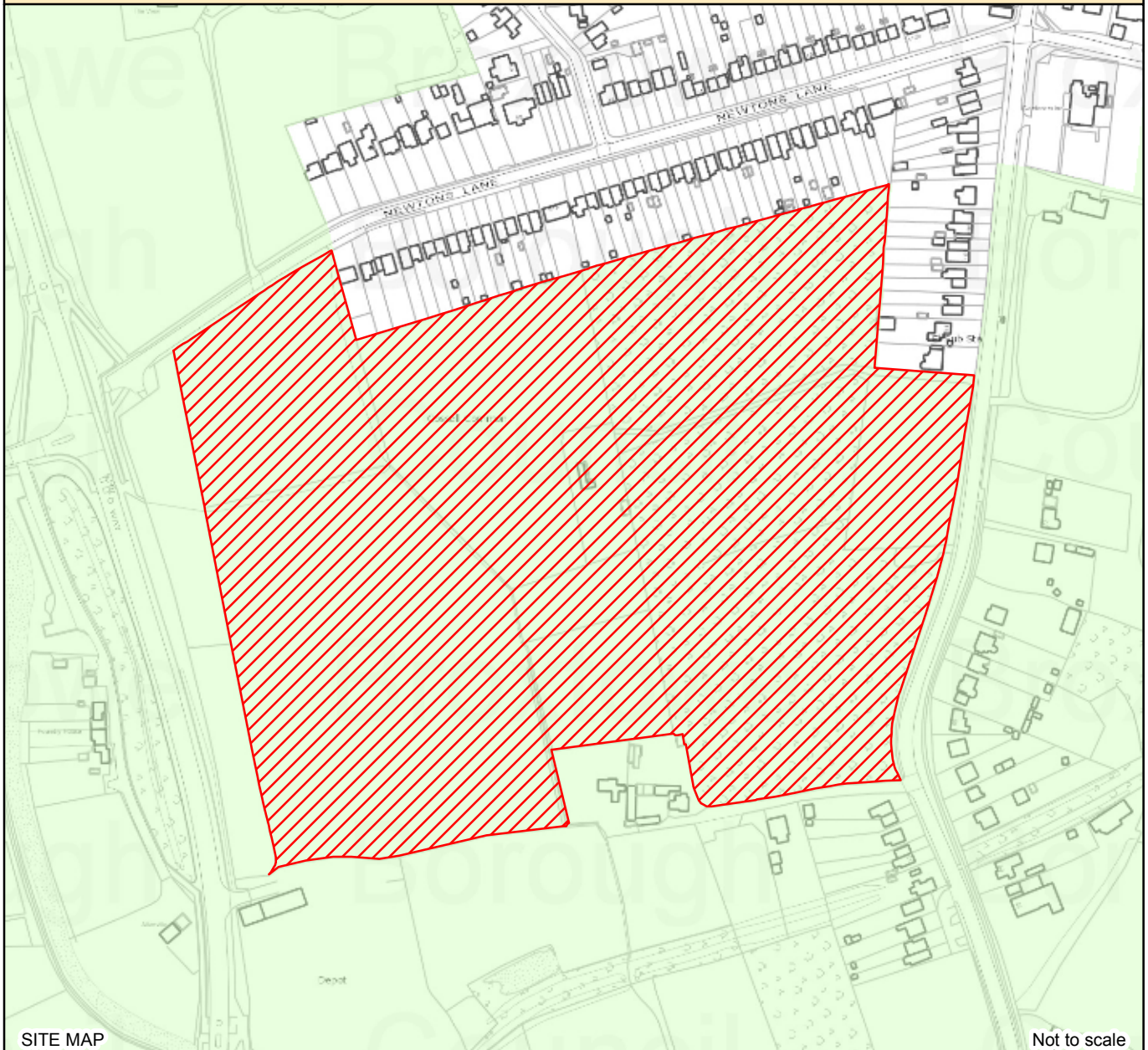


Awsorth

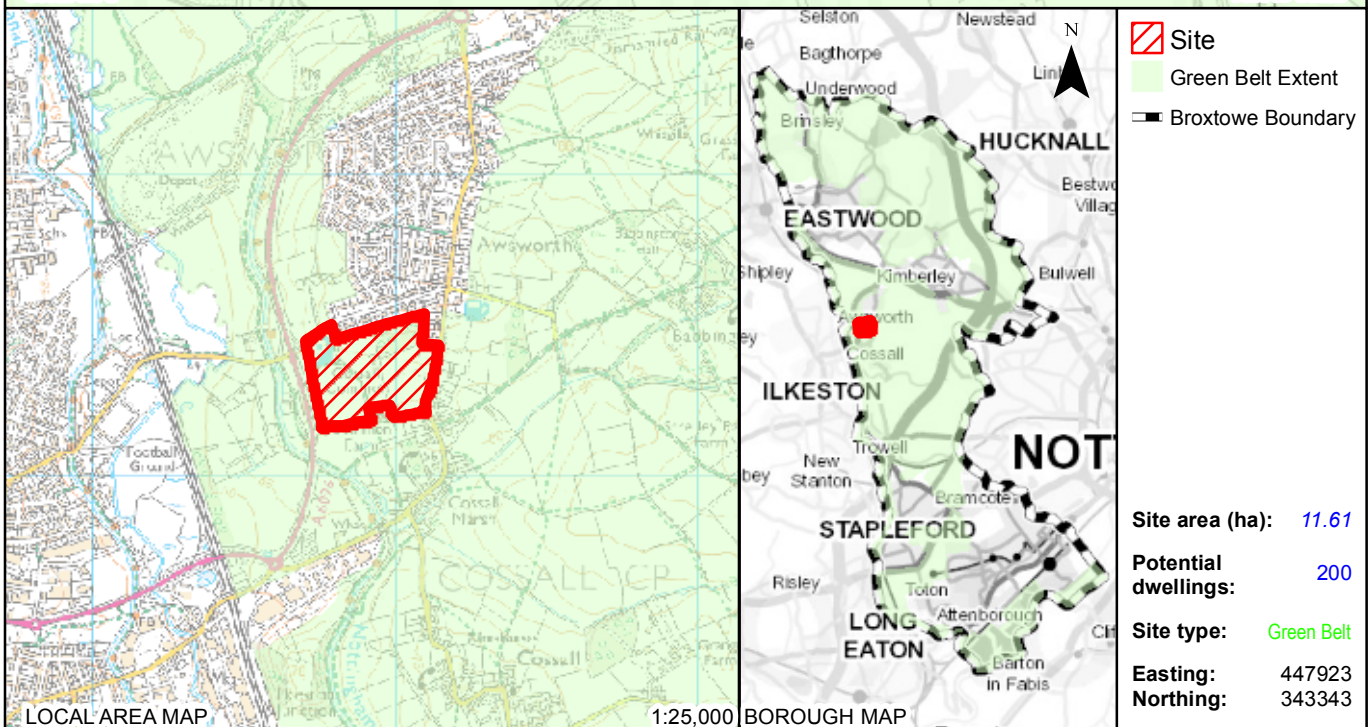
Rejected Sites

| Site | Site Name | Settlement | Number of Dwellings |
|------|----------------------------------------------------------|------------|---------------------|
| 192 | West of Awsorth Lane/South of Newtons Lane Cossall | Awsorth | 116 |
| | Awsorth rejected | | 50 |
| 190 | North of Barlows Cottages, Awsorth (SHLAA part of above) | Awsorth | 50 |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

