plan for Ilkeston (with the possibility of a new passenger railway station reopening) and locating development away from areas of high flood risk and high sensitivity in terms of notable biodiversity and valued landscapes.

### **Long Eaton**

10.12 The growth planned for Long Eaton (1,700 dwellings) as part of the spatial strategy for Erewash was appraised in December 2011. The appraisal found that promoting growth within Long Eaton clearly has positive effects in terms of Housing as it will increase the range and affordability of housing available locally. It is also positive in terms of Health due to the correlation between health and housing.

10.13 This scenario has minor negative effects in terms of Natural Resources and Flooding, Waste, Energy, Transport and Employment as this number of additional homes will place a strain on the transport system and will require the use of more energy and also generate additional waste. There will also be an envisaged negative impact in terms of Flood Risk (however, the Long Eaton and Sawley areas are now protected with modern flood defences along the northern banks of the River Trent) and the inherent urban concentration approach could place pressure on existing employment sites. However, the

use of evidence (through the use of the Borough's Employment Land Study) will help to determine poor quality employment sites which, in principle, are thought to be appropriate for re-development to give consideration to housing purposes.

### ***Stanton Regeneration Site***

- 10.14 The site emerged as one of the key issues raised in response to the Aligned Core Strategy Issues and Options (June 2009) report. Appraisals undertaken in Workshop 1 (included in the Interim SA report) focussing on the issues and options showed that development at the Stanton Regeneration site was preferred over development broadly to the west of Ilkeston because of the greater socio-economic benefits, although it would have major negatives for the use of resources and transport effects; Development to the west of Ilkeston site would have major general environmental costs with lower socio-economic benefits.
- 10.15 The site was also appraised at Workshop 2 (included in Further Interim SA report), where the proposal to develop upwards of 2,000 houses and employment development was assessed as being likely to have very positive impacts in terms of housing and employment provision and major and moderately negative impacts for Transport and Waste respectively. Mitigation offered for these impacts involved enhanced and high quality design in terms of waste impact and the prioritisation of a modal shift to reduce transport impacts.
- 10.16 The site was appraised prior to Workshop 3 (as part of Erewash's Strategic Housing Sites Consultation) for a revised figure of 1,500 dwellings and employment development. It has subsequently been assessed for approximately 2,000 dwellings and circa 38Ha of employment land. The appraisal found that as a mainly poor-quality brownfield site of significant scale, its redevelopment offers a logical location to deliver regeneration through new housing and employment growth which will help to meet a variety of community needs. Focusing development at brownfield locations generally may help safeguard other areas from development (e.g. Green Belt land) whilst simultaneously offering a number of further opportunities, including the enhancement of local Green Infrastructure networks. Despite its brownfield status, there are recognised access problems which result in poor connectivity to surrounding areas, but importantly to Ilkeston Town Centre and its associated services and facilities. This coupled with the need to remediate the land due to its industrial past means there are uncertainties relating to when and how quickly development will start to be delivered on this site. To mitigate against the moderate to major negative transport impacts identified, a sustainable transport solution for Stanton should be produced which involves a modal shift better utilising public transport in combination with enhanced cycling and pedestrian routes (which could utilise networks).
- 10.17 Various SHLAA reviews have shown that this site is needed in order to make a substantial contribution towards helping Ilkeston's overall housing requirements (4,250 dwellings) be met.

## **Rural Growth**

10.18 The growth planned for the Rural Areas (approximately 300 dwellings within the boundaries of villages inset from the Green Belt) as part of the spatial strategy for Erewash was appraised in December 2011. The appraisal found that promoting a modest amount of growth within the defined boundaries of several settlements within the rural area of Erewash will have minor positive affects in terms of housing, health and landscape objectives, with the latter being protected through focusing development within village areas. However, minor negative effects were assessed in terms of waste energy and transport objectives.

### ***Quarry Hill, Ilkeston - Ex-proposed Strategic Allocation identified in the SHLAA and to be delivered through the planning process***

10.19 The site was appraised prior to Workshop 3 (as part of Erewash's Strategic Housing Sites Consultation) as being able to accommodate 500 dwellings. The site was subsequently reappraised following a change in the housing numbers expected to be delivered on this site (350 dwellings). The appraisal found that this greenfield site is outside the range of what would typically be considered as within walking distance of Ilkeston Town Centre and all available services and facilities. Furthermore, due to its size, it would provide a smaller amount of housing than other identified possible strategic sites. This restricts the site's potential to provide for employment opportunities or additional community facilities and also to deliver a comprehensive scale of efficient energy generation. However, it must be recognised that the site is not located within Green Belt land (currently it is classified as 'white' land between Ilkeston and Kirk Hallam) and through its potential development, safeguarding and enhancement opportunities are thought possible for a Local Wildlife Site and also a variety of heritage features associated with the Nutbrook Canal. Opportunities for the creation of formal open space as part of the wider site's development may also be possible. There were no moderate to major negative impacts (and above) identified which would need mitigation measures although mitigation is offered in the appraisal tables for the negative impacts identified.

10.20 The 2012 SHLAA has shown that this site, which is the subject of developer interest, is needed in order to contribute towards our 5-year housing land supply and will also help make a contribution towards Ilkeston's overall housing requirements (4,250 dwellings). The SHLAA assesses the site as being able to contribute 350 dwellings and owing to its relatively small size it is not proposed to formally allocate this land as a Strategic Site through the Core Strategy.

### ***Manners Flood/Ilkeston West (Rejected Site)***

10.21 The site was appraised prior to Workshop 3 (as part of Erewash's Strategic Housing Sites Consultation) for 700 dwellings and circa 6ha's of employment

land provision. The site was subsequently reappraised following a change in the number of homes thought able to be delivered on-site. The appraisal found that the site offers opportunities to provide for a mix of housing and employment growth in a relatively sustainable location situated within walking distance of Ilkeston Town Centre and its associated services and facilities. Development of the site would provide an urban extension with a number of sustainability credentials helping to offset the loss of a Greenfield site, whilst mitigation measures including progressive design and the integration of recreational routes linking in and giving greater prominence to the wider rights of way network would further assist in this respect. There were no moderate to major negative impacts (and above) identified which would need mitigation although mitigation measures are offered in the appraisal tables for the negative impacts identified.

- 10.22 The clear message in response to the public consultation on this site is that residents would like the Council to reappraise alternative development sites. Subsequently, the production of further evidence showed that the coal mining legacy present on this site makes it undeliverable in the foreseeable future due to the likely costs of stabilising ground impacting negatively on its development viability. The site was therefore rejected as a development site with the SHLAA being able to show that other identified sites can help meet the housing requirement of 4,250 dwellings for Ilkeston as a whole without the Manners Floods/Ilkeston West site being required for development.

### **Key settlements identified for growth (Subsequently rejected)**

- 10.23 The majority of respondents supported Option EBC3b in the Issues and Options Core Strategy Document (2009). This sought to focus development in Ilkeston but also allow a more modest scale of growth to be provided in rural settlements.
- 10.24 All 11 settlements mentioned under this Option (EBC3b) were appraised in the Interim SA document. The appraisals found that the settlements of Breaston, Borrowash, Draycott and West Hallam have the greatest potential in terms of sustainability to accommodate new growth. Each of these four settlements scored positively, particularly in terms of Sustainability Appraisal objectives concerning housing, health, social, transport and employment. The settlements are all of a sufficient size to have a healthy range of services and facilities which will help to accommodate future growth and in turn will be sustained by it. Good public transport links exist with bus services passing through these areas every 20-30 minutes providing links through to Derby and Long Eaton/Ilkeston, reducing the need to travel using private means. These factors outweigh the minor/moderate negatives associated with development in these locations.
- 10.25 These four settlements were identified within Policy 2 of the Option for Consultation Core Strategy document as locations where growth would be concentrated (below the level of Towns and Sustainable Urban Extensions). Following consultation at the Issues and Options stage and positive evidence

supporting growth in these settlements contained in the Sustainable Locations for Growth Study February 2010. However, Erewash Borough Council has subsequently found sufficient land to meet the Borough's housing requirements in non-Green Belt locations. This has been carried out through the 2012 SLHAA and as a result, Erewash's housing target is able to be delivered without any need to develop Green Belt sites adjoining Borrowash, Breaston, Draycott and West Hallam.



## Section 11: Development Site and Settlement Options – Gedling Borough Council

11.1 The Aligned Core Strategies requires Gedling Borough to provide 7,250 dwellings (about 426 dwellings per annum) to meet its housing provision over the period 2011 - 2028.

### Housing Growth Options

11.2 Two additional growth options have been assessed alongside an assessment of the Aligned Core Strategies growth option:

- d) A higher provision figure of approximately 9,250 (about 544 dwellings per annum); and
- e) A lower provision figure of approximately 5,250 dwellings (about 309 dwellings per annum).

11.3 Table 17 provides a summary appraisal of the high and low growth options against the Aligned Core Strategies growth option.

**Table 17: Summary Sustainability Appraisal of Gedling Housing Growth Options**

|                     | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---------------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| High growth (9,250) | +++        | +         | +/-         |          |           | -  | -            | -                                 | -        | +                             | +/-           | +/-            |                | +                      |
| ACS growth (7,250)  | ++         | +         | +           | +        |           | +/-  | -            | -                                 |          | +                             | +/-           | +              |                |                        |
| Low growth (5,250)  | +          | +         |             |          |           | +/-  | -            | -                                 |          |                               |               | -              |                | -                      |

See key on page 23

11.4 The higher growth option (9,250 dwellings) would have the largest environmental impacts on the Borough. It would increase the range, availability and affordability of housing in the Borough. However it would cause negative effects in terms of heritage, environment, biodiversity and Green Infrastructure, landscape, natural resources and flooding. Additional dwellings in the Borough would require more land for housing development thus adding pressure on rural villages. As more land would be taken to build additional dwellings there would be a greater threat to sensitive sites, greater

use of raw materials and increased flood risk. For transport, there would be more people moving in the Borough which would mean more cars and more trip generation. However, improved public transport facilities/routes would be in place to serve the new houses. In terms of employment, the higher growth may lead to higher unemployment if there are not enough employment opportunities provided to meet the increase in population. However the construction of more homes would inevitably result in more jobs within the construction industry.

- 11.5 The lower growth option (5,250 dwellings) would provide less housing in the Borough which would mean the impact on development in the rural area would be less and hence the lower negative scores in terms of heritage, environment, biodiversity and Green Infrastructure, landscape, natural resources and flooding. The lower growth option would lead to an increase of housing but may not lead to an increase in affordable homes. As there is a close correlation between housing and health, fewer affordable homes may cause an impact on people's health and well being. In terms of employment, the lower growth option may constrain the labour force (in particular the construction industry) and not allow for an expansion of the economic structure in Gedling.
- 11.6 The Aligned Core Strategies growth option (7,250 dwellings) for Gedling has positive effects in terms of housing and mixed positive and negative effects in terms of environment, biodiversity and Green Infrastructure and transports. The Aligned Core Strategies growth option is considered to be the most appropriate option because it draws the optimum balance between meeting housing needs both in terms of quantity and in terms of housing mix and the level of impact on the environment, especially the rural area. It is therefore considered to be the option which best meets the ACS objectives.

### **Spatial Strategy Summary**

- 11.7 Two Sustainable Urban Extension sites in the Hucknall area have been identified to be allocated. The Appraisal of Sustainable Urban Extensions (2008) stated that some residential and employment growth in the Hucknall area is suitable and desirable, and should support the role of Hucknall as a sub-regional centre. 1,000 dwellings have been identified for the Top Wighay Farm site which includes the site that allocated in the Replacement Local Plan (2005). 600 dwellings have been identified for the North of Papplewick Lane which is identified safeguarded land in the Replacement Local Plan (2005).
- 11.8 The Gedling Colliery/Chase Farm site, also allocated in the Replacement Local Plan (2005), will be identified as a broad location for future housing development, potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it.
- 11.9 The key settlements identified for growth are Bestwood Village, Calverton and Ravenshead which have the greatest potential in sustainability terms compared to other villages within the Borough. The villages have been assessed for their sustainability against a range of factors such as access to services and environmental constraints. Alongside this, consideration has been given to opportunities to regenerate certain villages or improve the

level of services within them. Up to 600 dwellings have been identified for Bestwood Village (up to 500 on new sites and 79 on existing commitments), up to 1,600 dwellings for Calverton (up to 1,300 on new sites and 218 on existing commitments) and up to 500 for Ravenshead (up to 330 on new sites and 116 on existing commitments). These dwellings have been identified through the SHLAA. This results in up to 2,700 dwellings for the three key settlements. Up to 260 homes (120 on new sites and 140 on existing commitments) will be provided in other villages not specifically identified above, solely to meet local needs.

