

Sustainability Appraisal

Broxtowe Borough Council Part 2
Local Plan - Site Allocations

January 2017

Proposed changes to housing distribution

It is proposed that housing provision in or adjoining the 'existing main built up area of Nottingham' will be somewhat greater than was envisaged in the Core Strategy. Provision in the 'Key Settlements' will be correspondingly lower than the 'up to' figures in the Core Strategy. This approach would have the following effects:-

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity and GI	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Site allocations to reinforce urban concentration with regeneration	++	?	?	?	+	+	+				++	+	?	+
Broxtowe Core Strategy Key Settlements distribution	+	?	?	?	?		-							

The environmental objectives are highlighted first in accordance with the Strategic Environmental Assessment Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape).

Health = ?

Dependent upon the existing health and social care infrastructure; more likely available in the main built up area but not guaranteed if pressure on densely populated service framework.

Heritage = ?

Depends upon the distribution of designated and non- designated heritage assets relative to sites.

Biodiversity = Minor positive

Resources more likely in areas outside the main built up area so less impact developing in the latter but may lead to pressure for development of open spaces within urban areas, plus less opportunity for Green Infrastructure enhancement and creation.

Landscape = Minor positive

Urban landscape less sensitive than elsewhere (hence no detailed study for this local plan). Landscape outside the main built up area was already acknowledged to be at greater risk.

Natural Resources and Flooding = Neutral

The risks are considered to be equal within and outside the main built up area.

Waste = Neutral

Considered to be no variable impact across the local plan area.

Energy and Climate Change = Neutral

Considered to be no variable impact across the local plan area.

Housing = moderate to major positive

Placing a further 500+ homes in the main built up area, although only a small percentage of the total, may have a significant impact on the donating Key Settlements in terms of limiting environmental effects whilst boosting the number of homes where the majority of people already live closer to support services.

Crime = Neutral

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

Social = Minor positive

More strategic framework in terms of emphasising the spatial strategy for the main built up area will provide more opportunity for creation of good quality and sufficient facilities due to planned nature of development, and support/use of existing urban social infrastructure.

Transport = Moderate to major positive

Further concentration of the housing distribution in the conurbation will emphasise the benefit of the main built up area concentrated transport infrastructure. The strategic framework will increase the opportunity for major transport improvements which could be secured through large development schemes (site allocations). There would also be planned growth with land use/transport integration.

Employment = Minor positive

Less pressure to release employment land for residential uses in the main built up area. Questionable benefit to high quality employment dependent upon the attraction of employers and supportive incomers.

Innovation = ?

Questionable benefit to culture of enterprise and innovation dependent upon the attraction of suitable employers; including for office floor space, science and technology; and supportive incomers.

Economic Structure = Minor positive

Homes will increase the infrastructure within the area where productivity is already high.

Conclusion

In conclusion, the re-distribution of homes to within the main built up area is considered to have negligible environmental benefits, although environmental assets are more likely in non-urban areas.

However, there are considered to be socio-economic benefits in particular, drawn from existing infrastructure and the sustainability of the Broxtowe Core Strategy spatial strategy.

+++	Very major/important positive
++	Moderate to major positive
+	Minor to moderate positive
+/-	Minor positive and minor negative
?	Unknown impact/neutral
+/-	Minor positive and minor negative
-	Minor to moderate negative
--	Moderate to major negative
---	Very major/important negative

Table : Summary Sustainability Appraisal of Sites Allocations

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure
• Severn Trent and Boots	++	+	+		+	+				+	++	+++	+	+
• Awsworth	+++	++	-		+	-	+				+	+		
• Bramcote	+++	+++	+		+						+	+		
• (east Of Coventry Lane)														
• Stapleford (west of Coventry Lane)	+++	+++			+	-					+	+		
• Brinsley	+++	++	-		+	-	-	+			+	+		-
• Kimberley	+++	++			+		-	+			+	+		
• Chetwynd Barracks	+++	+++	+		+	+		+			++	+	+	
• strategic location for growth (Toton)	+++	+++			+	-	-				+++	+	+	+
• north of Eastwood	+++	++	-		+	-	-	-			+	+		
• Nuthall	+++	+	--		-	+	-	-			+	+	+	
• Awsworth rejected	++	++	-		+	-	+	+			+	+		
• Brinsley rejected	+++	++	-		+	-	-				+	+		-
• Kimberley rejected	+++	+++			+	-	-				++	+		

Sites shaded in grey were appraised but have not been included in the local plan.

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure
• 104: Land off Coventry Lane Bramcote	+++	+	-		+	-	-				+	+		
• 298: Spring Farm Nottingham Road Trowell Moor	+++	+	--			-	--	-			+	+	+	
• North of Nottingham Road Trowell Moor Site 178	+++	+	--		+		--				+	+	+	
• Site 588: Land to the West of Bilborough Road Strelley	+++	++	--		-		-	-			+	+		
• 107 Land at Woodhouse Way Nuthall	+++	+++	--		-	--	+	-			+	+	+	

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	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure
• Site 197: North of Cordy Lane Brinsley	+	+			+		-				+			
• Site 208: West of Moorgreen	+++	+	-		+	-	-				+	+	+	
• Site 407: Land between A52 Stapleford and Chilwell Lane Bramcote	+++	++	--		+	-	-	-			++	+		
• Site 3: Wade Printers Baker Road Newthorpe	+++	+++			+	-	--	+			+	-		
• Site 271: Gilt Hill Farm Gilt Hill Kimberley	+++	+++			+	-	--				+	+	+	
• Site 111: Land off Moss Drive Bramcote	+++	++	--		+	--	--	-			++	+		
• Site 132: Land at Wheatgrass Farm Chilwell	+++	++	--		+	-	-	-			++	+		
• 403: Bardills Garden Centre Toton Lane Stapleford	+++	+			+	-	-	-	-		++	+		-
• Site 192: West of Awsworth Lane/South of Newtons Lane Cossall	+++	++			+		+	+			++	+		
• Site 285: Land North of Alma Hill/West of Millfield Road Kimberley	+++	++					--				+	+		

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	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure
• Site 127: Bramcote Hills Golf Club, Thoresby Road, Bramcote	++	+++			+	-	-				+	+		
• Site 414: Land behind Sisley Avenue Stapleford	++	+++			+		-				+	+		
• Site 410: Land South of 45 Baulk Lane Stapleford	++	+++			+		-				+	+		
• Site 204: North of 4 Mill Road Beauvale	++	++	--		+	-	-				+	+	+	
• Site 105: Land west of New Farm Lane Nuthall	++	++					-	-			+	+		
• Site 412: Chilwell Lane Bramcote	++	+++	--		+		-				++	+		
• Site 189: Land At Smithfield Avenue Trowell	++	+			+	--	+	-			+	+		
• Site 513: Land Belonging To Stubbing Wood Farm Watnall Road Watnall	++	++			+	--	-				+	+	+	
• Site 234: Land At New Farm Lane Nuthall	++	++			+	--	-	-			+	+		

Sites shaded in grey were appraised but have not been included in the local plan.

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure
• Site 116: Land north of 38 Alma Hill Kimberley	+	++			+		-				+			
• Site 415: Ashlands Bilborough Road Trowell	+	+			+		-	-			+		+	
• Site 514: Hall Farm Cockerhouse Road Eastwood	+	++	---		+	-	-				+		+	
• Site 602: The Gables Strelley Lane Strelley	+	+			+		---	-			+			
• Site 610: Land off High Spannia Kimberley	+	+			+		---				+			
• Site 681: • Land To The Rear Of Clumber Avenue Brinsley	+	+			+		-				+			
• Site 681: • Land To The Rear Of Clumber Avenue Brinsley	+	+			+		-				+			
• Site 103: Land east of New Farm Lane Nuthall	+	+			+	---	-	-			+			
• Site 128: • Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	+	+	---		+		-				+			

Sites shaded in grey were appraised but have not been included in the local plan.

(for information) Key settlements for growth (the main built up area was appraised as being the most sustainable option in the Broxtowe aligned Core Strategy and therefore all sites in that area are considered to be sustainable for site allocation purpose):

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources and flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure
• Eastwood	++	+	-	?	+		-		-	-	+	+		
• Kimberley	+		-	?			-		-	-	+			
• Brinsley	+	-	-	?		-	-		-	-				
• Awsworth	+	-		?			-		-	-				
• Awsworth, Brinsley, Eastwood, Kimberley, Watnall	++	-	+	-	+		-	-			-		+	
• Nuthall	+	-	-			-	-	-				+		

Sites shaded in grey were appraised but have not been included in the local plan.
See key on page

Toton

**Broxtowe Borough interim
Sustainability Appraisal Report for
A strategic location for growth on land east
and west of Toton Lane
including Toton Sidings in the vicinity of the
proposed HS2 station at
Toton**

**Masterplan
Broxtowe's part 2 Local Plan**



**Broxtowe
Borough
COUNCIL**

Introduction

1. This report is an interim Sustainability Appraisal (SA) for the proposed masterplan of the strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton, as identified in Policy 2 3 a)iii) of the Broxtowe Core Strategy.
2. Broxtowe has reconsidered its approach to land in the vicinity of the proposed HS2 Station, given the potential economic and sustainable transport benefits that could result. This, along with the extension of the NET2 tram into the proposed growth area, could lead to plan led sustainable growth in the area.

Adopted Aligned Core Strategies

3. The aligned Core Strategies were adopted on 17th September 2014. This interim report provides an appraisal of the strategic location for growth supplement that Broxtowe Borough Council is proposing in the “Toton consultation on Strategic Location for growth in the vicinity of the proposed HS2 station”. This change can be viewed in the separate policy supplement consultation document. This SA takes into account changes to all supplementary text as shown in the “Toton consultation on Strategic Location for growth in the vicinity of the proposed HS2 station”.
4. This report appraises the masterplan only, with proposed details in Appendices 6 and 7 of the Report to Cabinet on 15 December 2015; a full sustainability appraisal is required for the part 2 Local Plan. The Core Strategy considered the sustainability of the area and alternatives have been proposed within the area- from no development; to development west of Toton/Stapleford Lane only, which has been the subject of planning applications; to developing the whole of the strategic location for growth.

SA Screening Methodology

5. The process of appraising the masterplan involved an initial screening phase to ‘scope’ for those matters that would be likely to have sustainability implications. In cases where sustainability implications are likely, these policies would then be carried forward for full assessment against the SA objectives. The scoping and appraisal process reported below conformed to the methodology used in previous Local Plan appraisals. A detailed Sustainability Appraisal Methodology is found in the [Sustainability Appraisal Publication Version Report](#) and should be referred to for further information. The results of the screening exercise are shown in Appendix 1. A copy of the Refined Sustainability Appraisal Framework is provided in Appendix 2.

Summary of the Appraisal

6. The Broxtowe SA team assessed the effect of the proposed update to the masterplan. In summary, the process concluded that the masterplan was

substantive enough to require a reassessment, because although the masterplan does not have local plan or Supplementary Planning Document status, it aids interested parties to interpret its sustainability.

The aim of the masterplan is to achieve sustainable development in this strategic location by making land available for a sustainable mix of uses, and providing a positive framework for local innovation and the economic structure, although a framework cannot guarantee development providers.

This masterplan, although not having local plan status, is proposed to be put forward as part of the Broxtowe part 2 Local Plan (including site Allocations) at which point a full SA of the whole plan will be undertaken.

History of Appraisal of Toton masterplan area

7. Part of the strategic location for growth at land in the vicinity of the proposed HS2 Station, to the west of Toton Lane Stapleford, was appraised at the Option for Consultation stage in 2010. The site was rejected because it was considered to be more prominent in the Green Belt than Field Farm. It was a prominent Green Belt site with significant local amenity value and there was concern that the road network around the site would not be able to cope with a significant increase in traffic movements. This appraisal concerned homes development rather than the mixed use development now proposed in the masterplan. Although the Toton area is more prominent in the Green Belt than Field Farm, the introduction of HS2 and any associated infrastructure is likely to urbanise the area in sustainability objectives terms, potentially making any new local development less intrusive.
8. An Addendum to the SA for the “Inclusion of the land in the vicinity of the proposed HS2 Station” was published in February 2013. The proposed change to the policies within the Core Strategies Publication Version were ‘scoped’ as having a substantive impact on the SA objectives in the cases of transport, employment and innovation. It is considered that the proposed change to the Core Strategies, as appraised in this addendum, materially alters the conclusions in the SA Publication Version Report (June 2012), in that a new strategic location for growth is appropriate for the sustainability of the plan area.
9. No further specific SA of the site was required in the SA of the proposed Main Modifications to the Aligned Core Strategies Publication Version published in March 2014 and so the conclusion of the site specific addendum of February 2013 was recommended by the Planning Inspector and adopted by the Council in September 2014.
10. Subsequent to the Aligned Core Strategies Publication Version, a strategic location for growth at land in the vicinity of the proposed HS2 Station in Broxtowe (Core Strategy Policy 2) was proposed in order to meet the development needs of the area in a sustainable way. This is subject to further consultation on the appropriate mix, amount and location of new development in this location with regard to the minimum development requirements specified in the Core Strategy. These Core Strategy requirements are a minimum of:

- 500 homes
- 18,000 square metres of employment land
- 16 hectares of green infrastructure
- Not prejudicing the potential tram route to the station
- Not prejudicing the vehicle route to the station

In addition Cabinet at its meeting in December 2014 specified the following points be included in the consultation in February 2015:

- Adequate land for a school expansion
- Only local (not strategic) scale retail in any new local centre
- Footpath maps updating
- A north/south wildlife corridor

The relevant background information is available through the Document link on the webpage.

11. This strategic location for growth should help ensure that the Local Plan as a whole delivers sustainable development at a strategic location within the plan area. For the sake of consistency and in order to maintain a comprehensive approach to SA process for the Local Plan it was decided to undertake an interim Sustainability Appraisal of the new site area. It is considered necessary to re-appraise alternative scenarios and the new sustainability evidence, although, this SA does not appraise the HS2 project in itself as that is being done by the [Government](#). This will have duty to cooperate sustainability implications with Erewash Borough to the west, especially the Sandiacre Lock Conservation Area. In the case of the formerly rejected proposal in this part of the strategic location for growth and, indeed, its extension, the issue is whether the evidence that has emerged, including this SA, is so overwhelming that the Council might reconsider its proposals in the masterplan.
12. The SA schedule for the site can be viewed at Appendix 3. The result of the full appraisal can be viewed at Appendix 4. Alternative scenarios of no masterplan or allocation, and maximising built development in the location are included as Appendix 5. As the location has a SA for the Core Strategy policy it is considered that re-distribution of land uses within the location has no significant effects on sustainability which are not amalgamated within the SA evidence. Within the appraisal, it was also noted that, when making assessment of the proposal, reference will need to be made to all relevant policies within the local plan rather than the strategic location for growth alone. Therefore, although the strategic location for growth on its own is sustainable development, other policies will restrict or protect the effects of this development.
13. Overall the process highlighted the strategic location for growth as being likely to have positive effects on most of the SA objectives, except the 'environmental' ones - environment, biodiversity and green infrastructure; landscape and, natural resources and flooding- but the only significant impact is considered to be on the landscape objective; whereas the impacts on the employment,

economic structure, housing, innovation, social, health, and especially the transport, objectives are likely to be significantly positive. Sustainability has significantly improved as a result of the more certain proposal presented by the masterplan, including potentially more employment provision and economic development land use especially to the west, a health facility, defined green infrastructure and planned enhanced social infrastructure especially connected with the schools and sports facilities.