BOROUGH MAP

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Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Awsworth

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Visible from the by-pass

Neighbours:

Moderate adverse effects from adjacent occupiers for development of the site for housing

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Awsworth Lane 35m from site

Awsworth Lane 54m from site

Awsworth Lane 57m from site

Newtons Lane 81m from site

Middleton Street 212m from site

Schools (2)Primary (1)

Awsworth Primary School 320m from site

Secondary (1)

Ormiston Ilkeston Enterprise Academy 950m from site

Consumer Services (4)Food Retail (2)

Londis Store 391m from site

Nisa 514m from site

Post Offices (1)

Awsworth Post Office 514m from site

Shopping Centres (1)

Lawrence Avenue Shops 396m from site

Community Facilities (9)Halls And Community Centres (1)

Village Hall 409m from site

Leisure Centres (1)

Kimberley Leisure Centre 2624m from site

Libraries (1)

Ilkeston Library 1960m from site

Open Spaces (5)

Nottingham Canal (Cossall & Kimberley) Part 1 91m from site

Nottingham Canal (Cossall & Kimberley) Part 1 107m from site

Nottingham Canal (Awsworth) 130m from site

Coronation Road Allotments 327m from site

Awsworth Recreation Ground 339m from site

Public Houses (1)

Crown Inn 666m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (11.61ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (11.61ha) of site in Awsworth Cossall and Trowell

Parish (1)

100% (11.61ha) of site in Cossall

Flood (5)Surface Water Flooding (3)

0.31% (0.04ha) of site in Surface Water Flood Map 1 in 30

0.54% (0.06ha) of site in Surface Water Flood Map 1 in 100

3.57% (0.41ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

31.56% (3.66ha) of site in < 25% (Superficial Deposits Flooding)

68.44% (7.95ha) of site in >= 25% <50% (Superficial Deposits Flooding)

Heritage (2)Local Interest Buildings (b: around site) (2)

20 AWSWORTH LANE (SS) within 250m of site

Bridge Farm (SS) within 250m of site

Natural Environment (5)Agricultural Land Classification (1)

100% (11.61ha) of site in GRADE 4

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

Nottingham Canal (Confirmed 1993) within 100m of site

Local Wildlife Sites (b: around site) (3)

Cossall Marsh Grassland (2/272 'A field containing a noteworthy grassland flora and a pond') within 100m of site

Bennerley Wet Grassland (5/3344 A wet grassland pasture of note by the River Erewash) within 250m of site

Nottingham Canal Rough Grassland, Cossall (5/14 A diverse grassland with notable species adjacent to the canal) within 250m of site

Landfill (2)Historic Landfill Sites (2)

24.58% (2.85ha) of site in Common Farm/Newtons Lane, Cossall, Land adjacent to Nottingham Canal (Newtons Lane, Cossall, Nottinghamshire)

26.04% (3.02ha) of site in Common Farm (Off Penton Lane, Cossall, Nottinghamshire)

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

2.9 Nottingham Canal within 250m of site

Access (17)Public Rights of Way (a: within site) (2)

124.89m of CossallFP4 (FP) dissects site

286.23m of CossallFP3 (FP) dissects site

Public Rights of Way (b: around site) (15)

CossallBW3A (BW) within 50m of site

CossallFP5 (FP) within 50m of site

CossallFP3 (FP) within 50m of site

CossallFP4 (FP) within 50m of site

CossallFP5 (FP) within 100m of site

CossallBW7 (BW) within 100m of site

CossallBW3A (BW) within 100m of site

CossallFP8 (FP) within 250m of site

AwsworthFP10 (FP) within 250m of site

AwsworthFP8 (FP) within 250m of site

3

CossallBW6 (BW) within 250m of site

Public Rights of Way (b: around site) (15)

CossallFP1 (FP) within 250m of site

CossallFP12 (FP) within 250m of site

CossallFP28 (FP) within 250m of site

AwsworthBW6 (BW) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

100% (11.61ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (11.61ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 192