- 11.10 The Sustainability Appraisal found that the spatial strategy for Gedling Borough has positive effects in terms of new housing as it will increase the range, availability and affordability of housing in the Borough which will have services and facilities to cope with their levels of growth. The strategy shows mixed positive and negative effects in terms of environment, biodiversity and Green Infrastructure. All sites and settlements have access to the countryside. Without knowing specific locations for future development in the three settlements, it is difficult to know what impact biodiversity would be. For Top Wighay Farm there are several local wildlife sites and the River Leen near North of Papplewick Lane. The strategy shows negative effects in terms of resources and flooding. The new homes would have an impact on air quality and water quality. Bestwood Village, Calverton and North of Papplewick Lane have identified flood-risk areas. The strategy also shows mixed positive and negative effects in terms of transport. Bestwood Village and Ravenshead are isolated locations but the size of development proposed would help to sustain local facilities. Calverton has good public transport accessibility but accessibility to facilities is poor. The Top Wighay Farm and North of Papplewick Lane sites are on the edge of Hucknall which has good transport links but development will not improve alternative modes of transport. Development at Top Wighay Farm has positive effects in terms of employment as new employment will be proposed on the site.
- 11.11 There will be a development brief prepared for each site which will address mitigation issues identified. The location of development at Bestwood Village, Calverton and Ravenshead will be determined through the Site Specific Development Plan Document.
- 11.12 Table 18 summarises the appraisal of the main sites considered for housing and employment. More information is provided at Appendix 8B.

**Table 18: Summary Sustainability Appraisal of Gedling’s Sites and Settlements**

|   | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| <b>Sustainable Urban Extensions</b>                                   |            |           |             |          |           |  |              |                                   |          |                               |               |                |                |                        |
| Top Wighay Farm (1000 homes/employ)                                   | ++         | +         | +           | +        |           | +/-  | -            | +/-                               |          |                               | +/-           | +              |                | +                      |
| North of Papplewick Lane (600 dwellings)                              | +          | +         |             | +        |           | +/-  | -?           | -                                 |          |                               | +/-           |                |                |                        |
| North of Redhill (900-1300 dwellings)                                 | ++         | +         | +           | +        | +         | -  |              | --                                | --       | +                             | -             |                |                |                        |
| East of Lambley Lane (smaller site)                                   | ++         | +         | +           | +        | +         | -  | ---          | -                                 | -        | +                             | -             |                |                |                        |
| <b>Sites in or adjoining the existing built up area of Nottingham</b> |            |           |             |          |           |  |              |                                   |          |                               |               |                |                |                        |
| Gedling Colliery/ Chase Farm (1120 homes/employ)                      | ++         | ++        | -           | +        | +         | +/-  | -            | +/-                               |          | +                             | --            | +              |                |                        |
| Gedling Colliery/ Chase Farm & M Golf Course (1900 homes)             | ++         | ++        | -           |          | +         | +/-  | -            | --                                | -        |                               | +/-           | +              |                | +                      |
| <b>Key settlements identified for growth</b>                          |            |           |             |          |           |  |              |                                   |          |                               |               |                |                |                        |
| Bestwood (up to 600 homes)  | ++         | +         | +           | +        | +         | +/-  |              | -                                 |          | +                             | +/-           |                |                |                        |
| Calverton (up to 1600 homes)  | ++         | +         | +           | +        | +         | -  |              | -                                 |          | +                             | +/-           |                |                |                        |
| Ravenshead (up to 500 homes)  | ++         | +         | +           | +        |           | -  |              | -                                 |          | +                             | +/-           | -              |                |                        |
| Burton Joyce  |            |           |             | +        | +         |  |              | --                                | -        | +                             | +             |                |                |                        |
| Lambley   |            |           |             | +        |           |  |              | -                                 | -        | +                             | -             |                |                |                        |
| Linby   |            |           |             | +        |           |  |              | -                                 | -        | +                             | -             |                |                |                        |
| Newstead  |            |           | +           | +        | +         | +  |              | -                                 | -        | +                             |               |                |                |                        |
| Papplewick  |            |           |             | +        |           |  |              |                                   | -        | +                             | -             |                |                |                        |
| Stoke Bardolph  |            |           |             | +        |           |  |              | ---                               | -        | +                             | --            |                |                |                        |
| Woodborough   |            |           |             | +        |           |  |              | ---                               | -        | +                             | --            |                |                |                        |

Settlements and sites shaded in grey were appraised but a specific housing figure has not been included in the Aligned Core Strategies. See key on page 23.

## **Sustainable Urban Extensions**

- 11.13 Four of the Sustainable Urban Extensions sites identified in the Appraisal of Sustainable Urban Extensions (2008) have been appraised: Top Wighay Farm, North of Papplewick Lane, North of Redhill and East of Lambley Lane.

### ***Top Wighay Farm***

- 11.14 Workshop 1 considered a large site for 1,625 dwellings at Top Wighay Farm including the site that had been allocated in the Replacement Local Plan. This large site scored well but would need to be balanced against the potential implications for existing environmental assets: there are local wildlife SINCs within the area, and development would have negative impacts on water quality and air quality and development on greenfield land.
- 11.15 The Appraisal of Sustainable Urban Extensions study (2008) agree with the assessment already made through the Local Plan process and in the Inspector's Report that the location of the site appear suitable for sustainable mixed-use rather than residential-only development. Workshop 2 considered a smaller site for 500 dwellings and employment development at the Top Wighay Farm allocated site. Additional appraisal was carried out after workshop 3 to consider the increase in number for the site from 500 dwellings to 1,000 dwellings. The site would improve the range and affordability of housing and there would be positive health benefits for the residents. Mitigation includes a development brief to cover the above issues including SINCs to be retained and landscape screening.
- 11.16 A precautionary approach should apply to the prospective Special Protection Area to the north of Greater Nottingham. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. In this case it will be treated as if it is a fully designated protected European site, and full Special Protection Area status may follow. In addition, it should be noted that the scoping of the 'Appropriate Assessment' was undertaken and a further screening to include noise impacts as well as nitrogen disposition was completed in September 2011. The Assessment concluded that there would be no likely significant effect on the prospective Special Protection Area to the north of The Area from the development at Top Wighay Farm.

### ***North of Papplewick Lane***

- 11.17 The Appraisal of Sustainable Urban Extensions study (2008) looked at a larger site including North of Papplewick Lane which is identified as safeguarded land in the Replacement Local Plan (2005). The study recommended that the majority of the appraised site is unsuitable for development due to the Green Belt criterion of avoiding coalescence with Linby, impact upon the conservation area of Linby and Papplewick Hall historical park and garden. The study concluded that a smaller area, however, would be a logical residential extension to the Hucknall Urban Area.

- 11.18 Workshop 1 appraised the impact of 500 homes on the site, and workshop 2 considered the increase in number of dwellings from 500 to 600 dwellings. The findings at workshop 2 confirmed found that the site would improve the range and affordability of housing and there would be positive health benefits for the residents due to opportunities for physical activity due to its proximity to River Leen. There would be negative impacts on water quality and air quality, development on greenfield land, impact of development on the setting of Linby and Papplewick conservation area villages and the north-eastern part of the site could possibly be affected by flooding. Mitigation includes a development brief to cover the above issues, addressing green infrastructure located next to the river and landscape screening.

### ***North of Redhill***

- 11.19 The Appraisal of Sustainable Urban Extensions study (2008) noted that access to the site relies on a connection to Mansfield Road. The study also stated that to improve accessibility, new bus routes would be needed into the site, providing direct links to Arnold centre and Nottingham City Centre via Mansfield Road.
- 11.20 North of Redhill site was appraised at Workshop 1. However, concerns were raised about the significant transport implications arising from development in this location. The difficulties of being able to provide access to the site without further compromising the movement of vehicles on Mansfield Road, and the knock on impact on air quality resulting from more standing vehicles mean that this site would be difficult to deliver without significant highway improvements. Discussions have been ongoing with the County Council over many years to identify possible solutions but the layout of the current road network is such that no solutions have been identified and it is concluded that no solutions are likely to be forthcoming in the plan period.
- 11.21 Thus North of Redhill site was recommended not to be allocated in the Aligned Core Strategies.

### ***East of Lambley Lane***

- 11.22 The East of Lambley Lane site was appraised at Workshop 1 and scored poorly due to the impact on environmental and landscape given the topography of the site. The Appraisal of Sustainable Urban Extensions study (2008) stated that it was difficult to justify development on this site in landscape and Green Belt terms and recommended that this site should be not be given further consideration. Thus the East of Lambley Lane site was recommended not to be allocated in the Aligned Core Strategies.

## **Sites in or adjoining the Existing Built Up Area of Nottingham**

### ***Gedling Colliery/Chase Farm***

- 11.23 The Gedling Colliery/Chase Farm site is allocated in the Replacement Local Plan and it has been decided to identify the site as an area of future housing development. The housing site allocated for 1,120 dwellings was appraised

at workshop 1 and the findings found that the housing site was well related to the existing built up area and offered opportunity to integrate the new development with existing facilities.

- 11.24 Workshop 2 looked at the provision of 1,120 dwellings, employment and retail development at the Gedling Colliery/Chase Farm site. The appraisal found that the development would increase the range and affordability of housing. There is a major positive in terms of health due to the proximity of the proposed new Country Park and the provision of a health facility which would serve the local community. A small employment area proposed in the northern part of the site would accommodate a household recycling centre and a substation although this would limit other employment uses. The scenario has negative effects in terms of heritage, environment, waste and transport. The development would be mainly centred on a former colliery. There is geological SINIC on the site, such that local wildlife including bird species and bats would be lost as a result of the development. Negative impacts would result on water quality and air quality and the larger number of houses would increase the volume of household waste. The Gedling Access Road would be required to serve the development and the development cannot come forward without the road. This would cut through the greenfield land with biodiversity assets and affect the landscape character but would reduce traffic flow through Gedling Village. Mitigation includes the preparation of a development brief to cover issues such as protected species, geological SINIC, renewable energy and use of SuDs.
- 11.25 The Gedling Colliery/Chase Farm site will be identified for future housing development, potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it. The site will provide new homes on a former colliery. However the key negative impact is the loss of greenfield land with biodiversity assets due to the construction of Gedling Access Road which is required as the development cannot come forward without the road.

### ***Gedling Colliery/Chase Farm and Mapperley Golf Course***

- 11.26 Workshop 3 considered the impacts of developing Mapperley Golf Course as part of the Gedling Colliery/Chase Farm development, raising the amount of new housing in this part of the Borough from 1,120 dwellings to 1,900 dwellings. The provision of publicly accessible green infrastructure plus construction of a new primary school, local community facilities and a supermarket would benefit the local community and increase the range of employment opportunities. However, the development would be built on an established golf course, involve the removal of mature trees and the network of footpaths might be lost as a result of the development.
- 11.27 Additional assessment was also undertaken to assess the viability and deliverability of the site. The assessment concluded that the development was marginally viable but unlikely to be deliverable. Thus the Gedling Colliery/Chase Farm and Mapperley Golf Course site was not recommended to be allocated in the Aligned Core Strategies, but the Gedling Colliery/Chase Farm site will be identified for future housing development,

potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it.