14. The alternative of no masterplan (contrary to Local Plan policy) has significant negative effects for the Borough on housing, health, employment, innovation and economic structure.

Increasing the developable area, especially for the alternative scenario of expanding the masterplan boundary beyond that shown below in order to re-distribute development and especially to significantly exceed the minimum of 500 homes, has a more positive effect on housing but a corresponding more negative effect on the landscape (in the Green Belt).

Likely Significant Effects of the masterplan

15. It is considered that the proposed masterplan, going forward to the part 2 Local Plan, will have a material effect on the SA objectives beyond those set out in Table 23 ('likely significant effects') of the SA Publication Version June 2012. Table 23 details the anticipated short, medium, long, permanent, temporary, secondary and cumulative/synergistic effects of the plan against each Sustainability Objective. The material effect is that this strategic location for growth offers the optimum sustainable location based on the transport objective, given the proposed HS2 station and route, NET2 line including park and ride; and enhancement that can be made to bus, cycling, walking routes and Green Infrastructure.

Conclusion

16. The proposed masterplan is 'scoped' as having a substantive impact on the SA objectives in the cases of transport, employment and innovation; and the significantly enhanced formal Green Infrastructure provision will mitigate the negative environmental effects alongside the built development. It is considered that the proposed masterplan, as appraised in this interim report, materially alters the conclusions in the SA Publication Version Report (June 2012), in that a new strategic location for growth and its proposed land uses distribution and boundary is appropriate for the sustainability of the plan area. With this significant change having necessarily been made to part of the appraisal within Broxtowe, the SA is robust and a credible Report which has been prepared in conformity with the required legislation.

Habitats Regulations Assessment

17. It was considered that no additional effects will arise and impact on the prospective Special Protection Area as a result of the proposed Main Modifications to the Aligned Core Strategies Publication Version, including this site, and the distribution of housing in the Aligned Core Strategies. The wider habitats effects of HS2 itself will be dealt with separately by the Government.

Appendix 1: Screening Exercise

Policy	Do changes to the policy significantly affect likely sustainability implications?	Further SA Required	Comments
A Presumption in Favour of Sustainable Development	Yes, the masterplan is intended to achieve sustainable development.	No, Core Strategy SA compliant	
1 Climate Change	No		
2 Spatial Strategy (leading part 2 Local Plan)	Yes. Strategic location for growth supplementary masterplan.	Yes, partial review	Masterplan gives greater certainty over the sustainability of the Plan by specifically identifying the geographical impact of development, for example, where the planned housing numbers and other development will go, and their effects.
3 Green Belt	No	No, but partial review will be connected to proposed addition to Policy 2 in subsequent local plan	The inclusion of the strategic location for growth in Policy 2 will require a full sustainability appraisal as part of the whole part 2 Local Plan.
4 Employment Provision and Economic Development (leading part 2 Local Plan)	Yes, partial. Strategic location for growth supplementary masterplan.	Yes	Masterplan gives greater certainty over the sustainability of the Plan by specifically identifying the geographical impact of development, for example, where the other development will go, and its effects; plus a likely significant increase in economic development.
5 Nottingham City Centre	No		

Policy	Do changes to the policy significantly affect likely sustainability implications?	Further SA Required	Comments
6 The Role of Town and Local Centres	No		
7 Regeneration	No		
8 Housing Size, Mix and Choice	No		
9 Gypsies, Travellers and Travelling Showpeople	No		
10 Design and Enhancing Local Identity	No		
11 Historic Environment	No		
12 Local Services and Healthy Lifestyles	No		
13 Culture, Sport and Tourism	No		
14 Managing Travel Demand	No		

Policy	Do changes to the policy significantly affect likely sustainability implications?	Further SA Required	Comments
15 Transport Infrastructure Priorities	Yes	No, sustainability appraisal and Strategic Environmental Assessment effects are considered in project programmes and transport plans, including the HS2 phase two initial preferred scheme	Reference the relevant transport scheme evidence, especially the HS2 phase two initial preferred scheme
16 Green Infrastructure, Parks and Open Space	Yes	No	Significant increase in publicly accessible GI
17 Biodiversity	Yes	No	Associated with GI provision as above
18 Infrastructure	No		
19 Developer Contributions	No		

Appendix 2: Refined Sustainability Appraisal Framework

SA Objectives	Decision Making Criteria	Indicators
1. Housing To ensure that the housing stock meets the housing needs of the plan areas	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will it reduce homelessness? • Will it reduce the number of unfit homes? 	Affordable housing House prices; housing affordability Homelessness Housing completions (type and size) Housing tenure LA stock declared non decent Sheltered accommodation Vacant dwellings by tenure
2. Health To improve health and reduce health inequalities	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? 	Adults taking part in sport Health inequalities Life expectancy at birth New/enhanced health facilities People killed/seriously injured in road accidents Teenage conception rates
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).	<ul style="list-style-type: none"> • Will it protect historic sites • Will it help people to increase their participation in cultural heritage activities? • Will it protect/improve access to historic sites? • Will it protect and enhance the historical, geological and archaeological environment? 	Open spaced managed to green flag award standard New and enhanced open space Satisfaction with open space Museums
4. Crime To improve community safety, reduce crime and the fear of crime in the plan areas	<ul style="list-style-type: none"> • Will it reduce crime and the fear of crime? • Will it increase the prevalence of diversionary activities? • Will it contribute to a safe secure built environment through designing out crime? 	Crimes – by category and total Fear of crime Noise complaints
5. Social To promote and support the development and growth of social capital across the plan areas	<ul style="list-style-type: none"> • Will it protect and enhance existing cultural assets? • Will it improve access to; encourage engagement with and residents' satisfaction in community activities? • Will it improve ethnic and intergenerational relations? 	Community centres Gains/losses of community facilities Leisure centres Libraries/mobile library stops Participation involuntary and community activities A place where people from different backgrounds get on well together Satisfaction with leisure facilities

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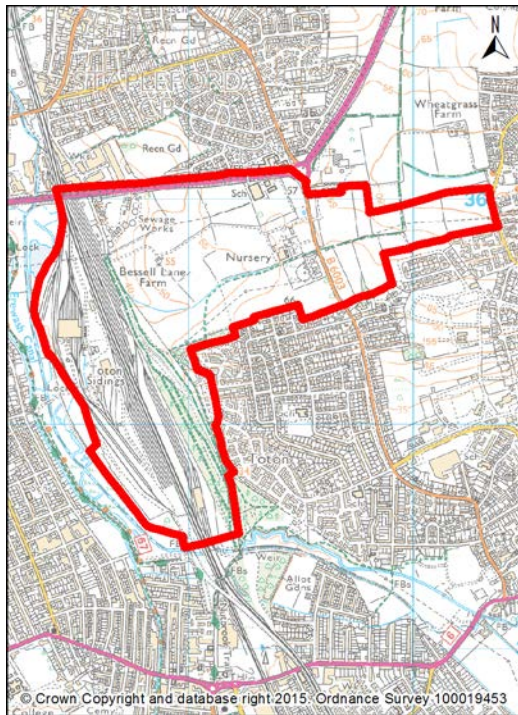
SA Objectives	Decision Making Criteria	Indicators
6. Environment, Biodiversity and Green Infrastructure To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment across the plan areas	<ul style="list-style-type: none"> • Will it help protect and improve biodiversity and avoid harm to protected species? • Will it help protect and improve habitats? • Will it increase, maintain and enhance sites designated for their nature conservation interest? • Will it maintain and enhance woodland cover and management? • Will it provide new open space? • Will it improve the quality of existing open space? • Will it encourage and protect Green Infrastructure opportunities? 	Local/National nature reserves Local wildlife sites (Biological SINC's) SSSIs
7. Landscape To protect and enhance the landscape character of the plan areas, including heritage and its setting	<ul style="list-style-type: none"> • Does it respect identified landscape character? 	Ancient woodland Conservation Areas Historic Parks and Gardens Listed Buildings/Buildings at risk/locally listed buildings Scheduled ancient monuments Woodland areas/new woodland
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	<ul style="list-style-type: none"> • Will it improve water quality? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise Flood Risk? • Will it prevent the loss of high quality soils to development? 	Greenfield land lost Carbon dioxide emissions Contaminated land Flood risk Households in Air Quality Management Areas Number of days moderate/high air pollution Employment and housing developed on PDL Density of dwellings Developments incorporating SUDS Planning applications granted contrary to advice of EA Biological/chemistry levels in rivers, canals and freshwater bodies Production of primary and secondary/recycled aggregates
9. Waste To minimise waste and increase the re-use and recycling of waste materials	<ul style="list-style-type: none"> • Will it reduce household and commercial waste per head? • Will it increase waste recovery and recycling per head? • Will it reduce hazardous waste? • Will it reduce waste in the construction industry? 	Controlled waste produced Capacity of new waste management facilities by alternative to landfill Household waste arisings composted, land filled, recycled, used to recover energy

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SA Objectives	Decision Making Criteria	Indicators
10. Energy and Climate Change To minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? • Will it support the development of community energy systems? • Will it support the development of community energy systems? • Will it ensure that buildings are able to deal with future changes in climate 	Energy use – renewables and petroleum products Energy use (gas/electricity) by end user Renewable energy capacity installed by type
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	<ul style="list-style-type: none"> • Will it use and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by car by encouraging alternative modes of transport? • Will it increase accessibility to services and facilities? 	Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres Change in road traffic mileage Development of transport infrastructure that assists car use reduction Levels of bus and light rail patronage New major non-residential development with travel plans People using car and non-car modes of travel to work Railway station usage Road traffic levels
12. Employment To create high quality employment opportunities	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it increase average income levels? 	Average annual income Benefit claimants VAT business registration rate, registrations, deregistrations Businesses per 1000 population Employment rate Jobs New floor space Shops, vacant shops Unemployment rate
13. Innovation To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> • Will it increase levels of qualification? • Will it create jobs in high knowledge sectors? • Will it encourage graduates to live and work within the plan areas? 	15 year olds achieving 5 or more GCSEs at Grade A* - C 19 year olds qualified to NVQ level 2 or equivalent 21 year olds qualified to NVQ level 3 or equivalent Working age population qualifications
14. Economic Structure To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> • Will it provide land and buildings of a type required by businesses? • Will it improve the diversity of jobs available? • Will it provide the required infrastructure? • Will it provide business/university clusters 	Completed business development floorspace Land developed for employment Employment land lost Employment land allocated Profile of employment by sector

Appendix 3

SA site schedule: Strategic Location for growth in the vicinity of the proposed HS2 station

Details		Location:
Site Name:	Strategic Location for growth in the vicinity of the proposed HS2 station	 <p>© Crown Copyright and database right 2015. Ordnance Survey 100019453</p>
ACS Reference:	Policy 2.3.a)iii)	
Location:	Area either side of Toton/Stapleford Lane	
Local Authority:	Broxtowe Borough Council	
Direction for Growth:	Sites G2 and G3 Appraisal of Sustainable Urban Extensions (June 2008)	
SA Map Site ref:		
Assumed Capacity:	154ha.	

Environmental Characteristics	
Flood Risk:	Site in Flood Zone 1, 26.7% (41ha) Flood Zone 2, 13.5% (20.7 ha) Flood Zone 3
Formal Open Space network :	2.3% (3.5ha) covered by Banks Road Public Open Space
SSSI:	0% of area covered by SSSI
Local Wildlife Site (LWS) :	0.6% (0.9ha) Toton Sidings Riverside LWS, 8.2% (12.7ha) Toton Sidings LWS
Local nature reserves (LNR) :	1.8% (2.8ha) Toton Fields LNR
Ancient Woodland:	0% of area covered by Ancient Woodland
Air quality:	0% of area in Air Quality Management Areas
Green Belt:	100% of area covered by Nottinghamshire Green Belt
Greenwood Community Forest:	0% of area covered by Greenwood Community Forest
Historic Characteristics	
Listed Buildings:	0
Conservation areas:	Part in Broxtowe; but in the setting of the Sandiacre Lock CA which is mainly in Erewash Borough

**Interim Sustainability Appraisal Report on Toton masterplan
December 2015**

Registered Parks & Gardens:	0 % of area covered by Registered Parks & Gardens
Scheduled Monuments:	0
Accessibility Characteristics	
Distance to nearest bus/NET stops:	Bus Route Nottsbus Connect 510 runs hourly. The NET Phase 2 extension to Bardills Island constitutes, as noted by the Planning Inspector for the 2004 Local Plan, a very strong argument for development that can be linked to sustainable transport. Bus Route Link17 runs from Toton, Stapleford, Sandiacre and Long Eaton to the tram stop every 30 minutes throughout the daytime.
Distance to nearest Schools (separated by primary & secondary):	Banks Road Infant & Nursery and Bispham Drive Junior School on estate to the south/south-west; Chetwynd Primary Academy 1 km to the south east; George Spencer Academy in the area.
Distance to nearest GP surgeries:	Toton Surgery, 2 Banks Road, 1/2 km. to south.
Distance to nearest retail facilities (eg Post Offices / supermarket / shopping centres):	Toton Sub Post Office to south; local shopping centre at Woodstock Road on estate to south, Tesco Extra to south east; Chilwell Retail Park 1 km. to south; Stapleford District Centre 1.5km. to north.
Distance to nearest community facilities (eg community centres / leisure centres / libraries):	Greenwood Community Centre at Chester Green 1 km to south; Chilwell Olympia Sports Centre 2km to south east; Toton Library 1km to south east.

**Appendix 4: Appraisal of masterplan for strategic location for growth on land east and west of Toton Lane
including Toton Sidings in the vicinity of the proposed HS2 station at Toton**

Policy part appraisal masterplan														
														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources & flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or No</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Appraisal : Policy appraisal masterplan strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton and new economic development	Ideas for mitigation
1. Housing	Confirmed early delivery of 500 homes at Land in the vicinity of the proposed HS2 Hub Station. Associated affordable housing would be viable in this strong housing sub market. Overall the delivery may be affected by access, transport infrastructure to connect to the HS2 station.	Negotiation for affordable housing, at least of the policy minimum. Delivery of IDP.
2. Health	Large area gives greater potential for additional health facilities. General health benefits of new housing but expected delivery of homes as mentioned above. New health facility proposed.	Health related planning obligations.
3. Heritage	Erewash Borough Council has the Sandiacre Lock Conservation Area mainly within its area.	Cooperate with Erewash Borough Council on design. Have reference to the Sandiacre Lock Management Plan.
4. Crime	New possibilities for crime	Design out crime.
5. Social	Extends a relatively modern suburban area. New community facilities proposed in masterplan.	New cultural facilities.
6. Environment, Biodiversity and Green Infrastructure	Will affect a wildlife corridor. Enhanced green infrastructure provision as evidence has been prepared.	Planned green infrastructure.
7. Landscape	Larger area than previous proposals will have increased landscape impact in an area of strong character according to the LCA for Greater Nottingham, 2009, although its condition is moderate.	Woodland planting.
8. Natural Resources and Flooding	Land take potentially greater than previous similar options. Increase in potential Flood Zone 2 land use in the west.	Use of Sustainable Drainage Systems (SuDS). Application of Sequential and exception test if required. Close liaison with the EA relating to flood mitigation work for the HS2 station. Cooperative working with the Environment Agency, the lead local flood authority (LLFA) and HS2 on a flood mitigation strategy.
9. Waste	No abnormal requirements.	