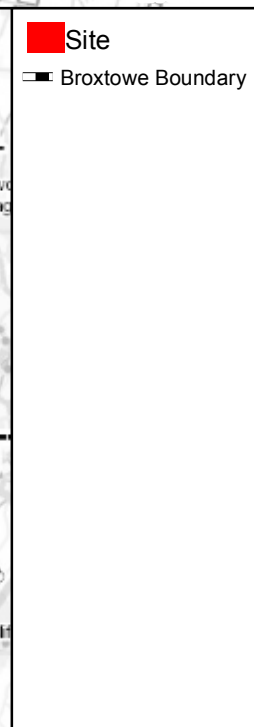
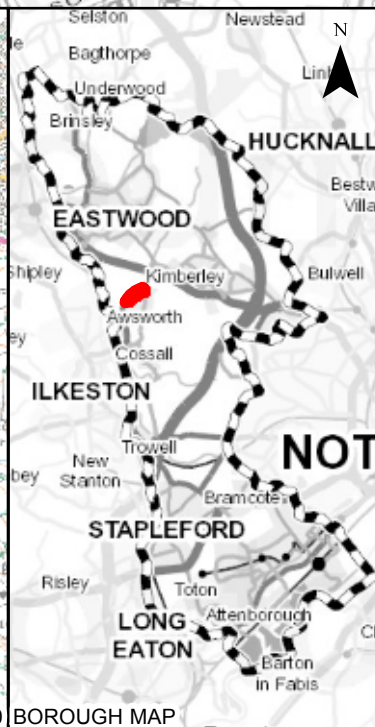
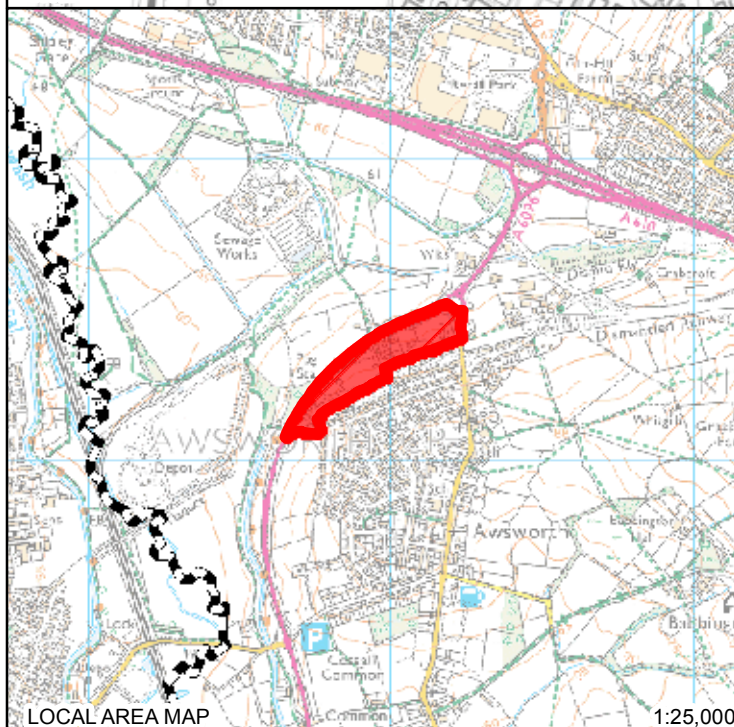
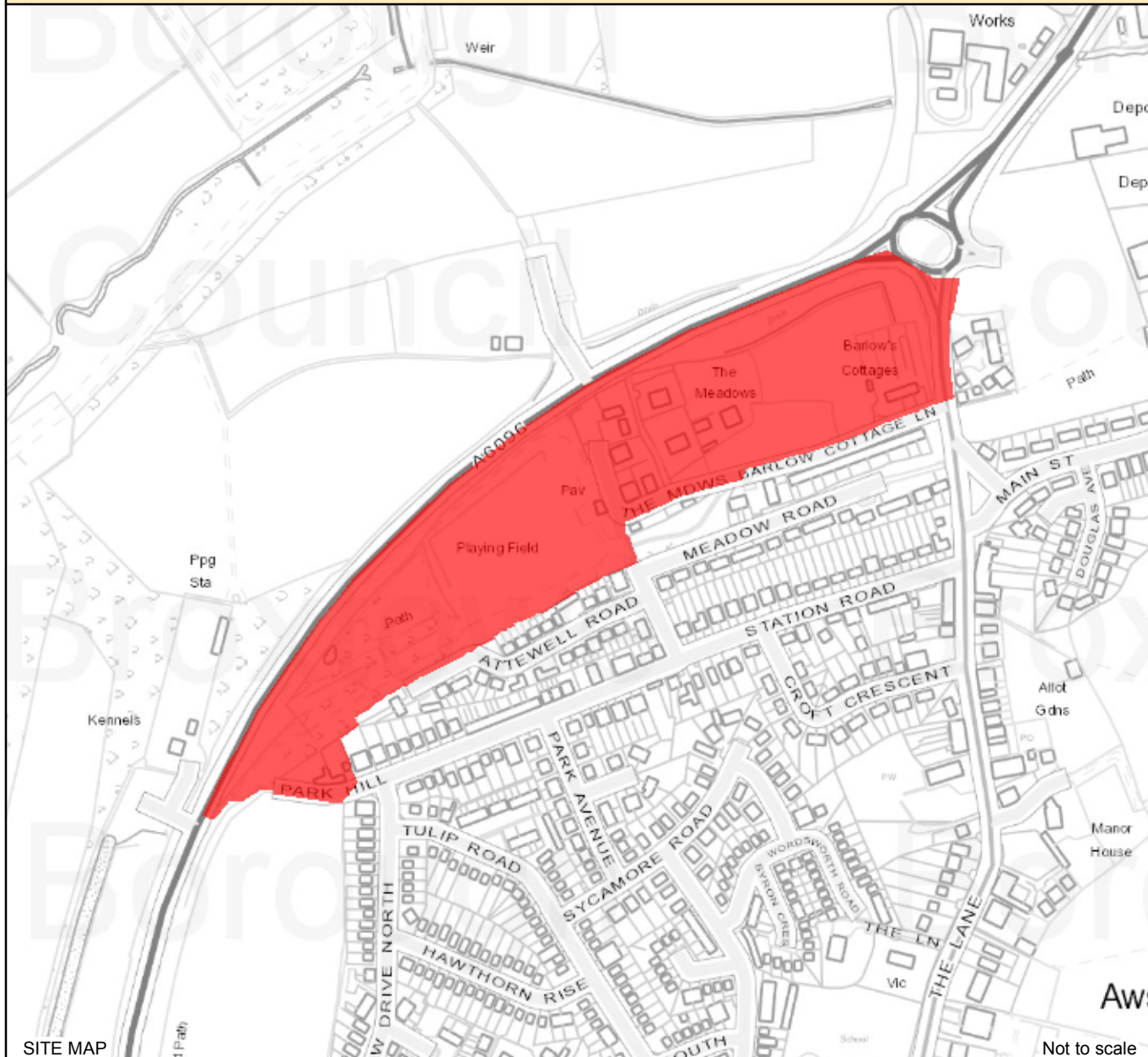
| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|------------------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 | <p>? = unknown impact</p> <p>No fill = negligible impact or not relevant</p> |
| | | | | | | | | | | | | | | 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>200 homes on 11.6 Ha. site</p> <p>Significant constraints:</p> <ul style="list-style-type: none"> • Former landfill site • Areas of woodland to northeast of site • Public rights of way cross site • Noise from bypass (A6096). <p>Reduction in housing numbers likely due to constraints.</p> <p>Good potential for affordable housing.</p> | <p>Land remediation.</p> <p>Buffer to woodland.</p> |
| 2. Health | <p>GP services over 800m. and about half an hour away in Ilkeston by public transport.</p> <p>Awsorth Recreation Ground 339m. from site.</p> <p>Nottingham Canal (Awsorth) 130m. from site.</p> | <p>New public open space south of The Lane.</p> |
| 3. Heritage | | |
| 4. Crime | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5. Social | <p>Awsworth Primary School 320m. from site.</p> <p>Londis Store 391m. from site.</p> <p>Awsworth Post Office 514m. from site.</p> <p>Lawrence Avenue Shops 396m. from site.</p> <p>Village Hall 409m. from site.</p> <p>Nottingham Canal (Awsworth) 130m. from site.</p> <p>Coronation Road Allotments 327m. from site.</p> <p>Awsworth Recreation Ground 339m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | Nottingham Canal Local Nature Reserve (Confirmed 1993) within 100m. of site. | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 7. Environment Landscape | The area is a series of fields on the western edge of Awsorth, currently used for equestrian grazing as well as arable farming. It has a strong network of PRow within the study area, as well as a Mature Landscape Area, but the high degree of human influence and various areas of degradation gives a low landscape value. Development of the site would result in a perceived urban extension with minimal effect on the key characteristics of the study area and therefore a low landscape susceptibility. Visually, there is a limited amount of value as a recreational resource, but little else. Overall there is a low landscape and visual sensitivity. | |
| 8. Natural Resources & Flooding | Potential remediation of historic landfill contaminated land in south-west of site. | Remediation plan. |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Less than 800m. to new Ilkeston Rail Station. Nottingham Canal cycle route part of Greater Nottingham Cycle Network. Half hourly 27 bus service on Awsorth Lane. | Safe access to Ilkeston Rail station and Nottingham Canal. |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|-----------------------------------------|----------------------|
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Public Transport (5)