## **Key Settlements Identified for Growth**

### ***Bestwood Village, Burton Joyce, Calverton, Lambley, Linby, Newstead, Papplewick, Ravenshead, Stoke Bardolph and Woodborough***

- 11.28 The impact that development growth would have on all the villages within Gedling Borough (Bestwood Village, Burton Joyce, Calverton, Lambley, Linby, Newstead, Papplewick, Ravenshead, Stoke Bardolph and Woodborough) was appraised at workshop 1. This appraisal showed that Bestwood Village, Calverton and Ravenshead had the greatest potential in sustainability terms to sustain new growth and the impacts on environmental issues and the landscape were lower. Each of the three villages is of a sufficient size to help sustain the new growth and offer the opportunity to integrate the new development with existing facilities.
- 11.29 Whilst Newstead village has the benefit of the Robin Hood line serving the village, it is isolated geographically from the Nottingham conurbation and relies heavily on services provided in Hucknall, Kirkby and Annesley to which transport links are less good. At the Local Plan Inquiry (2003), the Inspector considered the issue of extending the village both eastwards and southwards. He rejected an extension eastwards and concluded that Top Wighay Farm was a significantly better location for development than the land south of Newstead. The Greater Nottingham Sustainable Locations for Growth assessment (2010) state that suitability for growth in this location is 'medium' (scoring highly on transport and regeneration potential and moderately well on infrastructure) but there is potential only for a low level of growth at Newstead. As such, Newstead was not recommended as one of the key settlements to sustain new growth in the Aligned Core Strategies.
- 11.30 The impact of new development in Burton Joyce was considered to be significant due to the loss of environmental assets (as the north west of the village is covered by a woodland tree preservation order) and the potential impact of flood risk to the south and south east of the village. The Greater Nottingham Sustainable Locations for Growth assessment (2010) stated there is overall medium suitability for growth (scoring well in terms of transport, both because of proximity to Nottingham and for its potential to grow as a 'stand alone' settlement) but there is only potential for a low level of growth at Burton Joyce. The constraints highlighted include topography, floodplain of the Trent to the south-east and risk of coalescence. Due to the above reasons, Burton Joyce was not recommended as one of the key settlements to sustain new growth in the Aligned Core Strategies.
- 11.31 The remaining villages of Lambley, Linby, Papplewick, Stoke Bardolph and Woodborough scored poorly particularly in terms of transport and flooding issues. The Greater Nottingham Sustainable Locations for Growth assessment (2010) stated there is overall low suitability for growth and little potential for growth at Linby, Papplewick and Stoke Bardolph. There is overall medium to low suitability for growth and only potential for a low level of growth at Lambley and Woodborough. As such, these settlements were



not recommended as key settlements to sustain the new growth in the Aligned Core Strategies.

- 11.32 For Calverton and Ravenshead, the Greater Nottingham Sustainable Locations for Growth assessment (2010) stated that the suitability for growth in these settlements is 'medium' and similarly there is potential for a medium level of growth at Calverton and Ravenshead compared with other settlements in the Greater Nottingham sub region. For Calverton, the benefits of growth arise from relatively good public transport access, infrastructure capacity to support growth and potential for regeneration-linked development. For Ravenshead, the benefits of growth arise from local infrastructure and local employment. For Bestwood Village, the overall suitability for growth is scored as 'medium' and there is potential for a low level of growth. The benefits of growth relate to economic development, potential for regeneration and the proximity to an existing tram stop.
- 11.33 The three key settlements of Bestwood Village, Calverton and Ravenshead were appraised individually at workshop 2 with consideration given to 900 new homes divided between the three villages. The sustainability conclusion for each village was similar. Additional homes in the three villages would increase the range and affordability of housing for all social groups. Each village scored a minor positive in terms of health and heritage except for Bestwood Village which would see a moderate positive in terms of health due to its close proximity to the Bestwood and Mill Lakes Country Parks. Both Bestwood Village and Calverton have conservation areas and Ravenshead has access to Newstead Abbey park. In terms of national resources and flooding, the villages had a negative impact score as new houses would have an impact on air quality and water quality. Bestwood Village and Calverton have identified flood-risk areas. For transport, the three villages were considered to be in relatively isolated locations but the size of developments proposed would help to sustain local facilities. Bestwood Village has links to public transports and the NET in and near Hucknall. Calverton has good bus services to Nottingham and Ravenshead has a reasonable bus services both to the north and south of the village.
- 11.34 The villages were not re-appraised at workshop 3 because the housing provision for the key settlements within Gedling Borough remained unchanged at that time. However, due to the uncertainty over the deliverability of Gedling Colliery/Chase Farm, the Borough Council re-appraised the development opportunities within the Borough which included the possible increase in numbers of the three key settlements.
- 11.35 A further appraisal was undertaken which confirmed that Bestwood Village, Calverton and Ravenshead all have potential to sustain new growth. Up to 600 dwellings have been identified for Bestwood Village (up to 500 on new sites and 79 on existing commitments), up to 1,600 dwellings for Calverton (up to 1,300 on new sites and 218 on existing commitments) and up to 500 for Ravenshead (up to 330 on new sites and 116 on existing commitments). These dwellings have been identified through the SHLAA. This results in up to 2,700 dwellings for the three key settlements. Up to 260 homes (120 on new sites and 140 on existing commitments) will be provided in other villages not specifically identified above, solely to meet local needs.

- 11.36 The Habitats Regulations Assessment Screening and Scoping reports in September 2010 concluded that development should not occur on land north of B6386 at Calverton, and land west of A60 and north of Ricket Lane at Ravenshead. In addition, a further screening record in January 2012 concluded that significant effects could not be ruled out at Calverton unless a mitigation package of measures was put into place. This package has been agreed with Natural England and is set out in the Infrastructure Delivery Plan and at Appendix B of the Aligned Core Strategies.
- 11.37 The location of development at Bestwood Village, Calverton and Ravenshead villages will be determined through the preparation of the Site Specific Development Plan Document.

## Section 12: Development Site Options – Nottingham City Council

- 12.1 Provision is made within the spatial strategy for Nottingham for 17,150 homes. The appraisal of the spatial strategy for Nottingham can be viewed at Appendix 9B.
- 12.2 Within the context of the overall Aligned Core Strategies housing provision total, a further appraisal of growth options has been undertaken for the Nottingham City Council area to test alternative reasonable options. This is due to the fact that consultation on the Aligned Core Strategies has also indicated a range of views. Some consider the brownfield opportunities in the City are inadequately reflected in the plan, and therefore the housing provision should be higher, whilst others consider the housing provision figures to be highly challenging, and should therefore be reduced. The City is located at the centre of the conurbation, and has the highest housing provision figures of any Greater Nottingham Council. In the context of the overall housing provision figure included in the Aligned Core Strategies, the level of housing provision in the City would obviously have implications for the other partner Councils.
- 12.3 Two additional growth options have been assessed alongside an assessment of the Aligned Core Strategy growth levels of 17,150 homes; a lower provision figure of approximately 15,000 homes (about 880 homes per annum, a relatively low completion rate in comparison to annual completion figures for 2001 to 2011) and a higher figure of around 19,600 homes (roughly equating to the annual average completion rates in the City 2001 to 2011, which includes some years of very high completions and can be considered highly ambitious in terms of current market conditions).
- 12.4 Table 19 provides a summary appraisal of the high and low growth options against the Aligned Core Strategies growth option.

**Table 19: Summary Sustainability Appraisal of Nottingham’s Housing Growth Options**

|                      | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|----------------------|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| High growth (19,600) | +++        | +         |             | +        | +         | -  | -            | !                                 | -        | +                             | ++            | ++             | ++             | ++                     |
| ACS growth (17,150)  | +++        | +         | +           | +        | +         | -  | -            | -                                 | -        | +                             | ++            | ++             | ++             | ++                     |
| Low growth (15,000)  | ++         | +         | +           | +        | +         | -  | -            | -                                 | -        | +                             | ++            | ++             | ++             | ++                     |

- 12.5 The higher growth option (19,600 homes) was found to have the following key sustainability characteristics:
- Good Housing outcomes generally, though some detrimental impact from town cramming on housing density and range of dwellings provided, minimising positive health impacts.
  - Good transport outcomes generally
  - Potential impact on economy through development of employment land
  - Some detrimental impact on Environment, Biodiversity, Green Infrastructure, Landscape and waste, requiring mitigation.
  - High growth rate places greater pressure on air and water quality and increased risk of flooding.
- 12.6 The lower growth option (15,000 homes) was found to have the following sustainability characteristics:
- Less good Housing outcomes, greater pressure on existing housing stock
  - Potential impact on economy through development of employment land
  - Detrimental impact (though to a lesser extent than the high growth option) on Environment, Biodiversity, Green Infrastructure, Landscape and waste, requiring mitigation measures.
  - A more moderate positive impact on the Transport objective in comparison to the high growth option
- 12.7 The Aligned Core Strategies growth option (17,150 homes) was found to have the following sustainability characteristics:
- Strong Housing outcomes, reducing homelessness and providing a balanced range of dwellings
  - Good transport outcomes generally
  - Strong performance in relation to employment and economic structure.
- 12.8 The Aligned Core Strategies growth option is considered to be the most appropriate option, because it draws the optimum balance between regeneration objectives, meeting housing needs, the level of impact on open space/greenfield land, ie it is the option which best meets the ACS objectives.
- 12.9 The key development sites identified within the spatial strategy for Nottingham are the Waterside, Southside and Eastside Regeneration Zones, the Stanton Tip site in Cinderhill and the Nottingham City element of the Boots Site, part of the wider Boots/Severn Trent site which is located both in Nottingham City and neighbouring Broxtowe Borough.
- 12.10 Nottingham City is a tightly bounded area with a limited supply of large sites. Site selection was guided by a wide evidence base, including SHLAA tool assessment and public and stakeholder consultation. As a result of this selection process it was concluded that no reasonable alternative sites to those identified were available within the City boundary, and no suitable alternative sites of a strategic scale have been proposed through consultation.

- 12.11 The Spatial Strategy for the Core Strategy has been developed to maximise the benefits of the area, proposing urban concentration with regeneration. This approach seeks to concentrate growth within and adjoining existing main built up area (although due to local authority boundaries and tightly drawn Green Belt there are limited opportunities for development adjoining the main built up area), where new development could benefit from the sustainable advantages of use of existing facilities and infrastructure, the accessible City Centre and a very strong public transport network. The scale of growth is sufficient to support the significant regeneration opportunities available in Nottingham City. To support of the proposed growth, the strategy seeks to promote enhancements to facilities and infrastructure appropriate to the level of development likely to take place during the plan period.
- 12.12 The Spatial Strategy for Nottingham City therefore proposes the development of 17,150 new homes (2011-2028) across the area, including 3,000 at Waterside Regeneration Zone, 600 within the city area of the Boots/Severn Trent site, and 500 at Stanton Tip, Hempshill Vale. This level of housing provision is also aimed at diversifying the housing stock, especially allowing for the provision of family housing and developing mixed and balanced communities. The City Centre will be the primary focus for new office development, and its retail role will also be enhanced.
- 12.13 Significant employment development is proposed at the Boots site, now designated as part of an Enterprise Zone, the Southside and Eastside Regeneration Zones and the Eastcroft area of the Waterside Regeneration Zone. These strategic sites within Nottingham were selected in the context the very constrained area referred to above, and no other suitable alternative sites of sufficient size are available.
- 12.14 The Sustainability Appraisal for the spatial strategy for Nottingham has identified positive effects in terms of new housing as it will increase the range, availability and affordability of housing in the Nottingham. This in turn will contribute toward the wider anticipated Health improvements. The Appraisal identified that the development will be able to capitalise on strong existing transport network, infrastructure, services and facilities to cope with the proposed levels of growth. Some potential negative effects have been identified in terms of environment, biodiversity and Green Infrastructure, natural resources/flooding and waste, although mitigation measures have been identified.
- 12.15 Table 20 summarises the appraisal of the main sites considered for housing and employment. More information is provided at Appendix 9B.