SA Objectives	Appraisal : Policy appraisal masterplan strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton and new economic development	Ideas for mitigation
10. Energy and Climate Change	Larger site than other options in Broxtowe presents possibilities for renewable energy generation and energy saving technologies on site. Proximity of HS2 access provides opportunities for mitigation of climate change impact from alternative longer journey modes of transport in the long term.	Maximise energy and climate change gains from planning obligations. Integrate development with HS2 provision.
11. Transport	Area has potential adjacent access to all sustainable transport modes- HS2 in the long term, NET2 and its potential extension into the Hub station, bus services, cycling and pedestrian facilities, and a Greenway route	Implement Policy 14
12. Employment	A larger area than previous proposals offers opportunity for an enhanced mixed use development providing employment. In the long term, HS2 may attract development providing for ABC1-2 social grade occupational people.	This Masterplan for mixed use, employment growth generating development; and the HS2 Growth Strategy for the East Midlands Hub
13. Innovation	Integrate development with HS2 provision. Development here may be significant to innovation within Greater Nottingham through HS2 attracting ABC1 social graded population and helping to retain graduates in the long term. The site may be of interest to the Universities in the East Midlands.	Implement Policy 8
14. Economic Structure	In the long term, HS2 may attract similarly high tech infrastructure to support the local economy.	Implement Policy 4

Appendix 5: Appraisal of masterplan for strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton

If site was not planned for or allocated

Policy part appraisal masterplan														
														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources & flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact or No
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Appraisal : Policy appraisal masterplan strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton and new economic development	Ideas for mitigation
1. Housing	Site is a potential major contributor to 5 year land supply for homes and is the most sustainable location for them still to be granted planning permission in Broxtowe, as identified by the Core Strategy.	Allocate alternative significantly less sustainable locations potentially with lower affordable homes provision.
2. Health	No new health facility would be provided lowering choice. Homes are an acknowledged major contributor to health and poorer provision would have a significant negative effect.	Increased health and social care facilities needed elsewhere.
3. Heritage	Moderate positive contribution to neighbouring heritage assets as in the short term the Core Strategy led development would not be delivered which would preserve the setting.	
4. Crime		
5. Social	New community facilities potentially provided for by the development would be lost.	Alternative new cultural facilities.
6. Environment, Biodiversity and Green Infrastructure	No effect on environment and biodiversity here but negative effects may be displaced as homes would have to be provided elsewhere on potentially more sensitive sites. Potential new GI would not be gained where none exists currently.	Planned green infrastructure elsewhere.
7. Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Development may be displaced to probably less accessible locations negating the benefits of HS2, NET and other proposed new transport infrastructure.	Development elsewhere would require unplanned infrastructure, affecting the viability of sites where the developer would be the likely funder.

SA Objectives	Appraisal : Policy appraisal masterplan strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton and new economic development	Ideas for mitigation
12. Employment	The employment provision and economic development would be lost.	Would negatively affect the HS2 Growth Strategy for the East Midlands Hub. At best would displace employment to elsewhere in the Borough but to less viable locations; at worst, employment would be translocated to other local authority areas probably in less sustainable locations given that the Government has identified Toton as the location for its most significant current transport project.
13. Innovation	This potentially attractive location adjacent to the current most innovative piece of national transport infrastructure would be lost.	At best would displace innovative development to elsewhere in the Borough but to less viable locations; at worst, innovative development would be translocated to other more welcoming local authority areas probably in less sustainable locations given that the Government has identified Toton as the location for its most significant current transport project. Also, innovative development is by nature different to other economic development in that it is wholly new taking advantage of the inspiration of new area based infrastructure in a cluster, a business environment which may not be replicated elsewhere in the Borough.
14. Economic Structure	This site has been identified as the most strategic in Broxtowe and therefore its loss would dismantle the best case scenario for economic structure in this plan period.	Alternative, probably more minor development elsewhere.

Appendix 5: Appraisal of masterplan for strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton

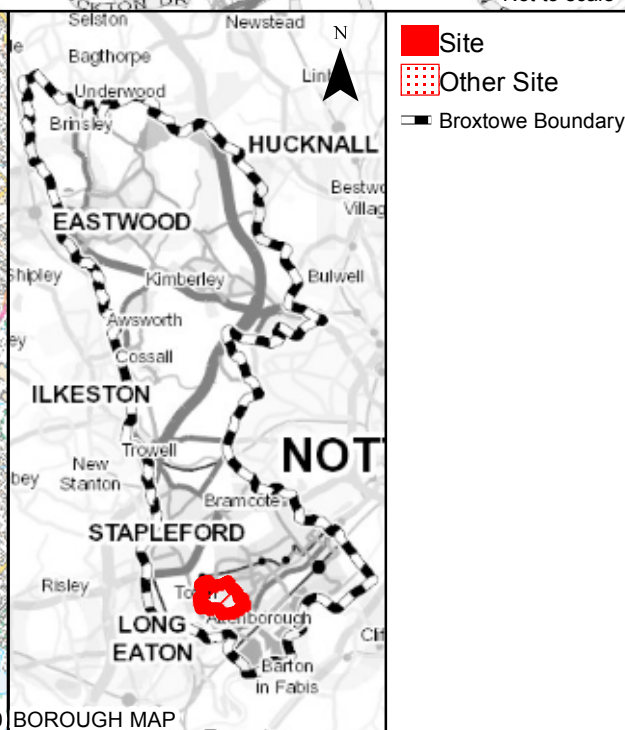
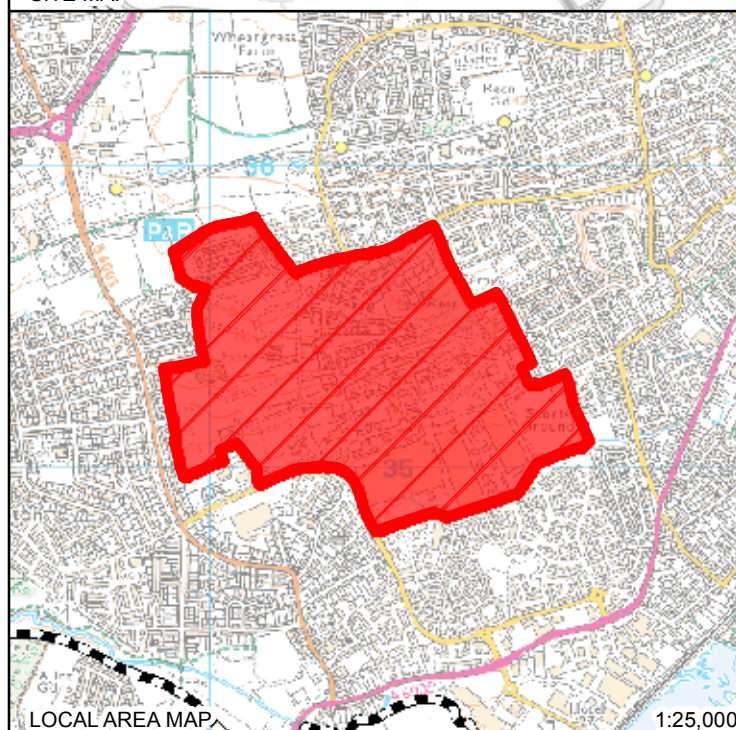
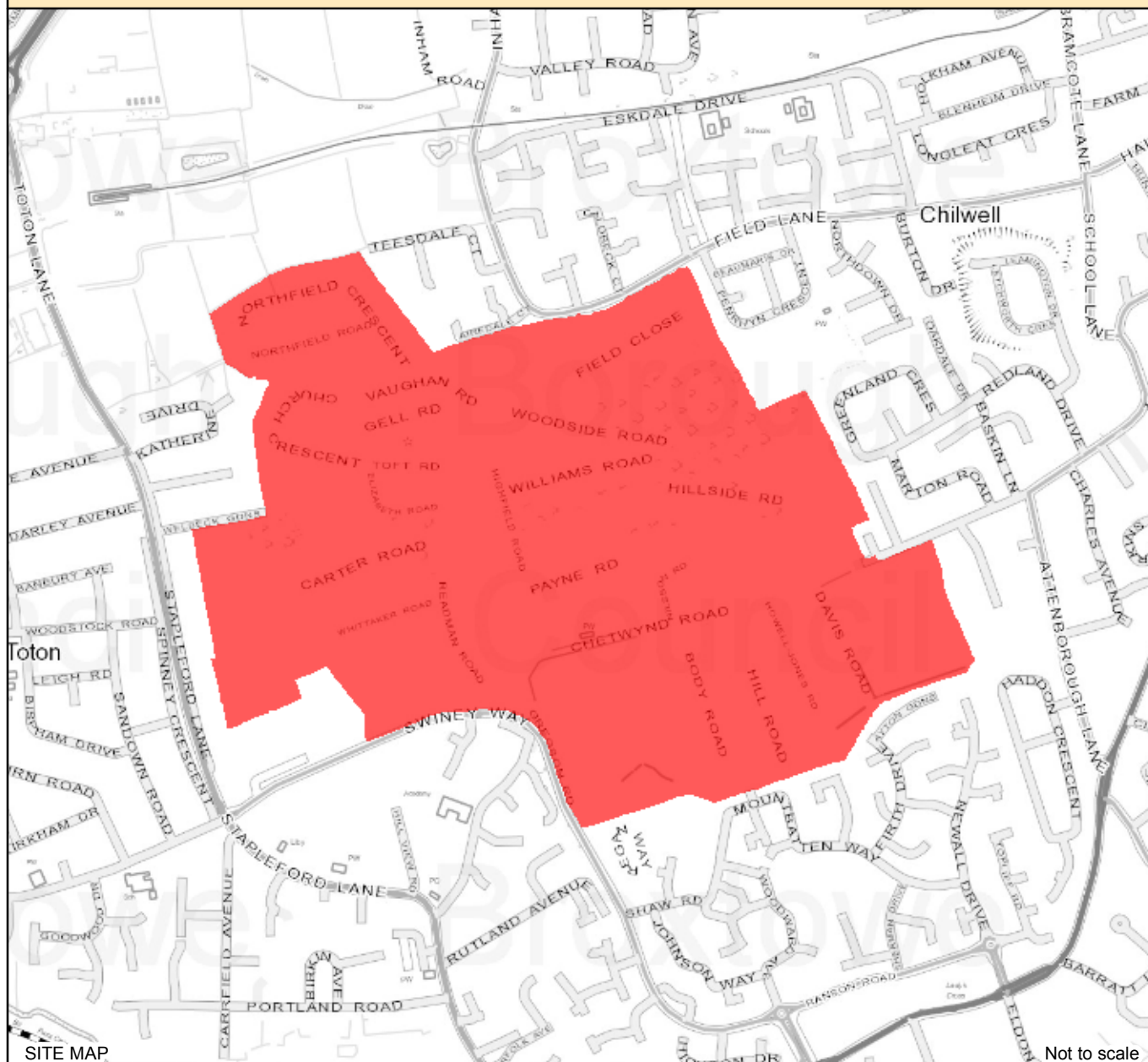
Allocating the whole of the strategic location for growth for built development

Policy part appraisal masterplan														
														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & Green Infrastructure	7. Landscape	8. Natural Resources & flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	<p>? = unknown impact</p> <p>No fill = negligible impact or No</p>
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Appraisal : Policy appraisal masterplan strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton and new economic development	Ideas for mitigation
1. Housing	May increase homes provision as envisaged by the Planning Inspectors insertion of a “minimum” of 500 for the location. Additional affordable housing would be viable in this strong housing sub market. Overall the delivery may be affected by access, transport infrastructure to connect to the HS2 station.	Negotiation for affordable housing, at least of the policy minimum. Delivery of IDP.
2. Health	Large area gives greater potential for additional health facilities. General health benefits of new housing but expected delivery of homes as mentioned above. New health facility proposed.	Health related planning obligations.
3. Heritage	Erewash Borough Council has the Sandiacre Lock Conservation Area mainly within its area. Development to the east has progressively lower effect on the heritage assets to the west in Erewash.	Cooperate with Erewash Borough Council on design. Have reference to the Sandiacre Lock Management Plan.
4. Crime	New possibilities for crime	Design out crime.
5. Social	Extends a relatively modern suburban area. New community facilities proposed in masterplan.	New cultural facilities.
6. Environment, Biodiversity and Green Infrastructure	Will affect a wildlife corridor. Enhanced green infrastructure provision as evidence has been prepared.	Planned green infrastructure.
7. Landscape	Larger area than previous proposals will have increased landscape impact in an area of strong character according to the LCA for Greater Nottingham, 2009, although its condition is moderate. Progressive enlargement of the developable area would have equally larger effect on the landscape, especially to the east which becomes progressively more sensitive(prominent).	Woodland planting.
8. Natural Resources and Flooding	Land take potentially greater than previous similar options. Increase in potential Flood Zone 2 land use in the west. Equivalent enlarged effect but mitigated by the fact that some of the development may be displaced from more sensitive areas.	Use of Sustainable Drainage Systems (SuDS). Application of Sequential and exception test if required. Close liaison with the EA and LLFA relating to flood mitigation work for the HS2 station.
9. Waste	No abnormal requirements.	