Bus Stops (5)

Main Street 41m from site

Main Street 93m from site

Gin Close Way 240m from site

Gin Close Way 240m from site

Nursery 374m from site

Schools (3)

Primary (2)

Awsworth Primary School 444m from site

Gilthill Primary School 1000m from site

Secondary (1)

Ormiston Ilkeston Enterprise Academy 943m from site

Consumer Services (4)

Food Retail (2)

Londis Store 354m from site

Nisa 370m from site

Post Offices (1)

Awsworth Post Office 370m from site

Shopping Centres (1)

Lawrence Avenue Shops 345m from site

Community Facilities (8)

Halls And Community Centres (1)

The Lodge 193m from site

Leisure Centres (1)

Kimberley Leisure Centre 2147m from site

Libraries (1)

Kimberley Library 1821m from site

Open Spaces (4)

Meadow Road Open Space 0m from site

Shilo Recreation Ground 0m from site

Nottingham Canal (Awsworth) 91m from site

Awsworth Recreation Ground 418m from site

Public Houses (1)

Crown Inn 185m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.74% (7.33ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (7.34ha) of site in Awsworth Cossall and Trowell

Parish (1)

100% (7.34ha) of site in Awsworth

Flood (5)

Surface Water Flooding (3)

2.03% (0.15ha) of site in Surface Water Flood Map 1 in 30

4.55% (0.33ha) of site in Surface Water Flood Map 1 in 100

13.68% (1.01ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

40.79% (3ha) of site in < 25% (Superficial Deposits Flooding)

59.21% (4.35ha) of site in >= 25% <50% (Superficial Deposits Flooding)

Natural Environment (6)

Agricultural Land Classification (1)

100% (7.34ha) of site in GRADE 4

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

Nottingham Canal (Confirmed 1993) within 100m of site

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

9.51% (0.7ha) of site in Awsworth (2/256 'A notable herb-rich community')

Local Wildlife Sites (b: around site) (3)

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

Awsworth (1/1 'Species-rich disused canal of botanical and zoological importance') 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 (5)

27.55% (2.02ha) of site in Shilo Recreation Ground Attewell Road Awsworth

99.74% (7.33ha) of site in Green Belt 2004

322.03m of Nottingham Canal towpath dissects site

380.23m of Disused railway line Awsworth dissects site

382.98m of Nuthall-Awsworth and Bennerley Viaduct the Great Northern Path dissects site

Green Infrastructure (4)

Open Spaces (1)

36.31% (2.67ha) of site in Awsworth (Unrestricted Access: Outdoor Sports Facilities, Natural and Semi-Natural Green Space)

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

392.14m of 2.7 Nuthall Cutting and Kimberley Railway dissects site

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

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.8 Kimberley Cutting within 250m of site

Access (15)

Public Rights of Way (a: within site) (4)

17.41m of AwsworthFP21 (FP) dissects site

22.99m of AwsworthFP20 (FP) dissects site

78.24m of AwsworthFP11 (FP) dissects site

185.91m of AwsworthFP10 (FP) dissects site

Public Rights of Way (b: around site) (11)

AwsworthFP21 (FP) within 50m of site

AwsworthFP14 (FP) within 50m of site

AwsworthFP11 (FP) within 50m of site

AwsworthFP10 (FP) within 50m of site

AwsworthFP14 (FP) within 100m of site

AwsworthBW6 (BW) within 100m of site

AwsworthBW17 (BW) within 100m of site

AwsworthFP3 (FP) within 250m of site

AwsworthFP12 (FP) within 250m of site

GreasleyFP58 (FP) within 250m of site

AwsworthFP1 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

95.59% (7.02ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (7.34ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Awsworth Site Allocations Sustainability Appraisal
Awsworth rejected – 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/importantnegative |

Awsorth Site Allocations Sustainability Appraisal
Awsorth rejected – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 1. Housing | <p>50 homes.</p> <p>Moderate housing area with good quality housing stock adjacent to site. Good potential for affordable housing.</p> <p>Parcels of brownfield land.</p> <p>Minor adverse effects from adjacent A6096.</p> <p>All landowners support development.</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>Encloses open space of Shilo Recreation Ground.</p> | |
| 3. Heritage | <p>In the setting of Grade II* Bennerley Viaduct which linked Awsorth and Ilkeston.</p> <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> | Watching brief on planning permission. |
| 4. Crime | | |
| 5. Social | <p>Nisa and Londis stores about 400m. Lawrence Avenue shops 345m.</p> <p>Awsorth Post Office 370m.</p> <p>Crown Inn 185m.</p> | |

Awsworth Site Allocations Sustainability Appraisal
Awsworth rejected – GREEN BELT SITE

| | | |
|--|------------------------------------------------------------|--|
| | Awsworth Primary School 444m. Nottingham Canal LNR 91m. | |
|--|------------------------------------------------------------|--|

Awsorth Site Allocations Sustainability Appraisal
Awsorth rejected – GREEN BELT SITE

| | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| 6. Biodiversity & Green Infrastructure | About a tenth of site (0.7ha) of site in 2/256 'A notable herb-rich community'. | Avoid designated area. |
| 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 limited amount of value as a recreational resource but little else. Overall there is a low landscape and visual sensitivity.</p> | Enhance recreational resource. |
| 8. Natural Resources & Flooding | <p>Not on BMV agricultural land.</p> <p>Some brownfield improvement potential.</p> | |
| 9. Waste | May result in demolition waste. | Demolition waste plan. |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Half-hourly 27 bus service, except Sundays.</p> <p>Potential new Sustrans strategic cycle route via Bennerley Viaduct. Also Erewash Valley Trail.</p> <p>Ilkeston Rail Station will be available less than a kilometre to the south.</p> | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |

Kimberley Site Allocations Sustainability Appraisal
Site 190: North of Barlows Cottages Awworth – 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/importantnegative |