**Table 20: Summary Sustainability Appraisal of Nottingham’s Sites**

|   | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| Stanton Tip, Hempshill Vale (500 homes)                                   | ++         | +         |             | +        | +         | -  | -            | -                                 | -        | +                             | +             | +              |                |                        |
| Waterside Reg Zone / Eastcroft (3000 homes)                               | ++         | ++        |             | +        | +         | +  | +            | :-                                | -        | +                             | ++            | +              |                | +                      |
| Southside Reg Zone  | +          | +         | +           | +        | +         | +  | +            | -                                 |          | +                             | ++            | +++            | ++             | ++                     |
| Eastside Zone   | ++         | +         | +           | +        | +         | +  | +            | -                                 |          | +                             | ++            | ++             | +              | ++                     |
| Boots/Severn Trent site (partly in both Nottm. City and Broxtowe Borough) | ++         | +         | +           |          | +         | +  |              |                                   |          | +                             | ++            | ++             | +              | +                      |

See key on page 23

### ***Stanton Tip, Hempshill Vale***

12.16 This site was appraised at workshop 2, where the proposal to develop 500 houses were assessed as being likely to have moderately positive impacts on the housing objective through the contribution to the overall housing requirement for the wider area, and resultant affordable housing provision. A similar impact was envisaged for the transport objective, owing to its existing sustainable location and proximity to the NET terminus, which could in turn be further improved. Minor negative impacts were attributed against the Biodiversity/Green Infrastructure, Landscape, Natural Resources and Flooding and Waste objectives. However, being a brownfield site on former colliery spoil tip means these impacts are likely to be limited. Mitigation for possible harm to biodiversity (there is a SINC adjacent to the spoil tip) could be provided through enhancement opportunities in new development, such as making provision for green corridors. Full design assessment of proposals in the Development Management process as they come forward would serve to mitigate against impact upon the landscape. Sustainable design measures in development proposals, for example SUDS schemes, could help mitigate against negative flood impact.

### ***Waterside Regeneration Zone /Eastcroft***

12.17 The Waterside Regeneration Zone /Eastcroft would have broadly beneficial impacts, particularly in relation to the housing objective arising from the development of up to 3,000 homes. The health objective also suggested a moderate to major positive impact, arising from the link between good housing and health, as well as any benefits accrued from additional health facilities associated with the scale of housing development proposed. Proximity to river and canal routes may encourage healthy lifestyles through opportunities for enhanced Green Infrastructure. The sustainable location of the site in relation to the City Centre hub, alongside likely improvements to the cycle network, suggested a moderate to major positive impact for the transport objective. A major negative impact was anticipated for the natural resources and flooding objective owing to flood risk issues and potential for harm to water and air quality arising from large scale development. This potential harm could be mitigated by other policies of the plan as well as application of flood risk assessment process and appropriate flood defences. Although the proposal would result in the displacement of some employment uses, this should be offset by new employment provision in the north of the area and elsewhere in the City Centre.

### ***Southside Regeneration Zone***

12.18 The significant new employment development proposed for the Southside Regeneration Zone would have a very major positive impact for the employment objective, with anticipated knock-on major positive impacts for the economic structure and innovation objectives. The highly sustainable location, within the City Centre and close to its associated infrastructure, and the relationship with the excellent and improving public transport also point towards a major positive impact for the transport objective. The site is within a flood risk area, so the flood risk assessment process would need to apply, but being brownfield, development could reduce the impact on natural resources elsewhere.

### ***Eastside Regeneration Zone***

12.19 The Eastside Regeneration Zone would have a very positive impact against the sustainability objectives with positive impacts for all but natural resources and waste objectives, which were considered likely to have a neutral impact. Housing, Transport, Employment and Economic Structure objectives suggested major positive impacts. A minor negative impact was anticipated for the natural resources and flooding objective on the basis that the site was within an identified flood zone and it should be noted that the area is all previously developed. However, it is considered that this minor negative impact could be mitigated by application of other policies within the plan, development management policies and through the flood risk assessment process.

**Boots/Severn Trent site**

*(this site is located within Nottingham City and Broxtowe Borough)*

- 12.20 Boots is a strategically significant site for housing, and should therefore assist in meeting housing needs. There are Grade 1 listed buildings on site, which may be a constraint, but equally the development may provide new uses for these buildings. As an existing development site, it is already socially integrated within the urban area. Flood risk is a significant issue but, as an urbanised site, it will have less impact on natural resources than a greenfield site. The development will have to address flood risk issues. The site's strategically significant benefit is on the employment objectives, as a potential mixed development site. The designation as part of an Enterprise Zone should further enhance the economic potential of the site.
- 12.21 The sustainability appraisal of the spatial strategy for Nottingham City suggests an overall positive impact against the Sustainability objectives. The Housing in particular is highlighted as providing very major benefits, though major positives are anticipated for the Transport, Employment and Economic Structure objectives. Taking into account the significant scale of development proposed it is not surprising that the appraisal suggested some smaller negative impact in relation to Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding and Waste objectives. However, in respect of this potential for negative impact it is considered that appropriate mitigation is capable of being provided, as set in Appendix 6B in relation to individual objectives.



## Section 13: Developing and Appraising the Core Strategies Policies

Table 21: Sustainability Appraisal of Core Strategies Policies (see key on page 23)

|   | 1. Housing | 2. Health | 3. Heritage | 4. Crime | 5. Social | 6. Environment, Biodiversity and Green Infrastructures | 7. Landscape | 8. Natural Resources and Flooding | 9. Waste | 10. Energy and Climate Change | 11. Transport | 12. Employment | 13. Innovation | 14. Economic Structure |
|---|------------|-----------|-------------|----------|-----------|--|--------------|-----------------------------------|----------|-------------------------------|---------------|----------------|----------------|------------------------|
| 1 – Climate Change                              | -          | +         | -           |          |           |  | -            | +                                 |          | ++                            |               |                |                | +                      |
| 2 – The Spatial Strategy                        | ++         | +         | -           |          |           | -  | -            | -                                 | -        | -                             | -             |                |                |                        |
| 3 – The Nottingham-Derby Green Belt             | ++         |           | -           |          | +         |  |              |                                   |          |                               | ++            | +              |                |                        |
| 4 – Employment Provision and Econ. Dev.         |            | +         | +           |          |           | -  | -            | -                                 | -        | -                             |               | +              | +              | ++                     |
| 5 – Nottingham City Centre                      | +          | ++        | +           | +        | ++        | +  | +            | -                                 | -        | +                             | ++            | ++             | ++             | ++                     |
| 6 – The Role of Town and Local Centres          | +          | +         |             |          | +         |  |              |                                   |          |                               | ++            | +              | +              | +                      |
| 7 – Regeneration                                | ++         | +         | +           | +        | +         |  |              |                                   | -        | +                             | +             | +              | +              | +                      |
| 8 – Housing Size, Mix and Choice                | ++         | +         |             |          | +         | +  |              |                                   |          |                               | +             |                | +              |                        |
| 9 – Gypsies, Travellers and Travelling Showpeo. | ++         | ++        | +           | +        | +         | +  | +            |                                   | +        |                               | +             |                |                |                        |
| 10 – Design and Enhancing Local Identity        |            |           | ++          | ++       | +         |  | +            |                                   |          | +                             | +             |                |                |                        |
| 11 – The Historic Environment                   |            | +         | ++          |          | +         | ++   | ++           | +                                 |          |                               |               | +              |                |                        |
| 12 – Local Services and Healthy Lifestyles      |            | ++        |             | +        | ++        | ++   |              |                                   |          | +                             | ++            | +              |                | +                      |
| 13 – Culture, Sport and Tourism                 |            | ++        | +           | +        | ++        |  |              |                                   |          |                               | ++            | +              | +              | +                      |
| 14 – Managing Travel Demand                     |            | +         | +           | +        | +         | +  |              | +                                 |          |                               | ++            |                |                |                        |
| Policy 15 - Transport Infrastructure Priorities |            | +         |             |          | +         | -  | -            | -                                 |          | -                             | +             | ++             |                | ++                     |
| 16 – Green Infrastructure, Parks and Open Space | -          | +         | +           |          | +         | ++   | ++           | +                                 |          |                               | +             |                |                |                        |
| 17 – Biodiversity                               | -          | ++        |             |          |           | ++   | ++           | +                                 |          | +                             | +             |                |                |                        |
| 18 – Infrastructure                             |            | +         |             |          | +         |  |              | +                                 | +        | +                             | +             | ++             |                |                        |
| 19 – Developer Contributions                    | +          | +         |             |          | +         | +  | +            | +                                 |          |                               | +             |                | +              |                        |

- 13.1 This section discusses the impacts of the Core Strategies policies. Appendix 2 describes the evolution of these policies. Table 21 summarises the sustainability impacts of the 19 policies and the detailed appraisal findings are presented at Appendix 10.

### **Policy 1: Climate Change**

- 13.2 Overall, the policy performs well against the SA objectives. It should result in the development of more energy efficient dwellings and a consequent reduction in reliance on fossil fuels, having a major impact in respect of the Energy objective. The sustainable design of new buildings alongside the renewable energy generation should also result in a moderately positive outcome for the Natural Resources and Flooding objective. Improvements in building design and efficiency are also expected to have a minor positive effect on Health objectives, given the identified link between housing and health. A similar impact is envisaged for the Economic Structure objective through the knock on effect of development in low/zero carbon technology industries.
- 13.3 The requirement on developers to adhere to low/zero carbon in new building design is likely to increase costs and affect the viability of schemes, resulting in a minor negative effect on the Housing objective. It was considered that the introduction of renewable energy technologies, for example solar panelling, could have a minor negative impact on the Heritage and Landscape objectives. This effect could be mitigated by specific heritage and environment focussed development management policies for sensitive areas/sites. A neutral impact is also identified in respect of the crime objective. Sufficient and appropriate mitigation against minor negative effects arising from the policy can be made.

### **Policy 2: The Spatial Strategy**

- 13.4 Policy 2 proposes a limited distribution of housing outside the Nottingham Principal Urban Area, development around Sub Regional Centres, Sustainable Urban Extensions together with named key settlements. This strategy positively supports the housing objective across most of the appraised area.
- 13.5 Due to locally distinct factors within each of the Council areas, the detailed implementation of the broad spatial strategy has some variations across the plan areas and as such the separate district appraisals within Sections 9 – 12 should also be examined to give a fuller picture of the impact of Policy 2.

### **Policy 3: The Green Belt**

- 13.6 The Aligned Core Strategies Issues and Options June 2009 included Green Belt questions but a separate Green Belt policy was not being considered at that time, only a recasting to accommodate growth under Policy 2. With the proposed abolition of the Regional Plan through the Localism Act, it was considered that the Aligned Core Strategies should replace the loss of the Regional Plan Green Belt policy. This replacement policy was considered in the Further Interim Sustainability Appraisal Report. Policy 3 now allows

Green Belt boundary reviews to accommodate new development in Sustainable Urban Extensions (SUEs).

- 13.7 Policy 3 is considered to be sustainable with positive overall effects. Moderate to major positive effects are envisaged for the Housing and Transport objectives. If the Green Belt was not recast then it would be necessary to look for new sites outside of the Green Belt. There would not be enough of these in accessible locations to meet local needs. The achievement of the transport objective is the only significant effect of the policy and is sustainable so long as modal shift from cars is prioritised.
- 13.8 The only potentially negative effect is on heritage, as SUE sites abut the urban area where built heritage is more likely. There is potentially a minor positive social benefit as the policy allows new development to make the most of existing facilities. SUEs are based nearer to cultural facilities allowing for social interaction.
- 13.9 There would be a neutral effect on Green Infrastructure as the adoption of an alternative non Green Belt land development policy would still require the use of “green” land elsewhere. The employment objective is met in a minor way by mixed use proposals for the SUEs subject to masterplanning employment uses in the SUEs as mitigation for residential development causing commuting. It is considered that sufficient and appropriate mitigation against minor negative effects arising from the policy can be made.

#### **Policy 4: Employment Provision and Economic Development**

- 13.10 The Employment Provision and Economic Development sets out policy which will help to create sufficient employment opportunities and strengthen economic development. It proposes significant new employment development in Nottingham City, which would have complementary significant economic and transport benefits, although growth has major environmental effects. A flexible approach to employment land has more sustainability benefits than a strong defence of existing sites. Providing training opportunities will have significant economic benefits.
- 13.11 The policy is considered likely to have a broadly neutral overall impact against the sustainability objectives. It is likely to have a positive impact in respect of Employment, Innovation and Economic Development objectives, but may also result in some negative impact relating to the environmental objectives depending on subsequent Development Plan Document allocations. However, in this respect it is considered that sufficient and appropriate mitigation can be made. The individual site appraisals at Section 6 provide further information.

#### **Policy 5: Nottingham City Centre**

- 13.12 Policy 5 promotes the city as the primary location for office development, and promotes the centralising of retail, leisure and culture in Nottingham. This has strong locational advantages in terms of its accessibility but these are counterbalanced by flood risk and air quality issues. The development of an economically prosperous City Centre is likely to have a very important positive impact for the Employment objective, with major associated positive

impact for innovation and economic structure objectives. The very strong focus on public and sustainable transport modes should also provide a major positive impact for the transport objective. Enhancing retail in Nottingham as a Core City would bring sustainability benefits, capitalising on significant transport/employment benefits for employment uses.