SA Objectives	Appraisal : Policy appraisal masterplan strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton and new economic development	Ideas for mitigation
10. Energy and Climate Change	Larger site than other options in Broxtowe presents possibilities for renewable energy generation and energy saving technologies on site. Proximity of HS2 access provides opportunities for mitigation of climate change impact from alternative longer journey modes of transport in the long term.	Maximise energy and climate change gains from planning obligations. Integrate development with HS2 provision.
11. Transport	Area has potential adjacent access to all sustainable transport modes- HS2 in the long term, NET2 and its potential extension into the Hub station, bus services, cycling and pedestrian facilities, and a Greenway route	Implement Policy 14
12. Employment	A larger area than previous proposals offers opportunity for an enhanced mixed use development providing employment. In the long term, HS2 may attract development providing for ABC1-2 social grade occupational people.	This Masterplan for mixed use, employment growth generating development; and the HS2 Growth Strategy for the East Midlands Hub
13. Innovation	Integrate development with HS2 provision. Development here may be significant to innovation within Greater Nottingham through HS2 attracting ABC1 social graded population and helping to retain graduates in the long term. The site may be of interest to the Universities in the East Midlands.	Implement Policy 8
14. Economic Structure	In the long term, HS2 may attract similarly high tech infrastructure to support the local economy.	Implement Policy 4

Chetwynd Barracks



Public Transport (9)

Bus Stops (5)

Calverton Close 1m from site
Swiney Way 2m from site
Swiney Way 11m from site
Calverton Close 15m from site
Kirkbride Court 17m from site

Tram Stops (4)

Toton Park and Ride 278m from site
Inham Road 359m from site
Eskdale Drive 428m from site
Bramcote Lane 855m from site

Schools (8)

Primary (6)

Chetwynd Primary Academy 180m from site
Eskdale Junior School 269m from site
Banks Road Infant School 314m from site
Alderman Pounder Infant School 359m from site
Toton Bispham Drive Junior 378m from site
Sunnyside Primary and Nursery School 809m from site

Secondary (2)

Chilwell School 534m from site
George Spencer Academy 705m from site

Health (2)

Dentists (1)

School Lane Dental Practice 605m from site

Doctors (1)

Moir Medical Centre 169m from site

Consumer Services (4)

Food Retail (2)

Hewa Tea UK 50m from site
Chilwell Mini Market 78m from site

Post Offices (1)

Toton Post Office 293m from site

Shopping Centres (1)

Chilwell Retail Park 580m from site

Community Facilities (9)

Halls And Community Centres (1)

Chilwell Scout Headquarters 210m from site

Leisure Centres (1)

Chilwell Olympia 542m from site

Libraries (1)

Toton Library 235m from site

Open Spaces (5)

Chetwynd Road Recreation Ground 0m from site
Chilwell Cemetery 29m from site
Sherman Drive Open Space 118m from site
Field Lane Estate Open Space 129m from site
Attenborough Lane Allotments 205m from site
Public Houses (1)
20-Twenty Club & Colours Restaurant 0m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

1.22% (1.12ha) of site in Field Lane Chilwell

Administrative Boundary (2)

Borough Ward (2)

25.5% (23.33ha) of site in Toton and Chilwell Meadows
74.5% (68.18ha) of site in Chilwell West

Flood (11)

River Flooding (1)

0.11% (0.1ha) of site in Flood Zone 2

Surface Water Flooding (3)

0.56% (0.52ha) of site in Surface Water Flood Map 1 in 30
1.56% (1.43ha) of site in Surface Water Flood Map 1 in 100
6.38% (5.84ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (5)

0.16% (0.14ha) of site in >= 75% (Superficial Deposits Flooding)

7% (6.41ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)

7.31% (6.69ha) of site in < 25% (Clearwater and Superficial Deposits Flooding)

9.62% (8.81ha) of site in >= 75% (Clearwater and Superficial Deposits Flooding)

75.91% (69.47ha) of site in < 25% (Clearwater)

Detailed River Network (2)

Below Surface Watercourse (Culvert) dissects site for 7.65m

Surface Watercourse (Secondary River) dissects site for 258.66m

Heritage (1)

Listed Buildings (a: within site) (1)

NATIONAL SHELL FILLING FACTORY MEMORIAL within site boundary (II)

Natural Environment (6)

Agricultural Land Classification (2)

7.4% (6.77ha) of site in GRADE 2

92.6% (84.74ha) of site in URBAN

Local Wildlife Sites (b: around site) (2)

Chetwynd (2/303 'A herb-rich sward in a small horse-grazed paddock') within 50m of site

Chetwynd (2/303 'A herb-rich sward in a small horse-grazed paddock') within 100m of site

Tree Preservation Orders Group or Woodland (2)

0.01% (0.01ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1993 (TPO/CHI/03/?)

5.01% (4.59ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1993 (TPO/CHI/03/W1)

Local Plan 2004 (2)

0.04% (0.03ha) of site in Newall Drive Chilwell

5.22% (4.77ha) of site in COD Sports Ground Chetwynd Road Chilwell

Green Infrastructure (3)

Open Spaces (1)

5.06% (4.63ha) of site in Chetwynd (Restricted Access: Outdoor Sports Facilities)

Proposed Green Infrastructure Corridors (a: within site) (1)

201.49m of 2.23 Toton Sidings to Chilwell dissects site

Proposed Green Infrastructure Corridors (b: around site) (1)

2.23 Toton Sidings to Chilwell within 50m of site

Access (1)

Public Rights of Way (b: around site) (1)

BeestonBW27 (BW) within 100m of site

Other (2)

National Character Areas (2)

43.38% (39.7ha) of site in Trent Valley Washlands

56.62% (51.82ha) of site in Sherwood

End of report

MBA Site Allocations Sustainability Appraisal
Site 193: Chetwynd Barracks Chetwynd Road Chilwell – URBAN SITE

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Environment and Landscape	8. Natural Resources & flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact or not relevant
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

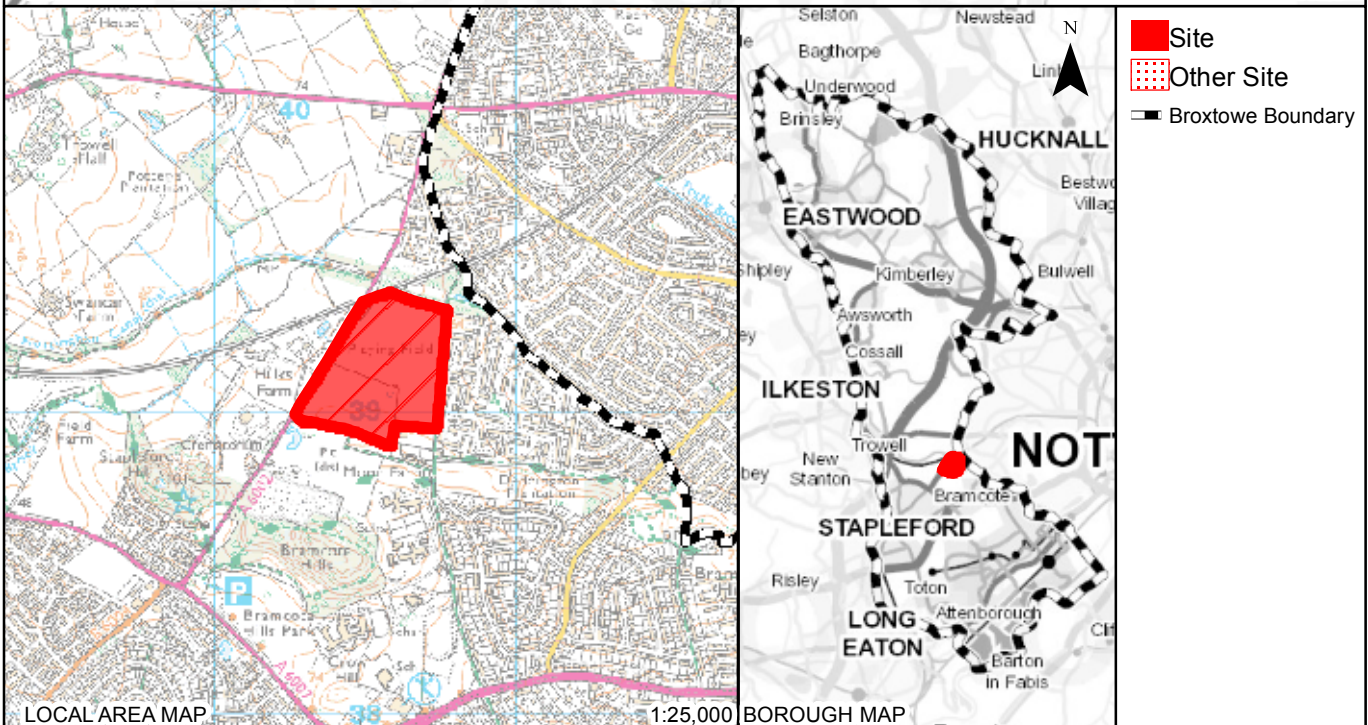
SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>800 homes.</p> <p>In relatively high value housing sub-market area for affordable housing viability.</p> <p>Largely greenfield site but potential loss of some existing homes. Some of site under external housing management.</p> <p>Heritage assets on site may impact upon land availability.</p> <p>Previous industrial uses may need investigating alongside remediation.</p> <p>Land levels may be a delivery constraint.</p>	<p>Support Forces Help to Buy through planning obligations and/or starter homes for heroes.</p>
2. Health	<p>GP within 400 metres walking distance and others in the neighbourhoods accessible within 15 minutes.</p> <p>Integral recreational space with potentially linked green infrastructure if developed.</p>	<p>New accessible GI.</p>
3. Heritage	<p>Enhances the Listed National Shell Filling Factory Memorial and adjacent memorial garden, making it publicly accessible.</p> <p>ORDNANCE FACTORY Monument opposite site, welfare buildings NDHAs.</p> <p>Malthouse Monument on Chetwynd Road.</p>	<p>Add interpretation of the military history of the site.</p> <p>Consider historic association in Toton and Chilwell parishes.</p> <p>Archaeology Watching Brief condition.</p>
4. Crime		
5. Social	<p>Listed building and associated garden on site. New publicly open space.</p> <p>Local Chilwell Community Centre and Toton Coronation Hall around 800m. Existing community building could be re-used.</p> <p>The potential new Green</p>	<p>Site could support new faith facilities.</p> <p>Existing community building could be re-used.</p>

	Infrastructure link could be considered to be a community asset.	
6. Biodiversity & Green Infrastructure	Significant provision of Green Infrastructure within the site, linking to Green Infrastructure required as part of the Toton Strategic Location for Growth.	Retain and enhance wildlife corridors including Hobgoblin Wood (under Tree Preservation Order).
7. Environment Landscape	Enhances landscape and GI is key part of masterplan. Opens the landscape publicly.	Consider designation of Local Green Space within site and/or Nature Improvement Area.
8. Natural Resources & Flooding	<p>99.9% in FZ1.</p> <p>Some over- and underground river network but minimal water quality issues, some mitigation will be required generally. Minimal amount of site in Flood Zone 2.</p> <p>Air quality impact negligible. Only hourly bus service passing the site but premium services on Nottingham Road within walking distance. Tram stops within walking distance. Chilwell itself is a service hub with the Retail Park and accompanying community facilities.</p> <p>Size of site may permit use of sustainable design, materials and construction techniques.</p> <p>Minor agricultural land quality issues with Grade 2 land.</p>	<p>SuDS.</p> <p>Require construction waste management plan.</p>
9. Waste	<p>Retention of managed properties within the site which will become public.</p> <p>Potential demolition of non-residential buildings for regeneration.</p>	<p>Require non-hazardous construction and demolition waste plan.</p> <p>Undertake any required remediation.</p>
10. Energy & Climate Change	Size of site offers opportunity to minimise vulnerability and provide resilience to impacts arising from climate change.	Deliver the highest viable energy efficiency.
11. Transport	Within walking distance of an at least half/ hourly bus service. 510 service passes site. Tram stops	Urban design transport routes to support development.

	within walking distance.	
12. Employment	<p>Assists regeneration of a site which assists some local employment but by nature of its current transient personnel is more of a national concern. Some employment land is included; but site will be mostly residential within a potentially enhanced high quality green infrastructure, in a suburban area, potentially attractive to higher skilled employees.</p> <p>Stimulates construction and other jobs.</p>	Local employment plan.
13. Innovation	<p>Adjacent to allocated employment land at former Ordnance Depot land also off Swiney Way.</p> <p>Within main built up area accessible to non-parished Beeston office and high technology employment.</p>	Promote high technology users on site.
14. Economic Structure	<p>Integrates residential and commercial uses within the same site.</p> <p>Within priority area for economic regeneration for the MoD, infrastructure provision and environmental enhancement. Links to potential HS2 station and associated employment in Strategic Location for Growth.</p>	Local employment plan. Ensure any loss of local employment has potential alternatives within the Borough, including proposed on-site.

Bramcote (East of Coventry Lane)

Not to scale



Public Transport (5)

Bus Stops (5)

Crematorium 150m from site
Eyam Close 240m from site
Eyam Close 260m from site
Grangewood Road 302m from site
Wharfedale 332m from site

Schools (3)

Primary (2)

Bramcote Hills Primary School 512m from site
Firbeck Academy 615m from site

Secondary (1)

Bramcote Park Business and Enterprise School 641m from site

Health (2)

Dentists (1)

Parklands Dental Care 814m from site

Doctors (1)

Bramcote Surgery 972m from site

Consumer Services (4)

Food Retail (2)

Bramcote Hills Grocers & Off Licence 574m from site
M&N News 589m from site

Post Offices (1)

Bramcote Lane Post Office 968m from site

Shopping Centres (1)

Bramcote Lane Local Centre 956m from site

Community Facilities (9)

Halls And Community Centres (1)

The Vale Community Centre 410m from site

Leisure Centres (1)

Bramcote Leisure Centre 858m from site

Libraries (1)

Stapleford Library 2247m from site

Open Spaces (5)

Bramcote Moor Estate Open Space Part 1 0m from site
Bramcote Moor Estate Open Space Part 2 0m from site
Nottingham Canal (Bramcote) 2m from site
Bramcote Landfill Site 4m from site
Bramcote Crematorium 18m from site
Public Houses (1)
Bramcote Cricket Club 808m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (16.59ha) of site in Green Belt

Administrative Boundary (1)

Borough Ward (1)

100% (16.59ha) of site in Bramcote

Flood (5)

Surface Water Flooding (3)

2.05% (0.34ha) of site in Surface Water Flood Map 1 in 30
2.96% (0.49ha) of site in Surface Water Flood Map 1 in 100
5.86% (0.97ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

17.12% (2.84ha) of site in >= 25% <50% (Clearwater)
82.88% (13.75ha) of site in >= 50% <75% (Clearwater)

Natural Environment (8)

Agricultural Land Classification (2)

11.91% (1.97ha) of site in GRADE 4

Agricultural Land Classification (2)

88.09% (14.61ha) of site in URBAN

Local Nature Reserves (b: around site) (2)

Nottingham Canal (Confirmed 1993) within 50m of site
Nottingham Canal (Confirmed 1993) within 100m of site

Local Wildlife Sites (a: within site) (2)

0.01% (0ha) of site in Bramcote (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest')

33.22% (5.51ha) of site in Bramcote (5/2185 A neutral grassland)

Local Wildlife Sites (b: around site) (1)

Bramcote (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest') within 50m of site

RIGS (b: around site) (1)

Moor Lane Road Cutting (An exposure of the Nottingham Castle Formation (Bunter Pebble Beds) showing many sedimentary features 2/1049) within 250m of site

Landfill (4)

Landfill Sites (b: around site) (3)

Biffa Waste Services Ltd within 50m of site
Biffa Waste Services Ltd within 100m of site
Biffa Waste Services Ltd within 250m of site

Historic Landfill Sites (1)

0.11% (0.02ha) of site in Moor Lane (Moor Lane, Bramcote, Nottingham, Nottinghamshire)

Local Plan 2004 (3)

93.64% (15.53ha) of site in Playing fields for Bramcote Hills
Bramcote Park and Foxwood Schools Moor Lane Bramcote
100% (16.59ha) of site in Green Belt 2004
394.12m of Bramcote Ridge to Coventry Lane dissects site

Green Infrastructure (4)

Proposed Green Infrastructure Corridors (a: within site) (1)

12.89m of 2.11 Erewash to Wollaton Corridor dissects site

Proposed Green Infrastructure Corridors (b: around site) (3)

2.9 Nottingham Canal within 50m of site
2.11 Erewash to Wollaton Corridor within 50m of site
2.9 Nottingham Canal within 100m of site

Access (11)

Public Rights of Way (a: within site) (1)

394.12m of BeestonBW30 (BW) dissects site

Public Rights of Way (b: around site) (10)

BeestonFP31A (FP) within 50m of site
BeestonBW30 (BW) within 50m of site
BeestonBW78 (BW) within 50m of site
BeestonFP79 (FP) within 100m of site
BeestonFP31 (FP) within 100m of site
BeestonFP31A (FP) within 100m of site
BeestonBW78 (BW) within 100m of site
TrowellFP22 (FP) within 250m of site
BeestonFP121 (FP) within 250m of site
BeestonFP120 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

69.75% (11.57ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (16.59ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