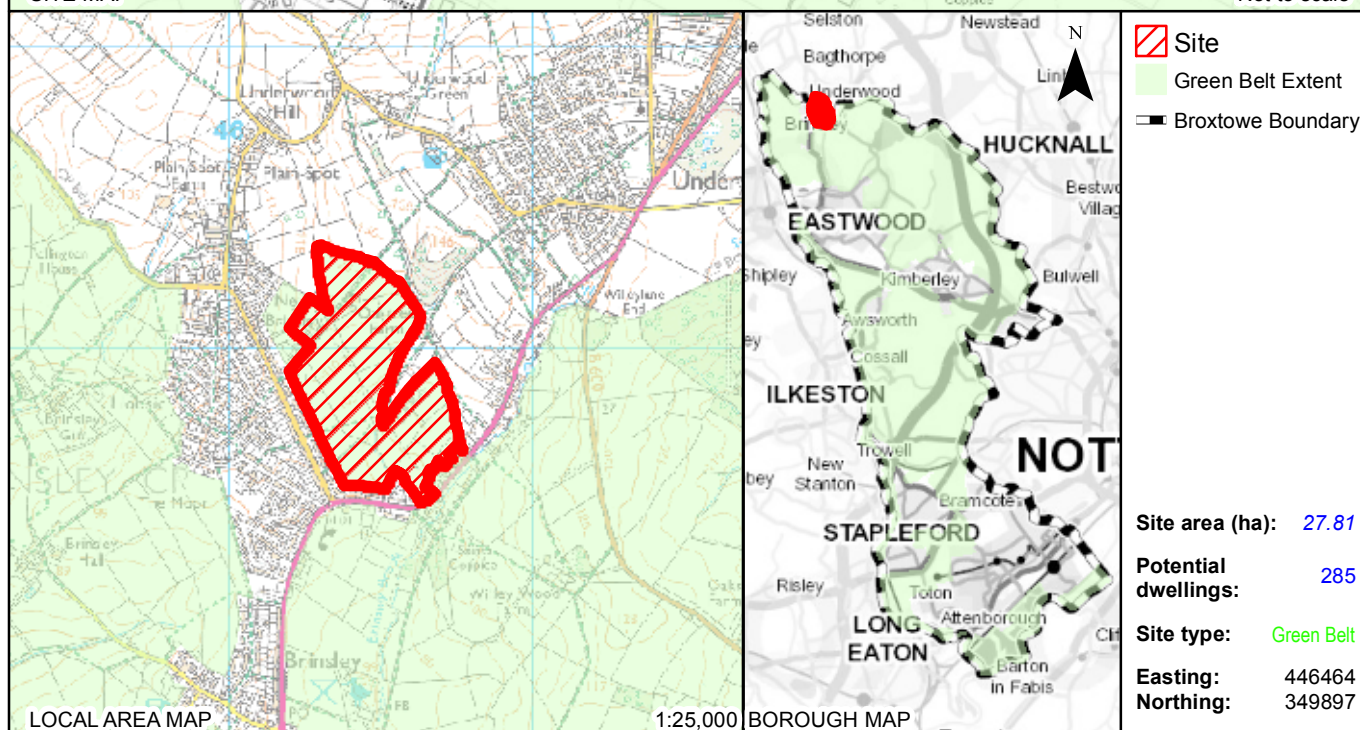
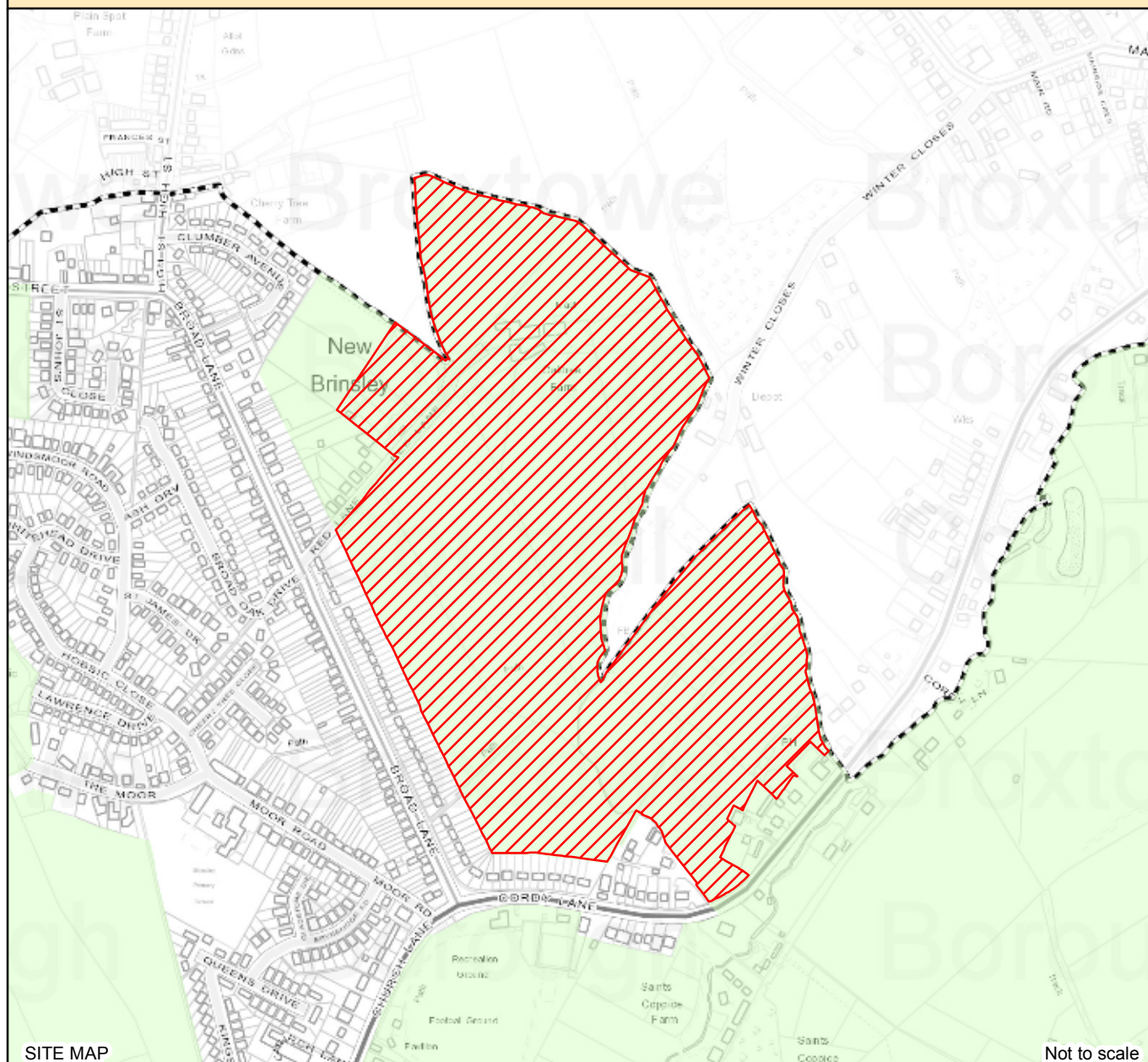
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 1. Housing | <p>50 homes.</p> <p>Moderate housing area with good quality housing stock adjacent to site. Good potential for affordable housing.</p> <p>Parcels of brownfield land.</p> <p>Minor adverse effects from adjacent A6096.</p> <p>All landowners support development.</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>Adjacent open space of Shilo Recreation Ground.</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 Awsworth railway station monument.</p> | Watching brief on planning permission. |
| 4. Crime | | |
| 5. Social | <p>Awsworth Primary School 488m.</p> <p>Nisa and Londis stores about 400m. Lawrence Avenue shops 395m.</p> <p>Awsworth Post Office 370m.</p> <p>Nottingham Canal LNR 488m.</p> <p>Crown Inn 185m.</p> | |
| 6. Biodiversity & Green Infrastructure | About a quarter of site in Glasshouse Yard Grassland. | |
| 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</p> | Enhance recreational resource. |

| | | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | 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 limited amount of value as a recreational resource but little else. Overall there is a low landscape and visual sensitivity. | |
| 8. Natural Resources & Flooding | Not on BMV agricultural land. Some brownfield improvement potential. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Half-hourly 27 bus service, except Sundays. Potential new Sustrans strategic cycle route via Bennerley Viaduct. Also Erewash Valley Trail. Ilkeston Rail Station will be available less than a kilometre to the south. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |

Brinsley

Rejected Sites

| Site | Site Name | Settlement | Number of Dwellings |
|------|---------------------------------------------|------------|---------------------|
| | Brinsley rejected | | 288 |
| 197 | North of Cordy Lane, Brinsley | Brinsley | 285 |
| 376 | Land opposite 28 Church Lane, Brinsley | Brinsley | 85 |
| 681 | Land To The Rear Of Clumber Avenue Brinsley | Brinsley | 15 |
| 128 | Robin Hood Inn, 17 Hall Lane, Brinsley | Brinsley | 11 |



| |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Source of Site: Pre-Application 3rd Party Submission</p> <p>Existing Use: Agricultural</p> <p>Location: Adjacent Brinsley</p> <p>Housing Market: Moderate</p> <p>Topography: Minor topographical constraints</p> <p>Brownfield or Greenfield: Site predominantly Greenfield</p> <p>Landscape Character:</p> <p>Landscape Quality:</p> <p>Site_Prominence: No ridge line issue, site prominent from the main road through the village</p> <p>Neighbours: Setting with no adverse effects</p> <p>Ownership: Unknown</p> <p>Operational or tenancy issues: Unknown</p> |
| <p><u>Public Transport (5)</u> <u>Bus Stops (5)</u> Cordy Lane 40m from site Cordy Lane 45m from site Broad Oak Drive 49m from site Broad Oak Drive 64m from site Broad Lane 115m from site</p> <p><u>Schools (2)</u> <u>Primary (2)</u> Brinsley Primary School 253m from site Underwood C of E Primary School 465m from site</p> <p><u>Health (1)</u> <u>Doctors (1)</u> Underwood Surgery 938m from site</p> <p><u>Consumer Services (3)</u> <u>Food Retail (1)</u> Brinsley Mini Market 152m from site <u>Post Offices (1)</u> Underwood Post Office 656m from site <u>Shopping Centres (1)</u> Brinsley Shops 116m from site</p> <p><u>Community Facilities (8)</u> <u>Halls And Community Centres (1)</u> Brinsley Parish Hall 77m from site <u>Leisure Centres (1)</u> Kimberley Leisure Centre 5916m from site <u>Libraries (1)</u> Eastwood Library 2607m from site <u>Open Spaces (4)</u> Brinsley Recreation Ground 60m from site Brinsley Headstocks 75m from site Saints Coppice 94m from site St James the Great 367m from site</p> |

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><u>Public Houses (1)</u> The Durham Ox 286m from site</p> |
| <p><u>Land Use Policy Constraints (1)</u> <u>Green Belt (1)</u> 99.96% (27.8ha) of site in Green Belt</p> <p><u>Administrative Boundary (2)</u> <u>Borough Ward (1)</u> 99.86% (27.77ha) of site in Brinsley <u>Parish (1)</u> 99.96% (27.8ha) of site in Brinsley</p> <p><u>Flood (6)</u> <u>Surface Water Flooding (3)</u> 0.42% (0.12ha) of site in Surface Water Flood Map 1 in 30 0.92% (0.25ha) of site in Surface Water Flood Map 1 in 100 9.06% (2.52ha) of site in Surface Water Flood Map 1 in 1000 <u>Ground Water Flooding (1)</u> 65.65% (18.26ha) of site in < 25% (Superficial Deposits Flooding) <u>Detailed River Network (2)</u> Below Surface Watercourse (Culvert) dissects site for 11.14m Surface Watercourse (Tertiary River) dissects site for 201.06m</p> <p><u>Natural Environment (13)</u> <u>Agricultural Land Classification (1)</u> 100% (27.81ha) of site in GRADE 4 <u>Local Nature Reserves (b: around site) (1)</u> Brinsley Headstocks (Confirmed 2008) within 100m of site <u>Local Wildlife Sites (b: around site) (11)</u> Cordy Lane Paddock (2/263 'A grassland with a characteristic Coal Measures community') within 50m of site Brinsley Brook (5/3404 Brook with ancient woodland flora) within 50m of site Selston Grassland (II) (2/168 'A notable grassland community') within 50m of site Winter Close Grassland, New Brinsley (5/2328 Neutral grassland) within 50m of site Selston Grassland (I) (2/167 'A little-managed, species-rich grassland') within 50m of site Selston Grassland (II) (2/168 'A notable grassland community') within 100m of site Selston Grassland (I) (2/167 'A little-managed, species-rich grassland') within 100m of site Cordy Lane Paddock (2/263 'A grassland with a characteristic Coal Measures community') within 100m of site Brinsley Brook (5/3404 Brook with ancient woodland flora) within 100m of site Winter Close Grassland, New Brinsley (5/2328 Neutral grassland) within 100m of site Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 250m of site</p> <p><u>Green Infrastructure (1)</u> <u>Proposed Green Infrastructure Corridors (b: around site) (1)</u> 2.1 Brinsley Brook Corridor within 100m of site</p> <p><u>Access (23)</u> <u>Public Rights of Way (a: within site) (3)</u> 197.82m of BrinsleyFP9 (FP) dissects site 227.39m of BrinsleyFP8 (FP) dissects site 350.4m of BrinsleyFP6 (FP) dissects site <u>Public Rights of Way (b: around site) (20)</u> BrinsleyFP36 (FP) within 50m of site SelstonFP54 (FP) within 50m of site BrinsleyFP31 (FP) within 50m of site 21 BrinsleyFP8 (FP) within 50m of site</p> |

Public Rights of Way (b: around site) (20)

SelstonFP49 (FP) within 50m of site
BrinsleyFP9 (FP) within 50m of site
SelstonFP47 (FP) within 50m of site
BrinsleyFP6 (FP) within 50m of site
BrinsleyFP5 (FP) within 100m of site
BrinsleyFP36 (FP) within 100m of site
BrinsleyFP7 (FP) within 100m of site
GreasleyFP7 (FP) within 100m of site
GreasleyFP77 (FP) within 100m of site
SelstonFP47 (FP) within 100m of site
SelstonFP49 (FP) within 100m of site
SelstonFP54 (FP) within 100m of site
BrinsleyFP31 (FP) within 100m of site
BrinsleyFP3 (FP) within 250m of site
GreasleyFP8 (FP) within 250m of site
GreasleyFP78 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