- 13.13 Major knock-on positive impacts were also identified in relation to the innovation and economic structure objectives, where it was considered that new employment development in the City would be likely to support employment land opportunities and training opportunities. The strong transport conditions and heritage assets in the City suggested a moderate to major positive outcome. Other minor to moderate positive impacts were identified for housing, crime, social, environment and energy objectives.
- 13.14 Both minor positive and negative impacts were considered possible for the natural resources and flooding objective, with positive impact arising as a result of the significant infrastructure in place alongside a ready availability to strong public transport network. The minor negative impact related to identified areas of flood risk in the city. However, in this regard it is considered that sufficient mitigation can be provided through other policies of the plan, alongside the flood risk assessment process.

#### **Policy 6: The Role of Town and Local Centres**

- 13.15 The Role of Town and Local Centres policy develops a network and hierarchy for all centres based on evidence on the retail performance of centres across the plan areas. Identifying centres on this basis will ensure that any 'town centre' related development is of a suitable scale for the centre in which it is proposed and its vitality and viability is not harmed.
- 13.16 The policy is considered to be sustainable with an overall positive effect. Centralising 'town centre' development in Nottingham City Centre and Town Centres has major transport benefits, particularly public transport accessibility and reduced need to travel by car. Some employment will be provided but it may not support the knowledge based economy objective because these 'town centre uses' may not require such skill. Thriving commercial centres will also contribute very significantly to the economic health of the conurbation and help to create and retain jobs, although it should be noted that some of the jobs will be comparatively low paid and/or part time.
- 13.17 The policy scores modest positives in relation to health, social capital and community safety objectives. This is because of the encouragement given to the co-location of health and community service outlets and the increased levels of pedestrian activity likely as a result of trips made for multiple purposes. Any possible negative impacts on existing centres from the creation of new centres should be controlled by the insurance written into the policy to help safeguard the established network of existing centres and prevent out of centre retailing. There would be minor positive benefits in relation to housing and townscape due to the policy's call for environmental improvement and the opportunities presented through an initiative such as "living over the shop". Impacts on heritage and resources are neutral or unclear and whilst there may be minor negative impacts on energy and

waste issues, these are likely to be exacerbated if alternative forms of development were to be promoted.

### **Policy 7: Regeneration**

- 13.18 The Option for Consultation document identified areas for concentrated regeneration at Eastside, Southside and Waterside Regeneration Zones; Cotgrave colliery; the Boots campus and adjacent Severn Trent land; the Rolls Royce site at Hucknall; Stanton Regeneration Site; Gedling Colliery/Chase Farm and Stanton Tip. The sites were appraised individually, and these appraisals are discussed at Section 6. The sum result of the appraisals of the regeneration sites gives an indication of the overall positive impact that the regeneration of brownfield sites in sustainable locations would have.
- 13.19 The overall quality and quantity of new build housing anticipated at the regeneration sites is considered likely to bring a moderate to major positive impact. The strong correlation between good housing, employment opportunities and health suggests there would also be moderate positive impact on the health objective. Smaller positive effects are anticipated in respect of heritage, crime, social energy, transport, innovation, and economic structure objectives. For the policy as a whole, a minor negative impact was predicted against the waste objective, perhaps an inevitable consequence of the significant scale of development associated with regeneration, though harm could be mitigated by implementation of Waste Local Plan policies for the area, and through detailed design and location assessment when detailed proposals come forward in the Development Management process.
- 13.20 With regard to the individual sites, some of the district regeneration sites scored as being less sustainable in relation to the Transport objective than city sites, which is understandable given the existing infrastructure and very strong transport network that the city regeneration sites would benefit from directly. Mitigation for such negative impact against the transport objective would be provided through the management of travel demand as set out in Policy 14 of the plan

### **Policy 8: Housing Size, Mix and Choice**

- 13.21 This policy would have very major positive impacts in respect of meeting housing needs and improving health. As the policy promotes new building there will inevitably be negative impacts caused by the increased use of natural resources, additional energy requirements and additional waste generation, though the extent of these impacts can be substantially reduced through careful mitigation. Environmental impacts can be difficult to predict at this stage as, apart from strategic allocations, specific sites have yet to be identified.

### **Policy 9: Gypsies, Travellers and Travelling Showpeople**

- 13.22 Policy 9 is considered to be sustainable with overall positive impact anticipated. The Housing, Health and Social objectives in particular should experience positive effects. The main positive sustainability outcome of this

policy would be in terms of contributing to meeting the housing needs of the conurbation and in helping to reduce the health inequalities.

### **Policy 10: Design and Enhancing Local Identity**

- 13.23 Policy 10 should encourage 'place making' and foster engagement with and by the local community, having a moderately positive impact on the Social objective. A similar moderate positive outcome is envisaged for the Landscape objective on the basis that the policy would retain and enhance the distinctive built environment and provide attractive and well designed environments.
- 13.24 The policy is considered likely to have a minor positive impact on the Transport objective through the opportunities given to integrate well-linked, new street patterns within the existing transport infrastructure. It is also considered that the policy will have an effect on the Energy objective.

### **Policy 11: The Historic Environment**

- 13.25 The new policy on historic environment emerged as a result of the consultation response from English Heritage on the Option for Consultation. In terms of the SA Housing objective, the new policy will not cause an impact on the delivery of housing requirement. There should be positive health and social benefits for the residents of the plan areas. The policy should have a very major/important positive outcome for the SA Heritage objective, as the new policy seeks to protect heritage. The policy scores major positive against SA Environment, Biodiversity and Green Infrastructure objective as well as the SA Landscape objective. Historic parks, gardens and waterways should help to protect biodiversity and protected species and the policy seeks to protect and enhance the landscape character of the plan areas. The resulting quality design and provision and access to the historic environment, together with the fostering of strong local identities, were identified as being likely to result in a moderate to major positive impact on the Crime objective.

### **Policy 12: Local Services and Healthy Lifestyles**

- 13.26 Policy 12 promotes local facilities across The area. The policy is considered to be highly sustainable and likely to provide significant positive outcomes. The policy should result in major positive health and social benefits for the residents of the plan areas in relation to the growth and development of community facilities. The provision of new and improved community facilities should provide the opportunity to develop social cohesion. The policy scores major positive against the SA Transport objective because new community facilities (as well as existing community facilities) should be provided in close proximity to new housing preventing the need for residents to travel further. The policy scores moderate positive against the SA Crime objective because the new and improved community facilities should contribute to preventing crime, in particular anti-social behaviour. The economic factors score a minor/moderate positive because there should be opportunities for employment.

### **Policy 13: Culture, Sport and Tourism**

- 13.27 Any enhanced cultural and sport facilities built will assist the planned housing/ population and associated community well-being. However, it will not directly improve the range and number of homes and, as such, the impact on the Housing SA objective is neutral. Clearly, improved sporting facilities will have a positive impact on the Health SA objective, as participation in healthier lifestyles should result. The policy should also lead to an increase in the accessibility of cultural activities and a positive impact on the Heritage SA objective. There is a minor positive impact on the Crime SA objective, as improved facilities should result in a diversionary tactic and help to prevent crime, particularly combating anti-social behaviour and giving young people alternative opportunities to participate in something constructive.
- 13.28 Locating culture, tourism and sport development in strategic locations may mitigate the negative transport effect of promoting travel from most locations to dispersed facilities and has employment benefits of major development. It will be important that suitable facilities are provided in appropriate locations. There should be a positive to moderate impact on the Social SA objective, with the policy fostering cultural identity and encouraging greater community spirit.
- 13.29 The policy should result in a neutral impact on SA Objectives Biodiversity and Green Infrastructure, Environment and Landscape, Natural Resources and Flooding, Waste and Energy. Mitigation should be introduced, including waste management facilities will need to be made available, and better recycling facilities provided on sites.

### **Policy 14: Managing Travel Demand**

- 13.30 The policy provides both incentives and disincentives to help maximise sustainable transport. It prioritises public transport, and highway improvement schemes are only implemented for residual demand to support new housing development and the economy. The Aligned Core Strategies' transport policies support the associated Local Transport Plans for Derby, Nottingham and Nottinghamshire. For example, the Strategic Environmental Assessment for the current third Local Transport Plan (LTP3) for Nottinghamshire states that the local plans and the LTP are produced to complement one another. As such the LTP3 reflects the allocations of land for development in locating new public transport services and investment. The transport strategy preferred by the County Councils for delivery during the period 2011-2026 for LTP3 has been assessed as being likely to give rise to numerous positive significant effects.
- 13.31 The policy's main benefit, as expected, is to the transport objective. Managing travel demand maximises sustainable transport and has social benefits and minimises the need for environmentally damaging infrastructure development. There would be health benefits from this policy in terms of promoting active travel modes rather than physically passive motoring. The plan should mitigate against the temptation to use a car by promoting accessibility. There are other moderate social benefits from promoting public transport; which also reduces the social disbenefit of increased risk of exposure to increasing environmental pollution if car use increases.

- 13.32 Some significant negative effects have been identified in relation to SA objectives for Biodiversity, Geological Sites and Soils; Landscape, Townscape and the Historic Environment; Water; and Material Assets. In most cases the potential for negative impacts should be determined by the design and delivery of schemes and measures and there should be opportunities to mitigate these through assessment and consideration of design and implementation procedures. There are also environmental benefits from reducing carbon emissions by cars.

### **Policy 15: Transport Infrastructure Priorities**

- 13.33 Policy 15 shares the sustainability issues of the spatial strategy set out in Policy 2: The Spatial Strategy and the positive strategic environmental assessment of the Local Transport Plan. Priorities are defined by the principles of Policy 14. The preferred option was that public transport should be prioritised over highway improvement schemes. Public transport should be enhanced and promoted alongside this to encourage as many people as possible to use public transport to ensure environmental improvements.
- 13.34 The Local Transport Plans (LTPs) reflect the allocations of land for development in locating new public transport services and investment. Overall, it was found that the plan would have a significant positive impact on the environment of the LTP area. The authorities have also been able to identify the mitigation measures which should accompany the LTP implementation, through the SA process. The mitigation measures will minimise or eliminate potential negative impacts of the plan on the environment. No significant negative impacts have been identified as a result of the LTP. However, a number of areas of uncertainty were acknowledged, leading to possible negative effects, which in turn might together lead to cumulative and or synergistic impacts. The Aligned Core Strategies' transport infrastructure priorities will sustainably support LTP implementation.
- 13.35 Policy 15 as a whole is likely to have moderate to major positive impacts on the Employment and Economic Structure SA objectives, moderate positive outcomes for social and transport objectives and a minor positive impact for Health. The appraisal did also highlight the potential for minor to moderate negative impact as a result of the transport infrastructure proposed, in relation to Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding and Energy and Climate Change, although sufficient mitigation, including through the careful assessment of site specific and design issues during the Development Management process, could mitigate against this potential impact.
- 13.36 Most of the transport infrastructure priorities are covered in other environmental appraisals covered by the LTP process but Ilkeston Station and the Gedling Access Road were considered at workshop 3 as they are key priorities for the Core Strategies. A summary of the appraisals for each are listed below:



### ***Ilkeston Station***

- 13.37 The provision of a new railway station for Ilkeston has been assessed as positive in terms of Health, Social, Energy, Transport, Employment and Economic Structure as it should potentially increase access to health services in Nottingham, attract inward investment into Ilkeston, and provide a modal shift away from the private car. In terms of Transport, as you would expect, this scenario has been assessed as a major positive for Ilkeston as it should increase accessibility for residents and non-residents of Ilkeston, and help to provide a modal shift. Ilkeston station should also provide an economic catalyst for the town and would provide access to other employment opportunities, as well as helping to diversify the economy of Ilkeston. There are no negative impacts assessed through the provision of Ilkeston Station and therefore no mitigation offered.