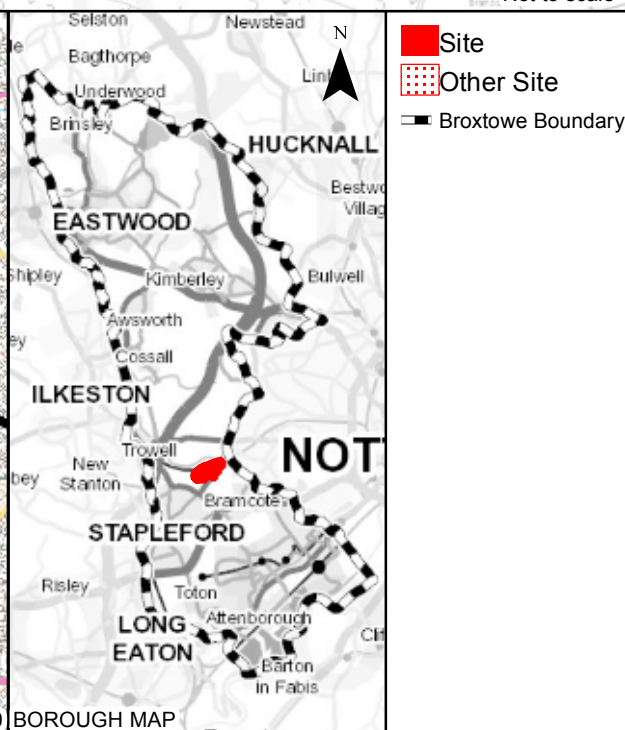
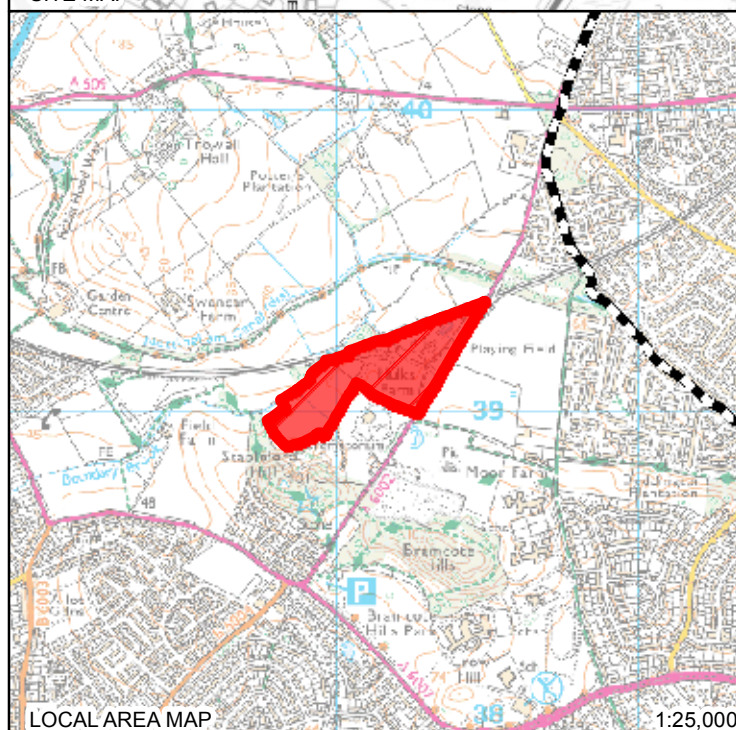
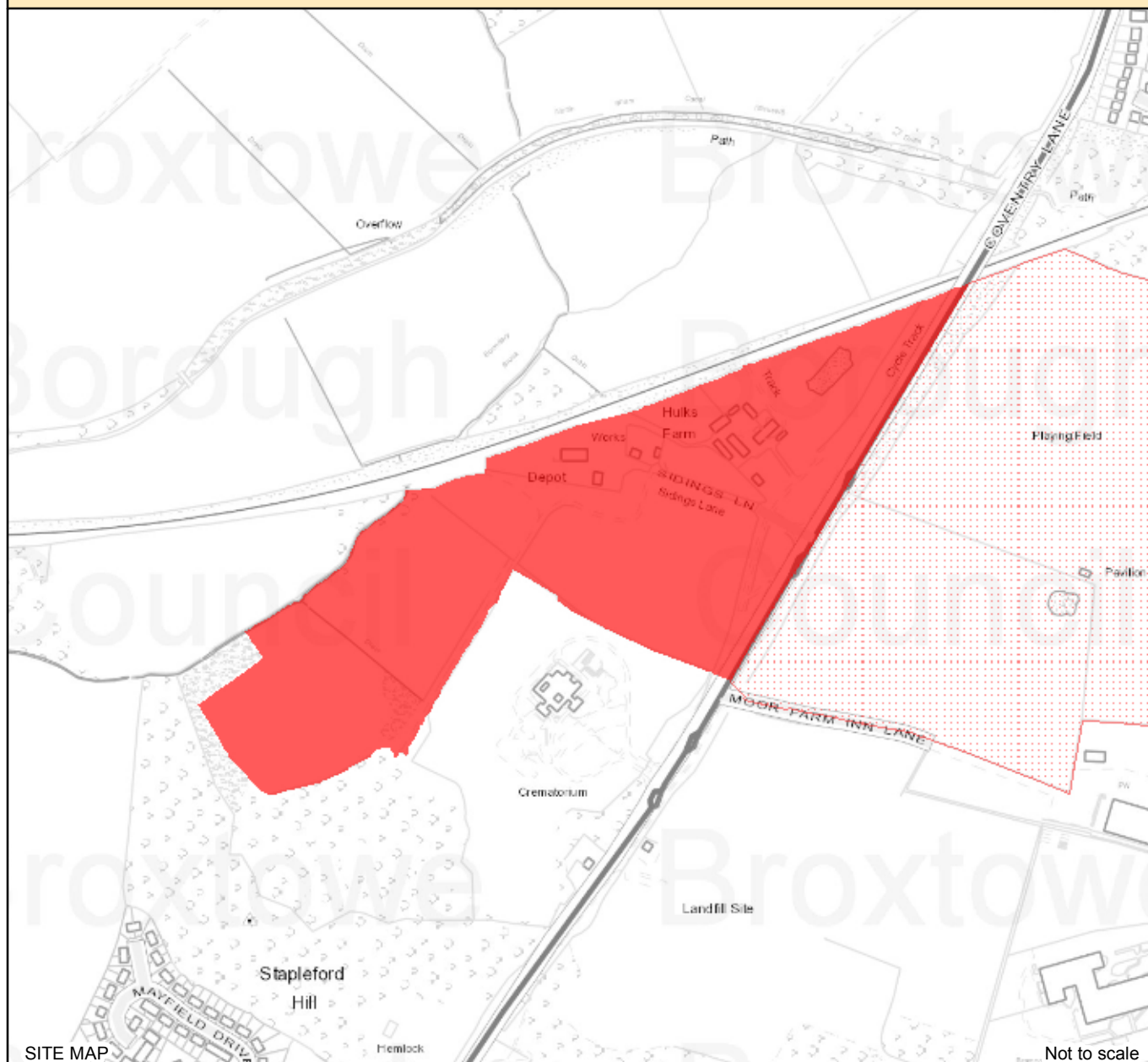
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1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Environment and Landscape	8. Natural Resources & flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure		? = unknown impact No fill = negligible impact or not relevant
															Minor negative
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SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>300 homes.</p> <p>There are some land ownership issues: The housing site is not in control of housebuilders, it is in the ownership of Nottinghamshire County Council / the White Hills Park Federation Trust.</p> <p>It is in a high value housing sub-market area for affordable housing and there are unlikely to be abnormal costs.</p>	
2. Health	Bramcote Surgery 972m from the site.	<p>New pedestrian footbridge across Brian Clough Way.</p> <p>Enhance Green Infrastructure and wildlife corridors throughout the site.</p>
3. Heritage	No views of the housing site from the Bramcote Conservation Area.	
4. Crime		
5. Social	<p>Bramcote Hills Park is located within 400m of the housing site.</p> <p>Bramcote Leisure Centre is located 858m from the housing site. The Vale Community Centre is located 410m from the housing site.</p> <p>The Brethren's Meeting Room is located adjacent to the housing site. Bramcote College is located within 200m of the housing site.</p> <p>The Green Infrastructure could be considered to be a community asset.</p>	
6. Biodiversity & Green Infrastructure	GI enhancement part of the mixed use development; opening up of GI routes from the City along the ridge, further west over Coventry Lane linking Bramcote Hills Park, Bramcote Hill to Stapleford Hill, Boundary Brook and Pit Lane LWS and Nottingham Canal.	

	<p>Erewash to Wollaton corridor dissects site.</p> <p>Adjacent to Nottingham Canal Local Nature Reserve; Bramcote Moor Grassland LWS, Moor Lane Road Cutting RIGS- but opening up of the Geological feature adjacent the public through route north of Moor Lane.</p>	RIGS site needs complete protection.
7. Environment Landscape	<p>Mixture of farmland, rough ground and school playing fields, the housing site lies to the north of a ridgeline to the north-east of Stapleford and south-west of Wollaton. There are a number of recreational assets within the study area, such as the Bramcote Hills Park and this contributes to the medium landscape value of the study area. The housing site has no visual value within the study area. There is a low visual susceptibility arising from the fact that the site does not contribute to the visual amenity of several receptors, and is of limited visibility due to its mature boundary vegetation. Overall the visual sensitivity is low.</p> <p>Site is a section of the study area.</p> <p>Improving its setting with the demolition of the school building on the ridge, housing will not be visible from the Park.</p>	Consider designation of Local Green Space in areas surrounding the housing site and/or Nature Improvement Area.
8. Natural Resources & Flooding	<p>0.11% (0.02 ha) of the housing site is within the area of a historic landfill site with the potential for de-contamination.</p> <p>Minimal water quality issues except Nottingham Canal but some mitigation will be required generally.</p> <p>No agricultural land quality issues.</p>	
9. Waste	Redevelopment of the school as a major developed site may result in	Require non-hazardous construction and demolition waste

	<p>demolition waste.</p> <p>0.11% (0.02 ha) of the housing site is within the area of a historic landfill site and therefore may require special measures.</p>	<p>plan.</p> <p>Undertake any required remediation.</p> <p>Potential to re-use materials from demolition.</p>
10. Energy & Climate Change		
11. Transport	<p>Existing cycle route adjacent to the boundary of the housing site.</p> <p>Within 300m of at least half-hourly bus service.</p>	Urban design of transport routes to support development.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		

Stapleford (West of Coventry Lane)



Public Transport (5)

Bus Stops (5)

Crematorium 151m from site
Ilkeston Road 423m from site
Rowan Avenue 481m from site
Perth Drive 525m from site
Byron Court 534m from site

Schools (3)

Primary (2)

Firbeck Academy 704m from site
Bramcote Hills Primary School 728m from site

Secondary (1)

Bramcote Park Business and Enterprise School 750m from site

Health (2)

Dentists (1)

Parklands Dental Care 959m from site

Doctors (1)

Hickings Lane Medical Centre 919m from site

Consumer Services (4)

Food Retail (2)

Central England Co-operative 459m from site
Montrose Superstore 644m from site

Post Offices (1)

Montrose Court Post Office 639m from site

Shopping Centres (1)

Montrose Court Local Centre 629m from site

Community Facilities (9)

Halls And Community Centres (1)

New Stapleford Community Centre 494m from site

Leisure Centres (1)

Bramcote Leisure Centre 1023m from site

Libraries (1)

Stapleford Library 1918m from site

Open Spaces (5)

Bramcote Crematorium 0m from site
Hemlockstone 10m from site
Bramcote Landfill Site 29m from site
Nottingham Canal (Bramcote) 86m from site
Nottingham Canal (Bramcote) 90m from site
Public Houses (1)
Bramcote Cricket Club 797m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (12.18ha) of site in Green Belt

Administrative Boundary (5)

Borough Ward (3)

0.34% (0.04ha) of site in Awwsworth Cossall and Trowell
9.99% (1.22ha) of site in Bramcote
89.67% (10.93ha) of site in Stapleford North

Parish (2)

0.13% (0.02ha) of site in Trowell
89.72% (10.93ha) of site in Stapleford Town Council

Flood (9)

Surface Water Flooding (3)

3.68% (0.45ha) of site in Surface Water Flood Map 1 in 30
5.73% (0.7ha) of site in Surface Water Flood Map 1 in 100
10.14% (1.24ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (4)

0.19% (0.02ha) of site in >= 25% <50% (Clearwater)

Ground Water Flooding (4)

15.34% (1.87ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)

15.98% (1.95ha) of site in >= 25% <50% (Clearwater and Superficial Deposits Flooding)

68.49% (8.35ha) of site in >= 50% <75% (Clearwater)

Detailed River Network (2)

Surface Watercourse (Tertiary River) dissects site for 147.93m

Surface Watercourse (Secondary River) dissects site for 208.07m

Heritage (1)

Listed Buildings (b: around site) (1)

NOTTINGHAM CANAL SWANCAR BRIDGE (II) within 250m of site

Natural Environment (14)

Agricultural Land Classification (2)

7.11% (0.87ha) of site in URBAN

92.89% (11.32ha) of site in GRADE 4

Local Nature Reserves (b: around site) (4)

Stapleford Hill's Wood (Confirmed 2008) within 50m of site

Stapleford Hill's Wood (Confirmed 2008) within 100m of site

Nottingham Canal (Confirmed 1993) within 100m of site

Pit Lane (Confirmed 25/09/2015) within 250m of site

Local Wildlife Sites (b: around site) (5)

Stapleford (5/1086 A mosaic of dry acid grassland and oak and birch woodland) within 50m of site

Stapleford (5/2185 A neutral grassland) within 50m of site

Stapleford (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest') within 100m of site

Stapleford (5/2185 A neutral grassland) within 100m of site

Stapleford (5/1086 A mosaic of dry acid grassland and oak and birch woodland) within 100m of site

RIGS (b: around site) (3)

Stapleford Hill (An exposure of the Lenton Sandstone Formation (Lower Mottled Sandstone) showing good cross-bedding 2/1005) within 50m of site

Stapleford Hill (An exposure of the Lenton Sandstone Formation (Lower Mottled Sandstone) showing good cross-bedding 2/1005) within 100m of site

Hemlock Stone, Stapleford (An isolated outcrop of the Nottingham Castle Formation (Bunter Pebble Beds) showing good sedimentary features 1/138) within 250m of site

Landfill (3)

Landfill Sites (b: around site) (3)

Biffa Waste Services Ltd within 50m of site

Biffa Waste Services Ltd within 100m of site

Biffa Waste Services Ltd within 250m of site

Local Plan 2004 (2)

0.07% (0.01ha) of site in Hemlockstone Stapleford Hill

Open Space Coventry Lane Stapleford

100% (12.18ha) of site in Green Belt 2004

Green Infrastructure (5)

Open Spaces (1)

0.24% (0.03ha) of site in Stapleford (Limited Access: Cemeteries, Closed Churchyards and Crematorium)

Proposed Green Infrastructure Corridors (a: within site) (1)

196.9m of 2.11 Erewash to Wollaton Corridor dissects site

Proposed Green Infrastructure Corridors (b: around site) (3)

2.11 Erewash to Wollaton Corridor within 50m of site

2.10 Bramcote Corridor and Boundary Brook within 100m of site

2.9 Nottingham Canal within 250m of site

Access (8)

Public Rights of Way (b: around site) (8)

StaplefordFP77 (FP) within 50m of site

BeestonFP31A (FP) within 50m of site

StaplefordFP77 (FP) within 100m of site

BeestonFP79 (FP) within 100m of site

TrowellFP19 (FP) within 100m of site

BeestonFP31A (FP) within 100m of site

TrowellFP22 (FP) within 250m of site

BeestonFP87 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

28.83% (3.51ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (12.18ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

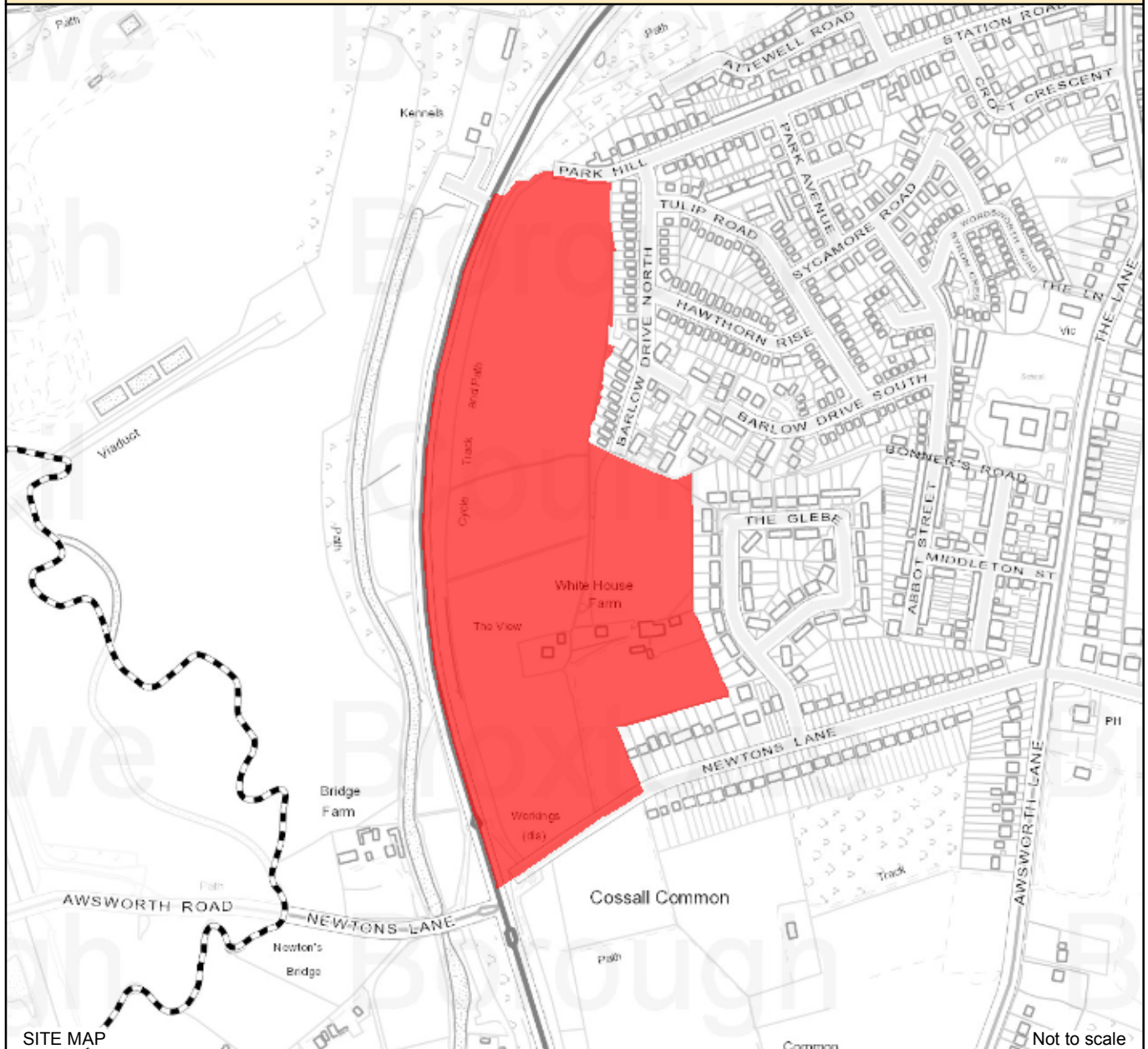
End of report

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														Minor negative
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														Major negative
														Very major/importantnegative

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>240 homes.</p> <p>The site is in multiple ownership including Broxtowe Borough Council, J.C. McCann, and Hulks Farm to the north. This is not an impediment to delivery if the site is allocated for housing.</p> <p>The site is located in a relatively high-value housing sub-market area for affordable housing and there are unlikely to be abnormal costs.</p>	
2. Health	Hickings Lane Medical Centre – 919m from the site.	Enhance Green Infrastructure and wildlife corridors throughout the site.
3. Heritage	Nottingham Canal Swancar Bridge (Grade II listed) within 250m of the site, but located on the other side of the railway.	
4. Crime		
5. Social	<p>Bramcote Crematorium adjacent to the housing site.</p> <p>New Stapleford Community Centre 494m from the housing site. Brethren's Meeting Room within 400m of the housing site.</p> <p>Bramcote Leisure Centre 1023m from the housing site.</p>	Landscape buffer between housing and crematorium.
6. Biodiversity & Green Infrastructure	<p>GI enhancement part of the mixed use development but loss of some green space due to the proposed homes. Erewash to Wollaton corridor dissects site.</p> <p>Stapleford LWS, Stapleford Hill RIGS and Stapleford Hill's Wood LNR within 50m of the housing site.</p> <p>Nottingham Canal LNR within 100m of the site, but located on the other side of the railway /</p>	

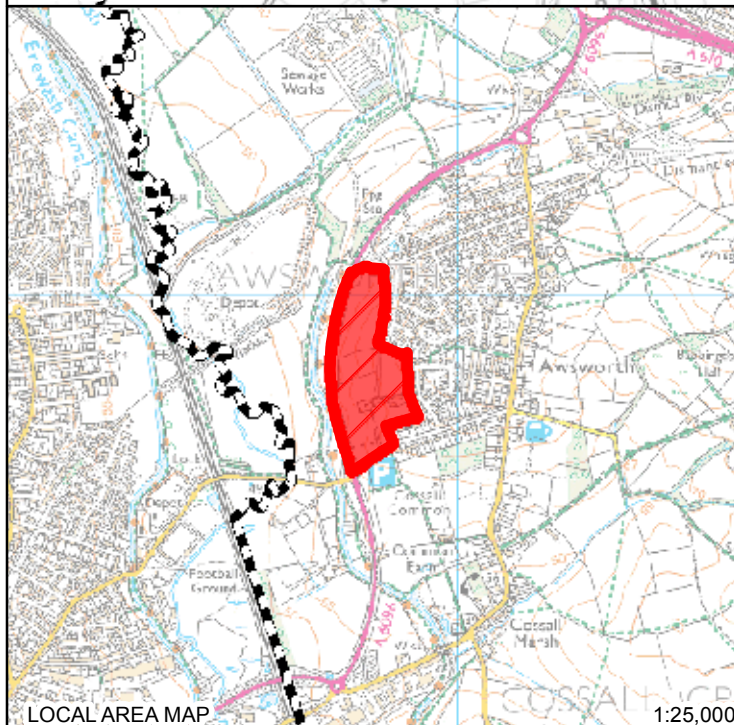
	Coventry Lane from the site. Hemlock Stone RIGS within 250m of the housing site.	
7. Environment Landscape	<p>Mixture of open land and industrial development, the housing site lies to the north of a ridgeline to the north-east of Stapleford and west of Bramcote. There are a number of recreational assets within the vicinity of the site, such as the Bramcote Hills Park and Stapleford Hill, and these contribute to the medium landscape value of the wider area. The housing site has no visual value within the area. There is a low visual susceptibility arising from the fact that the site does not contribute to the visual amenity of several receptors, and is of limited visibility due, in part, to its mature boundary vegetation. Overall the visual sensitivity is low.</p> <p>Housing would need to be set back from both the Crematorium and Stapleford Hill, minimising (or removing) any adverse impact on GI / landscape.</p>	
8. Natural Resources & Flooding	<p>Minimal water quality issues but some mitigation will be required generally.</p> <p>No agricultural land quality issues.</p>	
9. Waste	Demolition of existing storage yard and / or farmhouse to the north of the site will result in demolition waste.	Potential to re-use materials from demolition.
10. Energy & Climate Change		
11. Transport	<p>Existing cycle route along the boundary of the housing site.</p> <p>Within 500m of at least half-hourly bus service.</p>	Urban design of transport routes to support development.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic		

Awsworth



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Other Site
- Broxtowe Boundary

Public Transport (5)

Bus Stops (5)

Newtons Lane 292m from site
 Awsworth Lane 318m from site
 Middleton Street 346m from site
 Middleton Street 353m from site
 Nursery 440m from site

Schools (2)

Primary (1)

Awsworth Primary School 310m from site

Secondary (1)

Ormiston Ilkeston Enterprise Academy 795m from site

Consumer Services (4)

Food Retail (2)

Londis Store 280m from site

Nisa 483m from site

Post Offices (1)

Awsworth Post Office 483m from site

Shopping Centres (1)

Lawrence Avenue Shops 275m from site

Community Facilities (9)

Halls And Community Centres (1)

Village Hall 431m from site

Leisure Centres (1)

Kimberley Leisure Centre 2712m from site

Libraries (1)

Ilkeston Library 2109m from site

Open Spaces (5)

Nottingham Canal (Awsworth) 11m from site

Shilo Recreation Ground 22m from site

Nottingham Canal (Cossall & Kimberley) Part 1 50m from site

Nottingham Canal (Cossall & Kimberley) Part 1 51m from site

Meadow Road Open Space 298m from site

Public Houses (1)

Crown Inn 461m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.67% (11.94ha) of site in Green Belt

Administrative Boundary (3)

Borough Ward (1)

100% (11.97ha) of site in Awsworth Cossall and Trowell

Parish (2)

18.02% (2.16ha) of site in Cossall

81.98% (9.82ha) of site in Awsworth

Flood (6)

Surface Water Flooding (3)

4.33% (0.52ha) of site in Surface Water Flood Map 1 in 30

5.92% (0.71ha) of site in Surface Water Flood Map 1 in 100

9.83% (1.18ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (11.97ha) of site in >= 25% <50% (Superficial Deposits Flooding)

Detailed River Network (2)

Surface Watercourse (Secondary River) dissects site for 16.72m

Surface Watercourse (Tertiary River) dissects site for 100.16m

Heritage (1)

Local Interest Buildings (b: around site) (1)

Bridge Farm (SS) within 100m of site

Natural Environment (8)

Agricultural Land Classification (1)

100% (11.97ha) of site in GRADE 4

Local Nature Reserves (b: around site) (2)

Nottingham Canal (Confirmed 1993) within 50m of site

Nottingham Canal (Confirmed 1993) within 100m of site

Local Wildlife Sites (b: around site) (5)

Awsworth (1/1 'Species-rich disused canal of botanical and zoological importance') within 50m of site

Awsworth (5/3344 A wet grassland pasture of note by the River Erewash) within 50m of site

Awsworth (1/1 'Species-rich disused canal of botanical and zoological importance') within 100m of site

Awsworth (5/3344 A wet grassland pasture of note by the River Erewash) within 100m of site

Awsworth (5/2141 A former mine site supporting a wide range of habitats of botanical and zoological importance) within 250m of site

Local Plan 2004 (1)

99.67% (11.94ha) of site in Green Belt 2004

Green Infrastructure (5)

Proposed Green Infrastructure Corridors (a: within site) (1)

11.08m of 2.7 Nuthall Cutting and Kimberley Railway dissects site

Proposed Green Infrastructure Corridors (b: around site) (4)

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.9 Nottingham Canal within 50m of site

2.9 Nottingham Canal within 100m of site

1.2 Erewash Valley within 250m of site

Access (17)

Public Rights of Way (b: around site) (17)

AwsworthFP20 (FP) within 50m of site

CossallBW3A (BW) within 50m of site

CossallFP3 (FP) within 50m of site

CossallFP4 (FP) within 50m of site

AwsworthFP10 (FP) within 50m of site

AwsworthBW6 (BW) within 100m of site

CossallFP1 (FP) within 100m of site

AwsworthBW17 (BW) within 100m of site

AwsworthBW7 (BW) within 100m of site

AwsworthFP10 (FP) within 100m of site

AwsworthFP20 (FP) within 100m of site

AwsworthFP8 (FP) within 100m of site

CossallBW3A (BW) within 100m of site

CossallFP3 (FP) within 100m of site

CossallFP4 (FP) within 100m of site

AwsworthFP9 (FP) within 100m of site

AwsworthFP19 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

100% (11.97ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (11.97ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