### ***Gedling Access Road***

- 13.38 The provision of a new Gedling Access Road would be required in order for both housing and employment developments to come forward at Gedling Colliery/Chase Farm site. The Gedling Access Road was not appraised at earlier workshops because it was not included within the previous Local Transport Plan (2006-2011) and the current Local Transport Plan (2011-2026). Due to this, the Gedling Access Road was appraised at workshop 3. In terms of Housing, Health, Social, Energy, Employment and Economic Structure, the new road should help to deliver housing and employment at Gedling Colliery site; address areas of congestion and improve air quality elsewhere; improve access to cultural assets and improve accessibility to employment provided. In terms of Environment, Biodiversity and Green Infrastructure, Landscape, Natural Resources and Flooding, Waste, Energy and Transport objectives, the new Access Road would cut through the greenfield land with biodiversity assets and affect the landscape character. Although the new road will improve accessibility in transport, it will not encourage a modal shift as there will more vehicles and therefore more emissions on the roads. Mitigation includes providing public transport and cycling measurements.

### **Policy 16: Green Infrastructure, Parks and Open Space**

- 13.39 Policy 16 aims to extend and enhance strategic Green Infrastructure. An earlier Landscape policy has been deleted and a new criterion (e) on landscape has been added to Policy 16. The policy is expected to have very significant positive impacts on the Biodiversity, Green Infrastructure and Landscape objectives. There should also be positive health and heritage benefits because the policy should improve access to Green Infrastructure and also protect heritage assets in the plan areas. The policy scores a minor negative against the SA Housing objective because it can potentially constrain the number of houses that can be built in the plan areas. Additional development may have a detrimental impact on the Green Infrastructure and landscape character of the plan areas. Where new development is likely to have an adverse impact on green Infrastructure or open space and the consideration of alternative scheme designs does not remove this harm, then mitigation could be provided through off site contributions as appropriate.

### **Policy 17: Biodiversity**

13.40 This policy would have a very positive impact on health, biodiversity and Green Infrastructure, landscape and natural resources. It would have a minor negative impact on the SA Housing objective because it can potentially constrain the number of houses that can be built in the plan areas. Additional development has an impact on the biodiversity in the plan areas. There should be positive health benefits because the policy should improve access to Green Infrastructure. The policy scores very major/important positive against the SA Biodiversity and Green Infrastructure objective as well as the SA Landscape objective because it should help to protect, restore, expand and enhance existing areas of biodiversity interest, including areas and networks of habitats and species. It is considered that sufficient and appropriate mitigation can be made for possible minor negative impact arising against the Housing objective.

### **Policy 18: Infrastructure**

13.41 Policy 18 was found to have significant positive in terms of meeting housing, employment and other related development needs. This would have consequential benefits for health and social capital. The appraisal did not identify any significant adverse effects with the policy. The appraisal recommended that the Infrastructure Delivery Plan (IDP) be part of the Core Strategies especially for strategic sites. This recommendation has not been incorporated into the Core Strategies as the IDP has to remain separate. However, relevant information from it, particularly for strategic sites, is fully incorporated into the Core Strategies. This is considered sufficient to satisfy the concerns that led to the SA recommendation.

### **Policy 19: Developer Contributions**

13.42 This policy would have significant positive benefits in terms of delivery of affordable housing and other infrastructure requirements, particularly transport. There were not found to be any significant negative sustainability impacts.

## **Section 14: Mitigation Measures for Core Strategies Policies**

- 14.1 Annex I of the SEA Directive requires the report to include measures to prevent, reduce or offset any significant adverse effects on the environment of implementing the plan or programme.
- 14.2 Table 22 below sets out elements of possible detrimental impact to the sustainability objectives which has been identified through the SA process as having the potential to arise through implementation of particular Core Strategies policies. In many cases mitigation to such harm may be provided, through application of policies individually or in combination of the plan. Additionally, mitigation may be identified and provided through other plans and processes as set out in Table 22.

**Table 22: Possible Impacts and Mitigation Measures**

| <b>SA Objective</b>                                   | <b>Possible impacts</b>   | <b>Mitigation measures already included in the Core Strategies</b>   | <b>Additional measures proposed</b>   |
|---|---|--|---|
| 1. Housing  | GI, Open Space and Biodiversity issues may impact on Housing objective.   | Policy 8: refers to housing criteria relating to area character, site specific issues and design considerations.<br>Policy 16: sets out general principle of mitigation where loss of green infrastructure or open space results from development<br>Policy 18: sets out principle of contributions, including for open space. | Further detailed policies and assessment of open space issues will be required through Local Development Documents or masterplans.                          |
| 2. Health   | No significant impacts found  | N/A  | N/A   |
| 3. Heritage   | Use of renewable energy technologies may impact on Heritage objective.<br>Growth within realigned Green Belt boundaries may impact on Heritage Objective.                                     | Policy 10: sets out that all new development should be assessed in terms of its treatment, materials, architectural style and detailing as well as the setting of heritage assets  | Local Development Documents will set out further detail on the conservation and enhancement of elements of the historic environment.                        |
| 4. Crime  | No significant impacts found  | N/A  | N/A   |
| 5. Social   | No significant impacts found  | N/A  | N/A   |
| 6. Environment, Biodiversity and Green Infrastructure | Residential, employment and economic development with associated transport infrastructure may impact on objective.  | Policy 8: refers to housing criteria relating to area character, site specific issues and design considerations.<br>Policy 16: sets out general principle of mitigation where loss of green infrastructure or open space results from development  | Further details regarding specific regeneration sites will be identified within Local Development Documents, or adopted masterplans.                        |
| 7. Landscape  | Renewable energy technologies on new developments may impact on Landscape objective.<br>Employment and economic development with associated transport infrastructure may impact on objective. | Policy 10: sets out that development will be assessed in terms of the potential impact on important views and vistas, including landscape and must have regard to the local context including valued landscape characteristics   | Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment and/or the Landscape Character Assessment of Derbyshire. |
| 8. Natural Resources and Flooding                     | Residential and employment development and the associated transport infrastructure may impact on objective.   | Policy 1: sets out the general process and criteria for locating and designing new development in relation to flood risk.  | Where appropriate, further guidance on the application of the sequential and exception test will be set out in Local Development Plan Documents.            |

| <b>SA Objective</b>           | <b>Possible impacts</b>  | <b>Mitigation measures already included in the Core Strategies</b>   | <b>Additional measures proposed</b>  |
|-------------------------------|--|--|--|
| 9. Waste                      | Residential and employment/regeneration development may impact on waste objective.             | Policy 1: sets out that development will be expected to demonstrate how waste is minimised.  | Further guidance will be set out in relevant Waste Core Strategies for the area.   |
| 10. Energy and Climate Change | Scale of development proposed and supporting transport infrastructure may impact on objective. | Policy 1: sets out that all development proposals will be expected to deliver high levels of sustainability in order to mitigate against and adapt to climate change. Developments should demonstrate how carbon dioxide emissions have been minimised in accordance with specified energy hierarchy | Further guidance on how development should contribute to reducing Carbon Dioxide emissions will be set out in Development Plan Documents, where appropriate. |
| 11. Transport                 | No significant impacts found   | N/A  | N/A  |
| 12. Employment                | No significant impacts found   | N/A  | N/A  |
| 13. Innovation                | No significant impacts found   | N/A  | N/A  |
| 14. Economic Structure        | No significant impacts found   | N/A  | N/A  |

## Section 15: Impacts Assessment of the Core Strategies Policies

- 15.1 This section discusses the ‘Cumulative, Synergistic and Secondary’ impacts assessment of the Core Strategies policies.

### Secondary, Cumulative and Synergistic effects

- 15.2 The SEA Directive requires the consideration of the secondary, cumulative and synergistic effects of the Core Strategies. These are defined as follows:

**Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

**Cumulative effects** arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

**Synergistic effects** interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the area too small to support the species at all.

(from ‘A Practical Guide to Strategic Environmental Assessment Directive’ (2006))

### Main impacts of the Aligned Core Strategies on Sustainability Appraisal Objectives

- 15.3 The tables in Sections 8 – 13 summarise the main impacts of various components of the Aligned Core Strategies. The main findings are:

#### SA Objective 1: Housing = mostly positive with some negative effects

- 15.4 The objective seeks to ensure that the housing stock meets the housing needs of the plan areas. It is considered that the overall effect of the policies will be to support and promote this objective. Individual policy appraisals have suggested that implementation of the Climate Change policy may affect the viability of housing schemes, to the possible detriment of the objective. This effect is likely to lessen over the longer period as efficiencies and new technologies develop. The appropriate environmental protection addressed by Green Infrastructure and Open Space and Biodiversity policies could also serve to inhibit the objective, though such effect could be mitigated through the Development Management process as proposals emerge.

**SA Objective 2: Health = significant positive effects**

- 15.5 The objective aims to improve health and reduce health inequalities. The policies of the plan support the objective, creating the conditions for a healthier population by provision of a balanced mix of decent housing and recreational, leisure and job opportunities, meeting the needs of the population, as well as by addressing environmental factors underpinning health and wellbeing.

**SA Objective 3: Heritage = mostly positive with some negative effects**

- 15.6 The objective promotes the provision of better opportunities for people to value and enjoy the heritage of the area. Overall the policies of the plan are supportive of this objective and will serve to protect heritage within the area, whilst promoting improvements in access to heritage. The introduction of renewable energy technologies resulting from implementation of the climate change policy was identified as possibly having a negative impact on the heritage objective. Similarly, accommodating growth within realigned Green Belt boundaries was pinpointed as having the potential to impede the objective although location and design considerations at the detailed development management stage could provide mitigation.

**SA Objective 4: Crime = positive**

- 15.7 The objective seeks to improve community safety, reduce crime and the fear of crime. The policies of the plan will serve to locate development in areas that are accessible and to ensure that new developments are laid out and designed in such a way that crime and antisocial behaviour are discouraged. The policies of the plan should provide a cumulatively positive effect to the objective.

**SA Objective 5: Social = significant positives**

- 15.8 The objective relates to the promotion and support of the development and growth of social capital across the plan areas. Appraisals have suggested that the policies of the plan are highly compatible with this objective, and a positive cumulative outcome is likely.

**SA Objective 6: Environment, Biodiversity and Green Infrastructure = mostly positive with some negative effects**

- 15.9 The objective aims to increase biodiversity levels and protect and enhance Green Infrastructure across the plan areas. Appraisal of the plan policies suggests an overall positive impact for this objective, although growth through residential, employment and economic development, and the supporting transport infrastructure were identified as having a cumulatively negative impact. Mitigation for negative impact could be provided by careful assessment of location and design considerations at the Development Management stage as individual proposals emerge.

**SA Objective 7: Landscape = mostly positive with some negative effects**

- 15.10 The objective is concerned with the protection and enhancement of the rich diversity of the natural, cultural and built environmental and archaeological/geological assets, and landscape character of the plan areas, including heritage assets and their settings. Overall the policies of the plan are supportive of this objective. The introduction of renewable energy technologies resulting from implementation of the climate change policy was identified as possibly having a negative impact on the objective. Similarly, development associated with employment provision and economic development and transport infrastructure could also restrict this objective e.g. the loss of greenfield land for development would also have a negative impact on the objective. Mitigation for negative impact could be provided by careful assessment of location and design considerations at the Development Management stage as individual proposals emerge.

**SA Objective 8: Natural Resources and Flooding = both positive and negative effects**

- 15.11 The objective seeks to prudently manage the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding. Plan policies seeking to locate new development in sustainable locations, reduce the need to travel contribute towards this objective. However, the significant level of residential and employment development and the associated transport infrastructure proposed in the plan could produce a cumulative impact against this objective that would have to be carefully mitigated. Mitigation could be provided through the flood risk assessment process as well as consideration of natural resource and flooding issues during the Development Management process as individual proposals emerge.

**SA Objective 9: Waste = Mostly negative with some positive effects**

- 15.12 The objective seeks to minimise waste and increase the re-use and recycling of waste materials. The significant level of residential and employment/regeneration development proposed in the plan is likely to produce a cumulative negative impact against this objective. Mitigation may be provided through the sustainable development approach proposed throughout the plan, alongside policies within waste core strategies for the area.

**SA Objective 10: Energy and Climate Change = both positive and negative effects**

- 15.13 The objective seeks to minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources. Plan policies promoting renewable energy, sustainable development and transport will provide a cumulative positive contribution towards this objective. However the scale of development and supporting transport infrastructure proposed will result in additional energy use, the



effect of which would be mitigated by the sustainable measures discussed above.

#### **SA Objective 11: Transport = significant positive effects**

15.14 The objective seeks to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available. Overall, the policies of the plan are highly compatible with this objective and are likely to give rise to a cumulatively significant positive impact.

#### **SA Objective 12: Employment = positive effects**

15.15 The objective focuses on the creation of high quality employment opportunities. Overall, the policies of the plan are highly compatible with this objective and are likely to give rise to a cumulatively positive impact.

#### **SA Objective 13: Innovation = positive effects**

15.16 The objective seeks to develop a strong culture of enterprise and innovation. The appraisals have suggested that a positive cumulative outcome is likely for this objective.

#### **SA Objective 14: Economic Structure = positive effects**

15.17 The objective seeks to provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies. The appraisals have suggested that a positive cumulative outcome is likely for this objective.

### **Overall Outcomes**

- 15.18 Overall positive outcomes are anticipated for all objectives, apart from Waste, where a small potential impact has been identified. Particularly strong positive impacts are predicted in respect of the Health, Social, and Transport objectives, with significant overall positive impact also suggested for the Housing, Heritage, Landscape and Employment objectives. The small cumulative impact predicted against the waste objective is perhaps unsurprising, given the overall scale of development proposed within the plan. However, it is considered that sufficient mitigation could be provided through implementation of Waste Local Plan policies applicable across the area.
- 15.19 Annex I of the SEA Directive requires the report to provide information on the “likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”. The above issues are covered in the SA objectives. Table

23 summarises the likely significant effects in line with the requirements of the SEA Directive.

- 15.20 There is potentially a long term, permanent effect on soil in combination with biodiversity, water, cultural heritage, climatic factors and material assets. Development on some agricultural land and the loss of soil is inevitable given that there is a national and local need for growth. The spatial effect on landscape will be positive in the long term and permanent in that the plan leads development to the most sustainable solutions given the national and local need for development.
- 15.21 The plan has a significant overall positive effect on the area's cultural heritage on a long term permanent basis because of a specific historic environment policy which will best conserve the historic environment given the national and local need for development. There is also a separate policy to support tourist and cultural facilities.
- 15.22 The cumulative effects of several developments will have significant impact on the population. The level of future population in the plan areas are determined by the level of housing provision.
- 15.23 The plan has a significant positive impact on human health. There is a specific policy on healthy lifestyles and the plan deals with human health spatially throughout the plan. Long term, permanent human health benefits are dependent on delivery of the plan, especially community facilities.
- 15.24 A potential negative result of the plan is that the synergistic effects on human health of individual developments may happen and could be significant if local settlements were to become close to environmental capacity. If this were to be the case, there could be a decline in human health.

**Table 23: Likely Significant Effects of the Plan**

| <b>Short/Medium/Long Term (S/M/L); Permanent/Temporary (P/T); Secondary (Sec); Cumulative and Synergistic (Cum/Syn)</b> |              |            |            |                |   |
|---|--------------|------------|------------|----------------|---|
| <b>Positive/negative (+/-) None (x); Yes (✓)</b>  |              |            |            |                |   |
| <b>SA objective (SEA issue(s))</b>  | <b>S/M/L</b> | <b>P/T</b> | <b>Sec</b> | <b>Cum/Syn</b> | <b>Comment</b>  |
| 1. Housing (material assets)  | L            | P          | ✓          | ✓              | In long term, the plan will ensure that the housing stock meets the housing needs of the plan areas. The level of future population in the plan areas will be determined by the level of housing provision. The development may create secondary effects from the use of material assets from outside the area and this would be a matter for the Minerals and Waste Core Strategy. |
| 2. Health (population and human health)   | L            | P          | x          | ✓              | Long term permanent human health benefits are dependent on delivery of the plan. As plan implementation progresses, its effects on health and health inequalities will become more significant and lead to a permanent change in the area. The cumulative effects of developments will have significant impact.   |
| 3. Heritage (cultural heritage)   | L            | P          | x          | ✓              | The introduction of renewable energy technologies resulting from implementation of the climate change policy was identified as possibly having a negative impact on the heritage objective. Developments may change the cultural heritage of an area and synergistically there is a capacity beyond which the character of an area may no longer be special.                        |
| 4. Crime (population and human health)  | L            | P          | x          | ✓              | In long term, the policies will serve to locate development in areas that are accessible and to ensure that new developments are laid out and designed in such a way that crime and antisocial behaviour are discouraged.   |
| 5. Social (population and human health)   | L            | P          | x          | ✓              | In long term, the policies will provide a cumulatively positive effect. As plan implementation progresses, its effects on cultural assets will become more significant and lead to a permanent change in the area. The cumulative effects of developments will have significant impact on population.   |
| 6. Environment, Biodiversity and Green Infrastructure (biodiversity, fauna and flora)                                   | L            | P          | x          | ✓              | In long term, there is positive impact to increase biodiversity levels and protect and enhance Green Infrastructure. Although growth through residential, employment and economic development and transport infrastructure will have a cumulatively negative impact that would have to be mitigated.  |
| 7. Landscape (landscape)  | L            | P          | ✓          | ✓              | In long term, the policies of the plan will protect and enhance the landscape character of the plan area. The introduction of renewable energy technologies resulting from implementation of the climate change policy was identified as possibly having a negative impact on the objective.  |
| 8. Natural Resources and Flooding (water, climatic factors and material assets)   | L            | P          | ✓          | ✓              | New development would inevitably have a negative impact on natural resources including water. The significant level of residential and employment development and the associated transport infrastructure could produce a cumulative impact against the SA objective that would have to be mitigated.   |

| <b>Short/Medium/Long Term (S/M/L); Permanent/Temporary (P/T); Secondary (Sec); Cumulative and Synergistic (Cum/Syn)</b> |              |            |            |                |  |
|---|--------------|------------|------------|----------------|--|
| <b>Positive/negative (+/-) None (x); Yes (✓)</b>  |              |            |            |                |  |
| <b>SA objective (SEA issue(s))</b>  | <b>S/M/L</b> | <b>P/T</b> | <b>Sec</b> | <b>Cum/Syn</b> | <b>Comment</b>   |
| 9. Waste (soil and material assets)   | S/M/L        | P          | x          | ✓              | The significant level of residential and employment/regeneration development is likely to produce a cumulative negative impact that would have to be mitigated. Loss of greenfield sites would lead to the inevitable loss of soils.                                       |
| 10. Energy and Climate Change (climatic factors)  | L            | P          | ✓          | ✓              | The policies promoting renewable energy, sustainable development and transport will provide a cumulative positive contribution towards the SA objective. Potential effects could extend beyond the boundaries of the Aligned Core Strategies.                              |
| 11. Transport (air and climatic factors)  | S/M/L        | P          | x          | ✓/x            | Although the plan aims to promote development in accessible locations and enhance the availability of sustainable modes of transport, it is anticipated that underlying trends will result in increased traffic generation, potentially resulting in reduced air quality.  |
| 12. Employment (material assets)  | L            | P          | x          | ✓              | In long term, the plan will create high quality employment opportunities. The growth in employment and economic development will impact on material assets.  |
| 13. Innovation (population)   | L            | P          | x          | ✓              | In long term the plan will develop a strong culture of enterprise and innovation by creating jobs and encouraging people to live and work in the plan areas. The level of future population in the plan areas will be determined by the level of job opportunities.        |
| 14. Economic Structure (material assets)  | L            | P          | x          | ✓              | The growth in employment and economic development will impact on material assets. In long term, there is a positive cumulative outcome to provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies. |

## Section 16: Identifying Indicators to Monitor Core Strategies Policies

- 16.1 The SEA Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify ... unforeseen adverse effects and to be able to undertake remedial action”.
- 16.2 The significant effects indicators should be developed to ensure a robust assessment of policy implementation. The SA monitoring will cover significant social, economic and environmental effects.
- 16.3 In March 2011, the Department for Communities and Local Government wrote to all local planning authorities to announce the withdrawal of the guidance of local plan monitoring. The letter states that it is a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation. It is suggested that within the Aligned Core Strategies local planning authorities continue to adopt an integrated approach to monitoring the sustainability performance of Local Plans that incorporate the monitoring of the framework’s impacts alongside SA/SEA related significant effects.
- 16.4 Monitoring should assess whether:
- Assessment’s predictions of sustainability effects are accurate;
  - The Plan is contributing to the achievement of the desired SA objectives and targets;
  - If mitigation measures are performing as well as expected;
  - If there are any adverse effects and whether these are within acceptable limits or remedial action is desirable.
- 16.5 A monitoring framework will need to be finalised post adoption of the Aligned Core Strategies so that the implementation of the policies can be monitored.
- 16.6 The responsibilities for carrying out the monitoring programme lie with the aligned local planning authorities; including through their monitoring reports. There is a need for integration between the monitoring report and SA, including indicators which enable a causal link to be established between implementation of the plan and the significant effects being monitored. Under the SEA Directive, the significant environmental effects of the plan must be monitored. It requires monitoring to identify unforeseen adverse effects arising from the plan to enable remedial action to be taken.
- 16.7 The Nottinghamshire Joint Sustainability Appraisal Officer advises on technical aspects of monitoring but local planning officers need to provide the data. Bodies subject to the duty to co-operate need to support this requirement, such as the Joint Strategic Needs Assessment.
- 16.8 Local planning authorities are responsible for responding to any significant negative environmental effects of implementation of the plan. Similarly, local planning authorities are responsible for identifying and responding to

unforeseen adverse effects of implementation of the plan, with help from the other bodies subject to the Duty to Co-operate.

- 16.9 Table 24 shows a list of indicators for monitoring the effects of the Aligned Core Strategies and some of those are already monitored in the councils' monitoring reports.
- 16.10 Ongoing review of environmental targets and indicators will be undertaken as consequential local plan documents and revisions of the Aligned Core Strategies are prepared. The monitoring programme will be available to designated environmental authorities and the community through the monitoring reports.

**Table 24: Indicators to Monitor**

| <b>Effects to be monitored (SA objectives)</b>  | <b>Core Strategies Policies to monitor</b>  | <b>Indicators</b>   | <b>Target</b> |
|---|---|---|---------------|
| <b>1. Housing</b><br>Effects on ensuring that the housing stock meets the housing needs of the plan areas   | Policy 2 – The Spatial Strategy<br>Policy 5 – Nottingham City Centre<br>Policy 7 - Regeneration<br>Policy 8 – Housing Size, Mix and Choice<br>Policy 9 – Gypsies, Travellers and Travelling Showpeople<br>Policy 18 – Infrastructure<br>Policy 19 – Developer Contributions | Population – by group   | To monitor    |
|   |   | Number of housing completions   | Increase      |
|   |   | Number of housing completions – affordable  | Increase      |
|   |   | Number of housing completions by dwelling type, size and density                  | To monitor    |
|   |   | Number and area of housing completions on previously developed land               | Increase      |
|   |   | Average house prices  | To monitor    |
|   |   | Number of homelessness  | Reduce        |
|   |   | Number of vacant dwellings – by type  | Reduce        |
|   |   | Number of gypsy and traveller pitches   | To monitor    |
| <b>2. Health</b><br>Effects on improving health and reducing health inequalities  | Policy 12 – Local Services and Healthy Lifestyles<br>Policy 19 – Developer Contributions  | Number of doctor surgeries, health facilities, community centres, leisure centres | Improve       |
|   |   | Life expectancy at birth  | Improve       |
|   |   | Residents participation in sport  | Increase      |
| <b>3. Heritage</b><br>Effects on providing better opportunities for people to value and enjoy the plan areas heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets) | Policy 5 – Nottingham City Centre<br>Policy 10 – Design and Enhancing Local Identity<br>Policy 11 – The Historic Environment  | Open space managed to green flag award standard                                   | Improve       |
|   |   | Number of museums   | To monitor    |
|   |   | Number of museums   | To monitor    |
| <b>4. Crime</b><br>Effects on improving community safety, reducing crime and the fear of crime in the plan areas  | Policy 10 – Design and Enhancing Local Identity   | Crime – by type   | Reduce        |
| <b>5. Social</b><br>Effects on promoting and supporting the development and growth of social capital across the plan areas  | Policy 5 – Nottingham City Centre<br>Policy 12 – Local Services and Healthy Lifestyles<br>Policy 19 – Developer Contributions   | Number of community centres, leisure centres, libraries                           | Improve       |