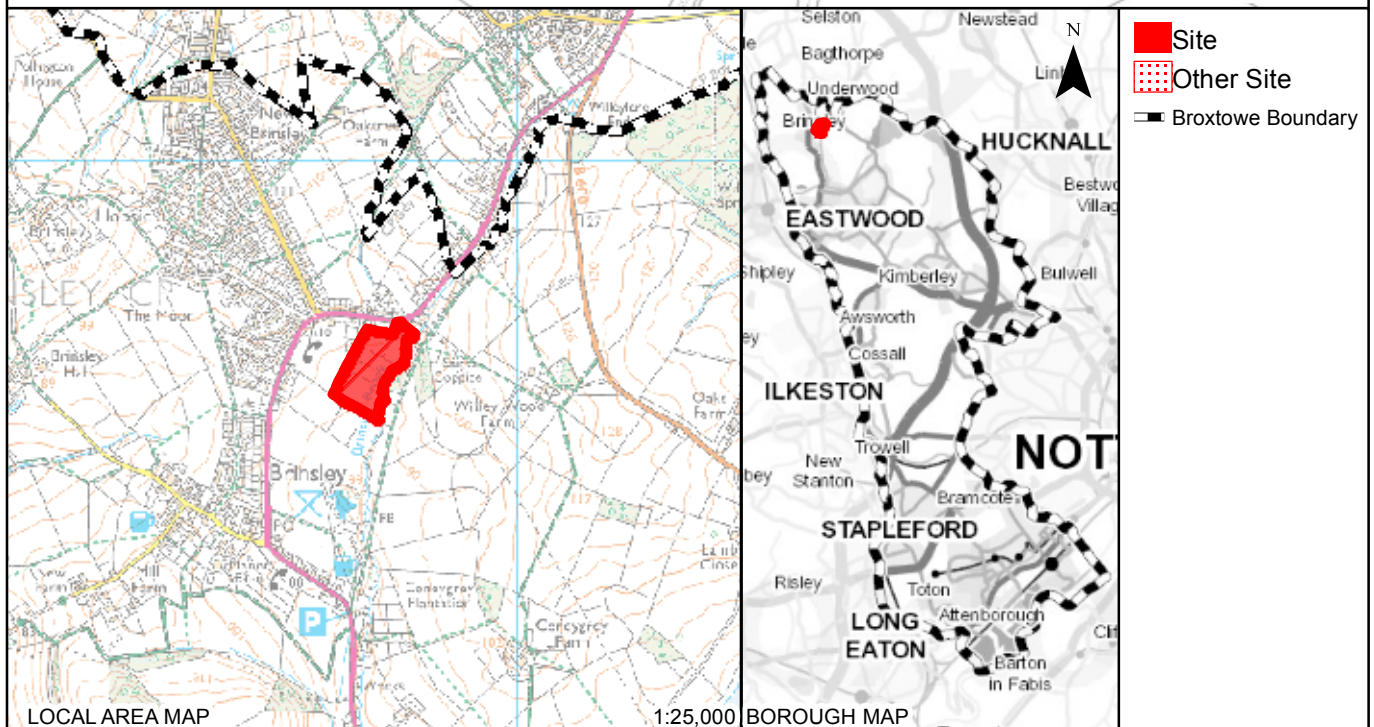
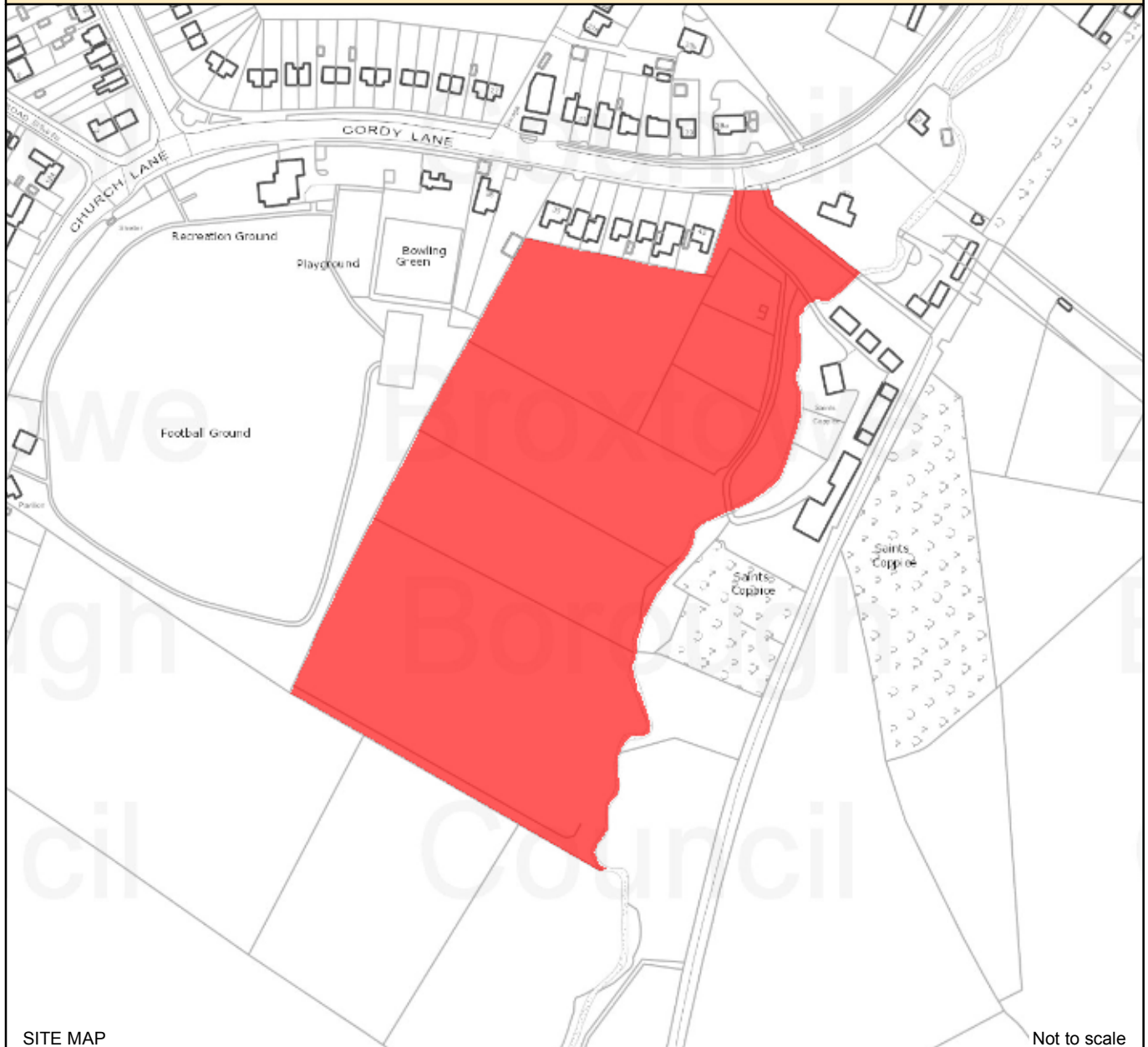
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															Minor negative
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															Major negative
															Very major/important negative

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>250 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>Some environmental constraints especially open space.</p> <p>By-pass road to west a potential noise issue but adequate space for buffer and setting back development.</p> <p>In control of landowner willing to develop.</p> <p>Discussions held with Awsorth PC Neighbourhood Planners.</p> <p>Bennerley Viaduct heritage asset to west is an issue for setting with opportunities for enhanced links and footpaths.</p>	<p>Buffer.</p> <p>Bennerley Viaduct heritage strategy.</p>
2. Health	<p>GP services over a kilometre away in Ilkeston, 21 mins. by public transport to nearest at Ilkeston but only 12 minutes to Kimberley GP services.</p> <p>Site encloses open space at Shilo Recreation Ground and near Nottingham Canal LNR.</p>	<p>Enhance formal open space.</p> <p>Improve access across Shilo Way at this point.</p>
3. Heritage	<p>Watching brief may be required Between Glasshouse Yard and Barlow's Cottages two house platforms and a longitudinal bank were observed in a small field. They could well be of Medieval date.</p> <p>Adjacent Awsorth railway station monument.</p> <p>Glass works, Glasshouse Yard monument.</p> <p>Quarry monument on site.</p> <p>Coal mining archaeology on site.</p>	<p>Watching brief on planning permission.</p>

4. Crime		
5. Social	Awsworth village has an early years school, parish church, post office and village hall all within 800m but cultural facilities are a bus trip away in the nearest towns or the city.	
6. Biodiversity & Green Infrastructure	<p>Nottingham Canal Local Nature Reserve opposite side of Shilo Way. The Canal water environment would be especially sensitive.</p> <p>Existing Canal, protected open space and recreational routes available for enhancement as GI.</p> <p>A small stream feeds into the northern point of this section of the Nottingham Canal (by the area leased by Awsworth Angling Club), passing through an area of marsh land before entering the canal. The stream takes surface water runoff from the village of Awsworth.</p> <p>Many species including floral and faunal species are highly susceptible to human disturbance. For example areas of open water stocked with fish can impact on species populations (fish species can prey on small amphibians, juvenile fish, insects and other invertebrates). Fish can also impact on the amount of prey available to other species. Therefore management must reflect this impact.</p>	Enhanced drainage infrastructure.
7. Environment Landscape	<p>High degree of human influence and various areas of degradation give a low landscape value.</p> <p>Development of the site would result in a perceived urban extension with minimal effect on the key characteristics of the study area and therefore low landscape susceptibility. Visually there is a</p>	Enhance recreational resource.

	limited amount of value as a recreational resource but little else. Overall there is a low landscape and visual sensitivity.	
8. Natural Resources & Flooding	The southern section of the Nottingham Canal (by Awsorth) has been mixed with substrata from previous opencast mining. But not on BMV agricultural land.	
9. Waste		
10. Energy & Climate Change		
11. Transport	Ilkeston Rail Station will be available less than a kilometre to the south. Half-hourly 27 bus service, except Sundays. Potential new Sustrans strategic cycle route via Bennerley Viaduct. Also Erewash Valley Trail.	Masterplan site connectivity with strategic routes.
12. Employment	Construction jobs only.	
13. Innovation	Within 2km of industrial estate with high tech users.	
14. Economic Structure		

Brinsley



Public Transport (5)

Bus Stops (5)

Cordy Lane 121m from site

Broad Lane 175m from site

Broad Lane 197m from site

Cordy Lane 222m from site

St James Church 271m from site

Schools (1)

Primary (1)

Brinsley Primary School 441m from site

Consumer Services (4)

Food Retail (2)

Brinsley Mini Market 249m from site

Redgate Farm Shop 916m from site

Post Offices (1)

Brinsley Post Office 480m from site

Shopping Centres (1)

Brinsley Shops 226m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 112m from site

Leisure Centres (1)

Kimberley Leisure Centre 5717m from site

Libraries (1)

Eastwood Library 2280m from site

Open Spaces (4)

Brinsley Recreation Ground 0m from site

Brinsley Headstocks 9m from site

Saints Coppice 50m from site

St James the Great 204m from site

Public Houses (1)

Brinsley Lodge 567m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.99% (4.18ha) of site in Green Belt

Administrative Boundary (4)

Borough Ward (2)

4.48% (0.19ha) of site in Greasley

95.52% (3.99ha) of site in Brinsley

Parish (2)

0.7% (0.03ha) of site in Greasley

99.3% (4.15ha) of site in Brinsley

Flood (5)

Surface Water Flooding (3)

3.03% (0.13ha) of site in Surface Water Flood Map 1 in 30

6.4% (0.27ha) of site in Surface Water Flood Map 1 in 100

34.77% (1.45ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (4.18ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Secondary River) dissects site for 349.95m

Natural Environment (10)

Agricultural Land Classification (1)

100% (4.18ha) of site in GRADE 4

Local Nature Reserves (a: within site) (1)

0.86% (0.04ha) of site in Brinsley Headstocks (Confirmed 2008)

Local Nature Reserves (b: around site) (1)

Brinsley Headstocks (Confirmed 2008) within 50m of site

Local Wildlife Sites (b: around site) (7)

Brinsley (5/2313 A woodland with an ancient woodland flora) within 50m of site

Brinsley (5/2302 Noatable neutral grasslands) within 50m of site

Brinsley (2/263 'A grassland with a characteristic Coal Measures community') within 100m of site

Brinsley (5/2302 Noatable neutral grasslands) within 100m of site

Brinsley (5/2313 A woodland with an ancient woodland flora) within 100m of site

Brinsley (5/3404 Brook with ancient woodland flora) within 250m of site

Brinsley (5/3405 Former colliery site with notable flora) within 250m of site

Local Plan 2004 (2)

0.16% (0.01ha) of site in Brinsley Headstocks Mansfield Road Brinsley

99.99% (4.18ha) of site in Green Belt 2004

Green Infrastructure (2)

Proposed Green Infrastructure Corridors (b: around site) (2)

2.1 Brinsley Brook Corridor within 50m of site

2.1 Brinsley Brook Corridor within 100m of site

Access (10)

Public Rights of Way (a: within site) (2)

7.31m of GreasleyFP7 (FP) dissects site

73.7m of BrinsleyFP31 (FP) dissects site

Public Rights of Way (b: around site) (8)

GreasleyFP78 (FP) within 50m of site

GreasleyFP77 (FP) within 50m of site

GreasleyFP7 (FP) within 50m of site

GreasleyFP77 (FP) within 100m of site

GreasleyFP78 (FP) within 100m of site

BrinsleyFP9 (FP) within 250m of site

BrinsleyFP36 (FP) within 250m of site

BrinsleyFP14 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

95.79% (4ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (4.18ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Brinsley Site Allocations Sustainability Appraisal Green Belt Review site south-east of Brinsley

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Environment and Landscape	8. Natural Resources & flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure		? = unknown impact No fill = negligible impact or not relevant
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>110 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>Some environmental constraints- a brook requiring flood mitigation. Grade II listed church to west. Brinsley Headstocks open space. But large undeveloped area, some outside constraints.</p>	Flood mitigation.
2. Health	<p>12 minutes to nearest GP service in Eastwood by public transport.</p> <p>Brinsley Recreation Ground and Brinsley Headstocks Local Nature Reserve are integral parts of the site.</p>	
3. Heritage	<p>Parish Church of St. James the Great Grade II is prominent over the site.</p> <p>The historic environment of the literary heritage associated with DH Lawrence is adequately addressed by Policy 11 2. b) of the Core Strategy subject to detail in the Part 2 Local Plan.</p> <p>Brinsley Headstocks not Listed principally because of Alteration: the headstocks have previously been dismantled, removed from their location and re-erected on two occasions, with the associated loss of original fabric; * Group Value: the headstocks have lost their original context, as there are no contemporary buildings or structures surviving on the former colliery site which might otherwise have strengthened a case for listing; * Historic interest: although there is some association with D H Lawrence, this does not outweigh the extent of alteration to the structure; but it is on the PMSA to heighten public appreciation of</p>	Detailed policy on the literary heritage associated with DH Lawrence.

Brinsley Site Allocations Sustainability Appraisal Green Belt Review site south-east of Brinsley

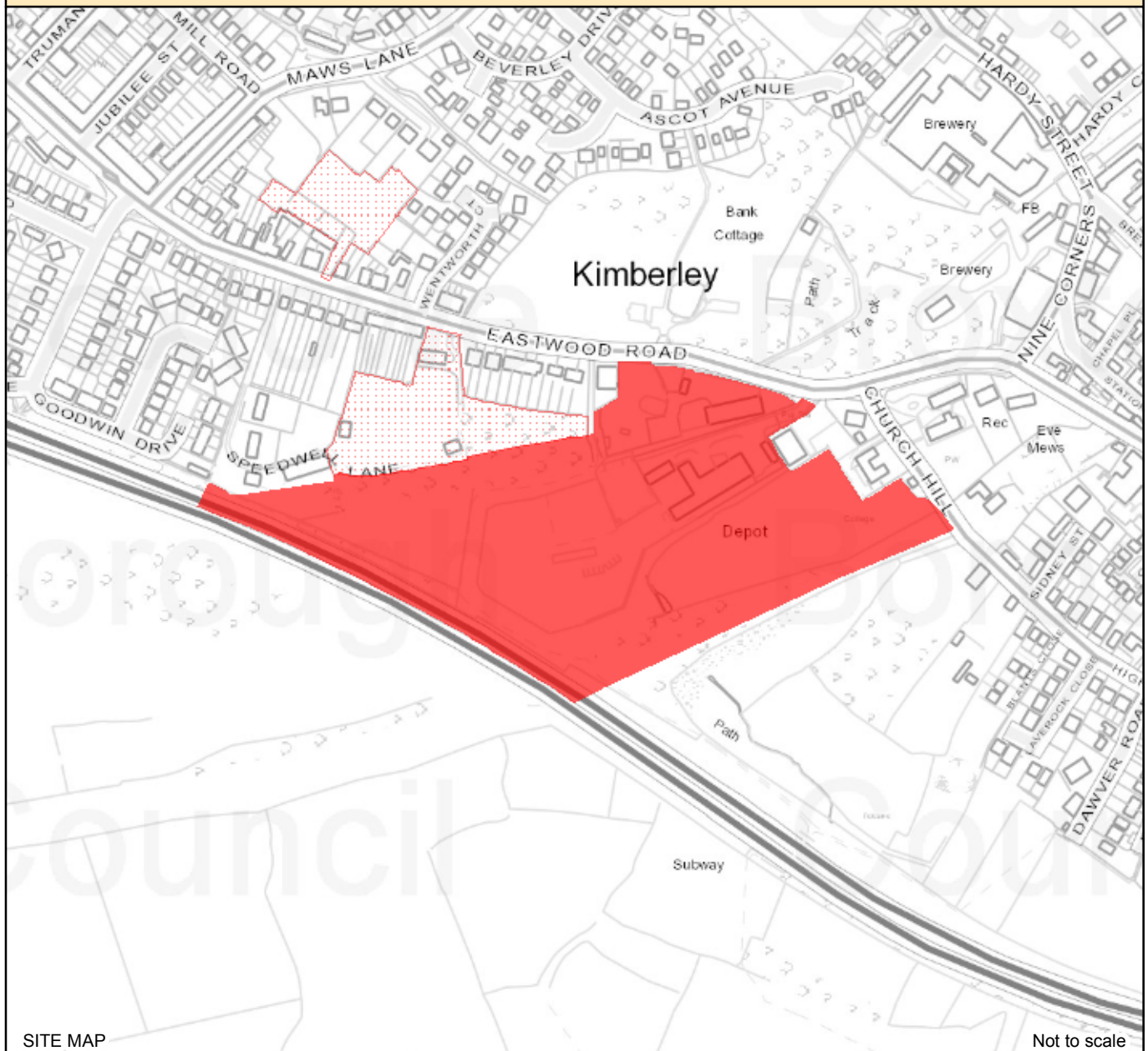
	<p>Britain's public sculpture.</p> <p>Brinsley Colliery is a Monument on the site.</p> <p>Vine Cottage on the site, formerly owned by the Aunt and Uncle of D.H Lawrence at the turn of the 20th C. features in several of Lawrence's works, is a NDHA.</p>	
4. Crime		
5. Social	<p>Brinsley Primary School, sub-Post Office, The White Lion pub, St James the Great Church, shops within 400m.</p> <p>Brinsley Parish Hall also within 400m.</p>	
6. Biodiversity & Green Infrastructure	Area includes Brinsley Headstocks LNR, Brinsley Brook Grasslands LWS. Also, Brinsley Recreation Ground.	
7. Environment Landscape	<p>This site is a mixture of recreational and pastoral land, which is bounded on three sides by the village of Brinsley - this gives it a vernacular akin to a village green. The former Brinsley Colliery was based in the south-eastern corner of the site and the headstocks are still in place and managed by a local community group. There is a medium landscape sensitivity within the study area, which has a high recreational value and a high susceptibility to perception of change within the landscape. There is an overall medium visual sensitivity, with recreational receptors primarily affected by change to the site.</p>	<p>Landscape buffer on majority of site except small strip along Mansfield Road.</p> <p>Retain public open space and bowling green to north-west, public open space and headstocks to south-east.</p>
8. Natural Resources & Flooding	<p>Former colliery site.</p> <p>Brinsley Brook dissects site for 46m.</p> <p>Grade 4 agricultural land.</p>	Avoid developing Brook area.
9. Waste		
10. Energy & Climate		