| <b>Effects to be monitored (SA objectives)</b>   | <b>Core Strategies Policies to monitor</b>  | <b>Indicators</b>  | <b>Target</b> |
|--|---|--|---------------|
| <p><b>6. Environment, Biodiversity and Green Infrastructure</b><br/>                     Effects on increasing biodiversity levels and protecting and enhancing Green Infrastructure and the natural environment across the plan areas</p> <p><b>7. Landscape</b><br/>                     Effects on protecting and enhancing the landscape character of the plan areas, including heritage and its setting</p> | <p>Policy 3 – The Nottingham-Derby Green Belt<br/>                     Policy 5 – Nottingham City Centre<br/>                     Policy 11 – The Historic Environment<br/>                     Policy 16 – Green Infrastructure, Parks and Open Space<br/>                     Policy 17 – Biodiversity<br/>                     Policy 19 – Developer Contributions</p> | Greenfield loss of new development (ha) in line with the ACS         | To monitor    |
|  |   | Area of new open space   | Increase      |
|  |   | Number and area of Nature Reserves                                   | Improve       |
|  |   | Number and area of National Nature Reserves (Attenborough)           | Improve       |
|  |   | Number and area of Biological SINCs                                  | Improve       |
|  |   | Woodland area  | Improve       |
|  |   | Number and area of Conservation Areas                                | To monitor    |
|  |   | Number of Listed Buildings   | To monitor    |
|  |   | Number of Listed Buildings – at risk                                 | Reduce        |
|  |   | Number and area of Registered Parks and Garden                       | To monitor    |
|  |   | Number of Scheduled Ancient Monuments                                | To monitor    |
| <p><b>8. Natural Resources and Flooding</b><br/>                     Effects on prudently managing the natural resources of the area including water, air quality, soils and minerals whilst also minimising the risk of flooding</p>  | <p>Policy 1 – Climate Change</p>  | Planning permissions granted contrary to the advice of the EA        | Reduce        |
|  |   | Households in flood zones 2 and 3 without flood protection measures  | Reduce        |
|  |   | Area covered by flood zones 2 or 3 with no flood protection measures | Reduce        |
| <p><b>9. Waste</b><br/>                     Effects on minimising waste and increasing the re-use and recycling of waste materials</p> <p><b>10. Energy and Climate Change</b></p>   | <p>Policy 1 – Climate Change<br/>                     Policy 18 – Infrastructure<br/>                     Policy 19 – Developer Contributions<br/>                     Policy 5 – Nottingham City Centre<br/>                     Policy 14 – Managing Travel Demand<br/>                     Policy 15 – Transport Infrastructure</p>                                    | Carbon dioxide emissions per capita total                            | Reduce        |
|  |   | Energy per meter by type   | Improve       |
|  |   | Energy consumed by type  | Improve       |
|  |   | Renewable energy capacity installed by type                          | Increase      |
|  |   | New waste management facilities – by type                            | Improve       |



| <b>Effects to be monitored (SA objectives)</b>  | <b>Core Strategies Policies to monitor</b>  | <b>Indicators</b>   | <b>Target</b> |
|---|---|---|---------------|
| Effects on minimising energy usage and developing the area’s renewable energy resource reducing dependency on non-renewable sources   | Priorities<br>Policy 18 – Infrastructure<br>Policy 19 – Developer Contributions   | Access to key facilities  | Improve       |
| <b>11. Transport</b><br>Effects on making efficient use of the existing transport infrastructure, helping reduce the need to travel by car, improving accessibility to jobs and services for all and ensuring that all journeys are undertaken by the most sustainable mode available   | Policy 2 – The Spatial Strategy<br>Policy 4 – Employment Provision and Economic Development<br>Policy 14 – Managing Travel Demand<br>Policy 15 – Transport Infrastructure   | Railway station usage   | Improve       |
|   |   | Proportion of households with hourly or better daytime bus service to district or City Centre | Increase      |
|   |   | Number of public transport trips  | Increase      |
|   |   | Plan area wide traffic growth   | Monitor       |
|   |   | Number of cycling trips   | Improve       |
| <b>12. Employment</b><br>Effects on creating high quality employment opportunities<br><br><b>13. Innovation</b><br>Effects on developing a strong culture of enterprise and innovation<br><br><b>14. Economic Structure</b><br>Effects on providing the physical conditions for a modern economic structure including infrastructure to support the use of new technologies | Policy 4 – Employment Provision and Economic Development<br>Policy 5 – Nottingham City Centre<br>Policy 6 – Role of Town and Local Centres<br>Policy 7 – Regeneration<br>Policy 13 – Culture, Tourism and Sport<br>Policy 18 – Infrastructure | Area of new floor space and land by type and location   | Increase      |
|   |   | Employment and unemployment rate  | Improve       |
|   |   | Earnings – by type  | To monitor    |
|   |   | Employment profile – by type  | To monitor    |
|   |   | Qualifications – by type  | To monitor    |
|   |   | Type and area of employment land availability (ha)  | To monitor    |
|   |   | Area of employment land lost to housing or other uses   | To monitor    |

## Section 17: Conclusions

- 17.1 This SA process has appraised the social, environmental and economic effects of the Aligned Core Strategies from the outset through the various stages. In doing so it has helped to ensure that the decisions made have contributed to achieving sustainable development. The SA has tested the sustainability of the Aligned Core Strategies policies and recommended some changes to help ensure that the Aligned Core Strategies are as sustainable as possible.
- 17.2 The SA has been an integral part of the plan making process and has performed a key role in providing a sound evidence base for the plan. It has informed the decision making process by facilitating the evaluation of alternatives. It has also helped demonstrate that the plan is the most appropriate given the reasonable alternatives and where negative impacts have been found suggested suitable mitigation to try and overcome them. Draft monitoring arrangements have also been put in place to ensure that the impact of the policies can be properly evaluated.

### Main Findings of the Aligned Core Strategies Policies

- 17.3 The main findings of the process are detailed within the main document. However a summary of the impact of each policy is set out below.

#### Policy 1: Climate Change

- 17.4 The policy is considered to be sustainable, with a positive overall impact anticipated. A major positive effect can be expected for the Energy objective. It is considered that sufficient and appropriate mitigation against minor negative effects arising from the policy can be made.

#### Policy 2: The Spatial Strategy

- 17.5 The strategy of urban concentration and regeneration is considered to be a sustainable approach to the development of the area when compared to alternative options, whilst the housing provision is considered to be appropriate when compared to higher and lower housing provision options. The housing element of policy will be applied over a number of sites as identified. See the individual site appraisals for further information. Those elements of the policy not related to overall strategy or housing are also separately appraised under the topic based policies.

#### Policy 3: The Green Belt

- 17.6 The policy is considered to be sustainable with positive overall effects likely because Green Belt boundary reviews are allowed to accommodate new development in sustainable locations. Moderate to major positive effects are envisaged for the Housing and Transport objectives. It is considered that sufficient and appropriate mitigation against minor negative effects arising from the policy can be made.

#### Policy 4: Employment Provision and Economic Development

- 17.7 The policy is considered likely to have a broadly neutral overall impact against the sustainability objectives. The policy is likely to provide positive

impact, particularly in respect to Employment, Innovation and Economic Development objectives, but may also result in some negative impact relating to the environmental objectives depending on subsequent Development Plan Document allocations. However, in this respect it is considered that sufficient and appropriate mitigation can be made. See individual site appraisals for further information.

#### **Policy 5: Nottingham City Centre**

17.8 The policy is considered to be highly sustainable. A very strong overall positive impact is considered likely, with important positive effects on employment. Major positive effects also anticipated in relation to Transport, Innovation and Economic Structure. It is considered that sufficient and appropriate mitigation against possible minor negative waste and energy impact can be made.

#### **Policy 6: The Role of Town and Local Centres**

17.9 The policy is considered to be sustainable with an overall positive impact anticipated. No negative impact expected.

#### **Policy 7: Regeneration**

17.10 The policy is considered to be sustainable with an overall positive impact anticipated. The policy could provide moderate to major positive impacts for the Housing objective. It is considered that sufficient and appropriate mitigation can be made against possible minor negative impact arising against the Waste objective. See individual site appraisals for information.

#### **Policy 8: Housing Size, Mix and Choice**

17.11 The policy is considered to be sustainable with overall positive impact anticipated. Very major positive impact can be anticipated in respect of Housing objectives. No negative impact is expected.

#### **Policy 9: Gypsies, Travellers and Travelling Showpeople**

17.12 The policy is considered to be sustainable with overall positive impact anticipated. The Housing and Health objectives in particular should experience positive effects. No negative impact is expected.

#### **Policy 10: Design and Enhancing Local Identity**

17.13 The policy is considered to be sustainable with overall positive impact anticipated. The policy is likely to provide moderate to major positive impacts in relation to the Heritage and Crime objectives. No negative impact is expected.

#### **Policy 11: The Historic Environment**

17.14 The policy is considered to be sustainable and is likely to have a significantly positive impact overall, with very important positive effects expected for the Heritage objective. No negative impact is expected.

#### **Policy 12: Local Services and Healthy Lifestyles**

17.15 The policy is considered to be highly sustainable and likely to provide significant positive outcomes. Major positive benefits are anticipated for the

Health, Social and Transport objectives. No negative policy impacts are expected.

**Policy 13: Culture, Sport and Tourism**

17.16 The policy is considered to be sustainable and should result in positive overall impacts, providing major positive effects for the Health objective. No negative impacts are expected.

**Policy 14: Managing Travel Demand**

17.17 The policy is considered to be sustainable and should have a positive effect overall. Beneficial impact, particularly in relation to Health and Transport objectives, can be expected.

**Policy 15: Transport Infrastructure Priorities**

17.18 The policy is considered to be sustainable, with likely moderate to major positive impacts suggested for the Employment and Economic Structure SA objectives, moderate positive outcomes for social and transport objectives and a minor positive impact for Health. The appraisal also highlighted potential for minor to moderate negative impact against the Environment, Biodiversity and Green Infrastructure, Landscape, Natural resources and Flooding and Energy and Climate Change objectives, although in these respects it is considered that sufficient mitigation can be made.

**Policies 16: Green Infrastructure, Parks and Open**

17.19 The policy is considered to be sustainable and likely to result in positive impacts overall. Very important positive impact is suggested for the Environment, Biodiversity, Green Infrastructure and Landscape objectives. It is considered that sufficient and appropriate mitigation can be made for possible minor negative impact arising against the Housing objective.

**Policy 17: Biodiversity**

17.20 The policy is considered to be sustainable and likely to result in positive impacts overall. Very important/Major positive impact is suggested for the Biodiversity, Green Infrastructure and Landscape objectives. It is considered that sufficient and appropriate mitigation can be made for possible minor negative impact arising against the Housing objective.

**Policy 18: Infrastructure**

17.21 The policy is considered to be sustainable and should have a positive effect overall. In particular, beneficial impact for the Employment objective is anticipated.

**Policy 19: Developer Contributions**

17.22 The policy is considered to be sustainable and should result in a positive effect overall. No negative impact is expected.

## **Summary of Secondary, Cumulative and Synergistic Effects of the Aligned Core Strategies**

- 17.23 In addition, assessment has been made of the impact of the Aligned Core Strategies on each of the SA objectives. The main findings from this assessment are set out in section 15.
- 17.24 Overall positive outcomes are anticipated for all objectives, apart from Waste, where a small potential impact has been identified. Particularly strong positive impacts are predicted in respect of the Health, Social, and Transport objectives, with significant overall positive impact also suggested for the Housing, Heritage, Landscape and Employment objectives. The small cumulative impact predicted against the waste objective is perhaps unsurprising, given the overall scale of development proposed within the plan. However, it is considered that sufficient mitigation could be provided through implementation of Waste Local Plan policies applicable across the area.
- 17.25 An assessment of a ‘no Aligned Core Strategies’ has also been undertaken which has shown that without Core Strategies much more unsustainable development would result.

## **Remaining Stages of the Sustainability Appraisal**

- 17.26 The remaining stages of the SA will be completed once the Aligned Core Strategies are adopted:
- D3: Making decisions and providing information;
  - E1: Finalising aims and methods for monitoring; and
  - E2: Responding to adverse effects.
- 17.27 These remaining stages will form addendums to this Sustainability Report.