Brinsley Site Allocations Sustainability Appraisal Green Belt Review site south-east of Brinsley

Change		
11. Transport	Rainbow 1 and Black Cat services provide half-hourly options.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		

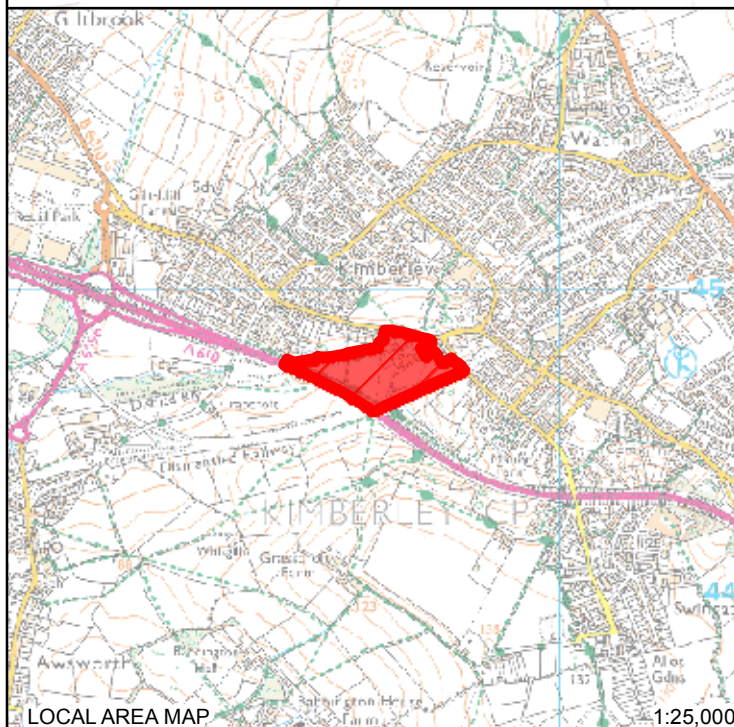
Kimberley

Kimberley



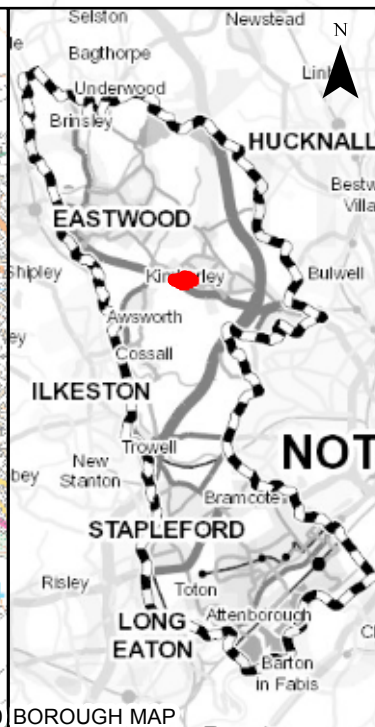
SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Other Site
- Broxtowe Boundary

Public Transport (5)

Bus Stops (5)

Nine Corners 80m from site
Wentworth Court 82m from site
Wentworth Court 112m from site
Nine Corners 142m from site
Nine Corners 192m from site

Schools (4)

Primary (3)

Hollywell Primary School 346m from site
Gilthill Primary School 537m from site
Kimberley Primary School 844m from site

Secondary (1)

Kimberley School 592m from site

Health (2)

Dentists (1)

Dental Surgery 441m from site

Doctors (1)

Nottingham Road Doctors Surgery 581m from site

Consumer Services (4)

Food Retail (2)

Kandy Corner 242m from site
New Adams Apple 306m from site

Post Offices (1)

Kimberley Post Office 235m from site

Shopping Centres (1)

Giltbrook Retail Park 952m from site

Community Facilities (9)

Halls And Community Centres (1)

Holy Trinity Church Hall 73m from site

Leisure Centres (1)

Kimberley Leisure Centre 681m from site

Libraries (1)

Kimberley Library 365m from site

Open Spaces (5)

Holy Trinity Church 9m from site
Hall Om Wong Open Space 12m from site
Hall Om Wong Open Space 233m from site
Kimberley Square 239m from site
Station Road Dismantled Railway 247m from site

Public Houses (1)

Nelson & Railway Inn 183m from site

Land Use Policy Constraints (2)

Green Belt (1)

81.03% (5.97ha) of site in Green Belt

Proposed Housing 2004 (1)

0% (0ha) of site in South of Eastwood Road Kimberley

Administrative Boundary (2)

Borough Ward (1)

100% (7.36ha) of site in Kimberley

Parish (1)

100% (7.36ha) of site in Kimberley Town Council

Flood (7)

Surface Water Flooding (3)

6.55% (0.48ha) of site in Surface Water Flood Map 1 in 30
10.94% (0.81ha) of site in Surface Water Flood Map 1 in 100
21.98% (1.62ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (7.36ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (3)

Surface Watercourse (Secondary River) dissects site for 18.59m

Surface Watercourse (Tertiary River) dissects site for 31.16m

Below Surface Watercourse (Culvert) dissects site for 292.93m

Heritage (32)

Conservation Areas (a: within site) (1)

0% (0ha) of site in Kimberley

Conservation Areas (b: around site) (2)

Kimberley within 50m of site

Kimberley within 100m of site

Local Interest Buildings (b: around site) (29)

Church of the Holy Trinity (LIE) within 50m of site

Church of the Holy Trinity (LIE) within 100m of site

2 James Street (LICA) within 250m of site

16-24 STATION TERRACE (LI) within 250m of site

10-18 Main Street (LICA) within 250m of site

12-16 Chapel Street (LICA) within 250m of site

13 James Street (LICA) within 250m of site

14 Station Road (LICA) within 250m of site

15 Chapel Street (LICA) within 250m of site

2-6 Station Road (LICA) within 250m of site

2 Chapel Street (LICA) within 250m of site

1 Station Road? (LICA) within 250m of site

7-11 James Street (LICA) within 250m of site

20-28 Main Street (LICA) within 250m of site

NELSON AND RAILWAY (LI) within 250m of site

Queens Head Public House (LICA) within 250m of site

Station House (LIE) within 250m of site

KIMBERLEY BREWERY (LI) within 250m of site

Cricketer's Rest Public House (LICA) within 250m of site

15-17 James Street (LICA) within 250m of site

Bank Cottage (LICA) within 250m of site

Midland Station Building (LI) within 250m of site

6-18 James Street (LICA) within 250m of site

6-10 Chapel Street (LICA) within 250m of site

WAREHOUSE ON JAMES STREET (LI) within 250m of site

5 Station Road (LICA) within 250m of site

3 Station Road? (LICA) within 250m of site

3 Station Road (LICA) within 250m of site

Brewery Building - Nine Corners (LICA) within 250m of site

Natural Environment (12)

Agricultural Land Classification (1)

100% (7.36ha) of site in GRADE 4

Local Nature Reserves (b: around site) (2)

Hall Om Wong, Kimberley (Confirmed 2008) within 50m of site

Hall Om Wong, Kimberley (Confirmed 2008) within 100m of site

Local Wildlife Sites (a: within site) (1)

8.75% (0.64ha) of site in Kimberley (2/140 Dismantled railway supporting notable habitats and plant species)

Local Wildlife Sites (b: around site) (8)

Kimberley (2/292 'A system of unmanaged pastures with particularly species-rich banks') within 50m of site

Kimberley (2/140 Dismantled railway supporting notable habitats and plant species) within 50m of site

Kimberley (5/21 Herb rich grassland and scrub) within 50m of site

Kimberley (5/3424 Noteworthy coal-measures grassland) within 50m of site

Local Wildlife Sites (b: around site) (8)

Kimberley (5/21 Herb rich grassland and scrub) within 100m of site

Kimberley (5/3424 Noteworthy coal-measures grassland) within 100m of site

Kimberley (2/292 'A system of unmanaged pastures with particularly species-rich banks') within 100m of site

Kimberley (2/293 'A deciduous woodland with a notable ground flora') within 250m of site

Landfill (1)

Historic Landfill Sites (1)

31.15% (2.29ha) of site in Kimberley Depot/Kimberley Tip (Nottingham Road, Kimberley, Nottinghamshire)

Local Plan 2004 (3)

81.03% (5.97ha) of site in Green Belt 2004

302.58m of Nuthall-Awsorth and Bennerley Viaduct the Great Northern Path dissects site

302.58m of Disused railway line Awsorth dissects site

Green Infrastructure (6)

Proposed Green Infrastructure Corridors (a: within site) (2)

352.73m of 2.7 Nuthall Cutting and Kimberley Railway dissects site

388.87m of 2.8 Kimberley Cutting dissects site

Proposed Green Infrastructure Corridors (b: around site) (4)

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.8 Kimberley Cutting within 50m of site

2.6 A610 Swingate within 50m of site

2.6 A610 Swingate within 100m of site

Access (22)

Public Rights of Way (a: within site) (3)

153.09m of KimberleyFPD (FP) dissects site

172.19m of KimberleyFPB (FP) dissects site

220.79m of KimberleyFP13 (FP) dissects site

Public Rights of Way (b: around site) (19)

KimberleyFP45 (FP) within 50m of site

KimberleyFP11 (FP) within 50m of site

KimberleyFP12 (FP) within 50m of site

KimberleyFP13 (FP) within 50m of site

KimberleyFP19 (FP) within 50m of site

KimberleyFPD (FP) within 50m of site

KimberleyFPB (FP) within 50m of site

KimberleyFP16 (FP) within 50m of site

KimberleyFP11 (FP) within 100m of site

KimberleyFP12 (FP) within 100m of site

KimberleyFP16 (FP) within 100m of site

KimberleyFP19 (FP) within 100m of site

KimberleyFP45 (FP) within 100m of site

KimberleyFP30 (FP) within 250m of site

KimberleyBWA (BW) within 250m of site

KimberleyFP10 (FP) within 250m of site

KimberleyFP20 (FP) within 250m of site

KimberleyFPC (FP) within 250m of site

KimberleyFP14 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

81.51% (6ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (7.36ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Kimberley Site Allocations Sustainability Appraisal
Site Kimberley Depot south of Kimberley Kimberley - GREEN BELT SITE

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity & Green Infrastructure	7. Environment and Landscape	8. Natural Resources & flooding	9. Waste	10. Energy	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact or not relevant
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

Kimberley Site Allocations Sustainability Appraisal
Site Kimberley Depot south of Kimberley Kimberley - GREEN BELT SITE

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>105 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>On railway embankment.</p> <p>Access issues.</p> <p>Environmental constraints to the east.</p> <p>A610 proximate so may be noise and air quality constraints to layout</p>	Buffer, but land in third party ownership.
2. Health	<p>Hall Om Wong Open Space within 400m.</p> <p>Nottingham Road Doctors Surgery 581m. from site.</p>	
3. Heritage	The site abuts the Kimberley Conservation Area but does not affect key views.	High standard of design.
4. Crime		
5. Social	<p>Hollywell Primary School just under 400m. Kimberley School 592m. from site.</p> <p>Kimberley Post Office 235m.</p> <p>Kimberley Leisure Centre within 800m.</p> <p>Kimberley Library within 400m.</p> <p>Kimberley Square within 400m.</p> <p>The Nelson and Railway Inn 183m. from site.</p> <p>Holy Trinity Church Hall 73m. from site.</p>	
6. Biodiversity & Green		

Infrastructure		
7. Environment Landscape	<p>In the Babbington/Swingate/Verge Wood Mature Landscape Area.</p> <p>The site is a parcel of land comprising woodland, rough ground and brownfield development; it separates the settlement of Kimberley from the A610. There is considerable human influence within the study area, which is reflected in the low landscape sensitivity to change. There is also a low visual sensitivity, despite the site's role as a recreational asset and the proximity to Kimberley Conservation Area.</p>	Siting, scale and design minimises harm to the MLA.
8. Natural Resources & Flooding	<p>Depot land likely to require decontamination.</p> <p>Some watercourses on surface and below surface.</p> <p>Grade 4 agricultural land.</p>	<p>Appropriate objectives for the assessment of impact and proposed monitoring.</p> <p>Clear approach to remediation.</p> <p>Have regard to the possible impact of land contamination on neighbouring areas.</p>
9. Waste	May require demolition of non-residential buildings, re-use unlikely.	Re-location of the Depot and commercial uses.
10. Energy & Climate Change		
11. Transport	<p>Within 400m. of the District Centre.</p> <p>Half hourly bus services through town- 1, 27 and Amberline.</p>	Travel plan.
12. Employment	<p>Re-located Depot jobs and change of use to residential.</p> <p>Stimulates construction and other jobs.</p>	

Kimberley Site Allocations Sustainability Appraisal
Site Kimberley Depot south of Kimberley Kimberley - GREEN BELT SITE

13. Innovation		
14. Economic Structure		