79.95% (22.23ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (27.81ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 197

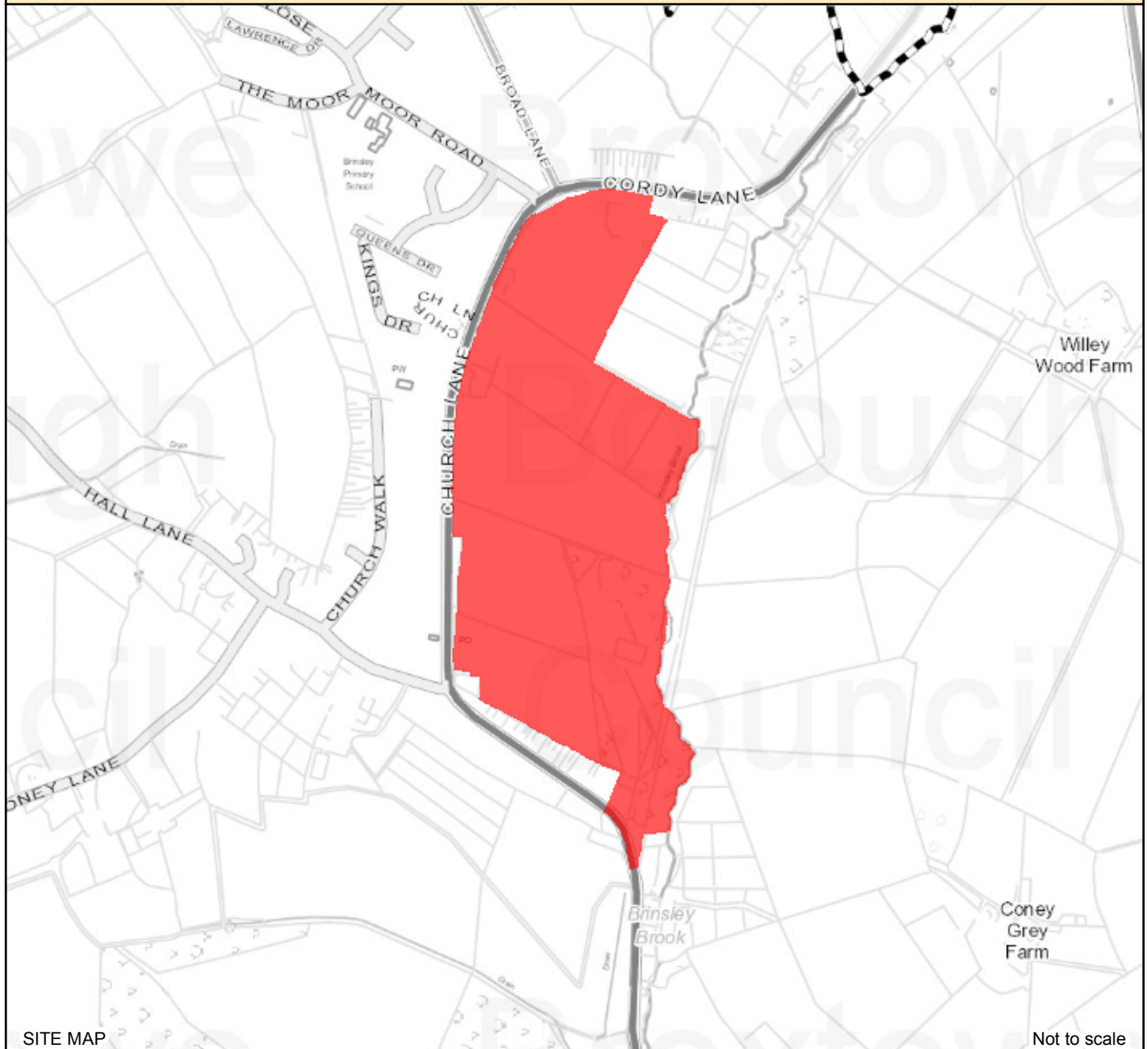
Brinsley Site Allocations Sustainability Appraisal
Site 197: North of Cordy Lane Brinsley – GREEN BELT SITE

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 |

Brinsley Site Allocations Sustainability Appraisal
Site 197: North of Cordy Lane Brinsley – GREEN BELT SITE

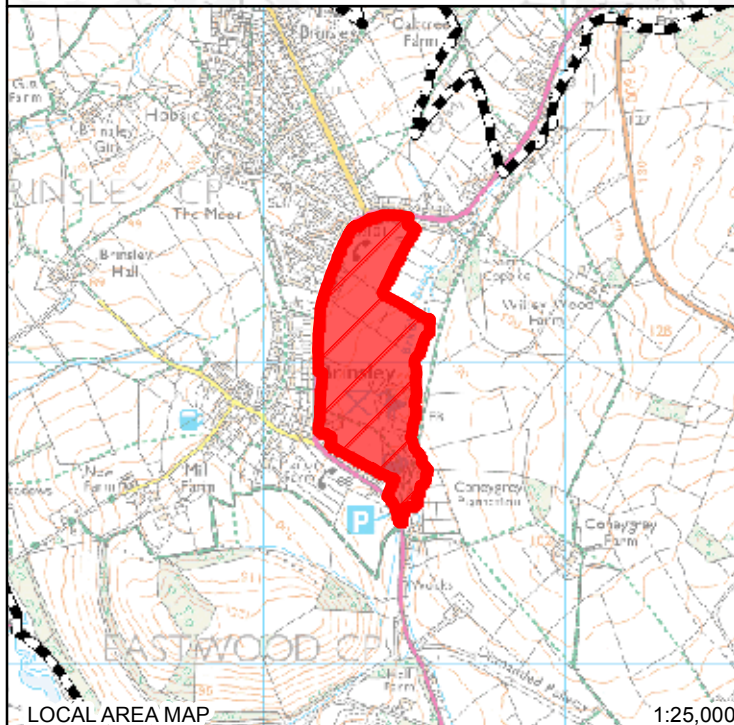
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. Housing | <p>285 homes.</p> <p>Moderate housing sub-market for affordable housing viability.</p> <p>Access issue- potential severe residual cumulative impact on transport.</p> <p>Vulnerable to drainage flooding.</p> <p>Many, including cross-boundary, PRoWs.</p> | |
| 2. Health | <p>Brinsley Recreation Ground 60m from site, Brinsley Headstocks 75m from site.</p> | Promote on site medical facility. |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Brinsley Primary School 253m. from site.</p> <p>Brinsley Shops 116m. from site.</p> <p>Brinsley Parish Hall 77m. from site.</p> <p>Brinsley Recreation Ground 60m. from site.</p> <p>St James the Great 367m. from site.</p> <p>The Durham Ox 286m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>Brinsley Headstocks Local Nature Reserve within 100m. of site.</p> <p>Adjacent Winter Close Grassland, New Brinsley (in Ashfield District).</p> <p>Adjacent Selston Grassland (in Ashfield District).</p> | Boundary defences. |

| | | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| 7. Environment Landscape | Is a primarily pastoral site on the north-eastern edge of Brinsley. Adjacent to the site is an attractive line of houses that form a strong settlement boundary, which would need to be carried forward in the event of development happening on the site. The potential for erosion of this contributes to the medium landscape susceptibility and the overall medium landscape sensitivity. There is a medium visual susceptibility and sensitivity as well, which arises from the site's contribution as the rural edge to the settlement and its recreational and residential amenity. | Extend the building line of the existing homes onto site. |
| 8. Natural Resources & Flooding | Watercourses dissect site for over 200m. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Rainbow 1 service half hourly. | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |



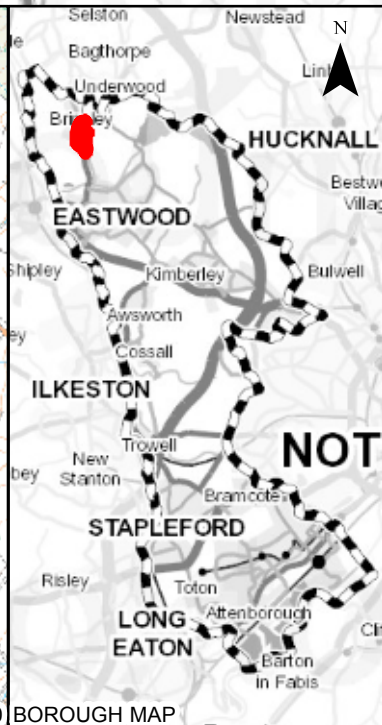
SITE MAP

Not to scale

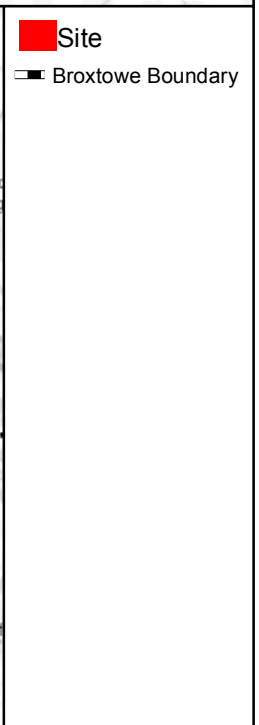


LOCAL AREA MAP

1:25,000



BOROUGH MAP



Public Transport (5)

Bus Stops (5)

St James Church 1m from site
Church Lane 2m from site
Broad Lane 3m from site
Broad Lane 11m from site
St James Church 12m from site

Schools (1)

Primary (1)

Brinsley Primary School 258m from site

Consumer Services (4)

Food Retail (2)

Brinsley Mini Market 67m from site
Redgate Farm Shop 554m from site

Post Offices (1)

Brinsley Post Office 26m from site

Shopping Centres (1)

Brinsley Shops 53m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 0m from site

Leisure Centres (1)

Kimberley Leisure Centre 5295m from site

Libraries (1)

Eastwood Library 1644m from site

Open Spaces (4)

Brinsley Headstocks 0m from site
Brinsley Recreation Ground 0m from site
St James the Great 12m from site
Saints Coppice 197m from site
Public Houses (1)
Brinsley Lodge 14m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (24.09ha) of site in Green Belt

Administrative Boundary (4)

Borough Ward (2)

1.54% (0.37ha) of site in Greasley
98.46% (23.72ha) of site in Brinsley

Parish (2)

0.55% (0.13ha) of site in Greasley
99.45% (23.95ha) of site in Brinsley

Flood (6)

Surface Water Flooding (3)

1.54% (0.37ha) of site in Surface Water Flood Map 1 in 30
3.06% (0.74ha) of site in Surface Water Flood Map 1 in 100
16.93% (4.08ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (24.09ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (2)

Surface Watercourse (Tertiary River) dissects site for 50.47m
Surface Watercourse (Secondary River) dissects site for 540.37m

Heritage (5)

Listed Buildings (b: around site) (1)

CHURCH OF ST JAMES THE GREAT (II) within 100m of site

Conservation Areas (b: around site) (2)

Brinsley within 100m of site

Conservation Areas (b: around site) (2)

Brinsley within 250m of site

Local Interest Buildings (b: around site) (2)

THE LIMES (LI) within 250m of site
MANOR FARM (LI) within 250m of site

Natural Environment (15)

Agricultural Land Classification (1)

100% (24.09ha) of site in GRADE 4

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

16.41% (3.95ha) 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 (a: within site) (2)

0.12% (0.03ha) of site in Brinsley (5/2302 Noatable neutral grasslands)

9.72% (2.34ha) of site in Brinsley (5/3405 Former colliery site with notable flora)

Local Wildlife Sites (b: around site) (4)

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

Brinsley (5/3405 Former colliery site with notable flora) within 50m of site

Brinsley (5/2313 A woodland with an ancient woodland flora) within 250m of site

Brinsley (2/263 'A grassland with a characteristic Coal Measures community') within 250m of site

Tree Preservation Orders Single (6)

MANSFIELD ROAD 1985 within site boundary (TPO/BRI/06/T7)

MANSFIELD ROAD 1985 within site boundary (TPO/BRI/06/T6)

MANSFIELD ROAD 1985 within site boundary (TPO/BRI/06/T5)

MANSFIELD ROAD 1985 within site boundary (TPO/BRI/06/T2)

within site boundary ()

MANSFIELD ROAD 1985 within site boundary (TPO/BRI/06/T8)

Local Plan 2004 (3)

14.66% (3.53ha) of site in Brinsley Recreation Ground Church Lane Brinsley

16.97% (4.09ha) of site in Brinsley Headstocks Mansfield Road Brinsley

100% (24.09ha) of site in Green Belt 2004

Green Infrastructure (6)

Open Spaces (2)

15.88% (3.82ha) of site in Brinsley (Unrestricted Access: Parks and Gardens, Outdoor Sports Facilities (has provision for children and young people))

16.03% (3.86ha) of site in Brinsley (Unrestricted Access: Natural and Semi-Natural Green Space)

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

28.91m of 2.19 Hall Lane to Brinsley Hill dissects site

229.26m of 2.1 Brinsley Brook Corridor dissects site

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

2.19 Hall Lane to Brinsley Hill within 50m of site

2.1 Brinsley Brook Corridor within 50m of site

Access (20)

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

3.86m of GreasleyFP78 (FP) dissects site

129.54m of BrinsleyFP36 (FP) dissects site

464.24m of BrinsleyFP12 (FP) dissects site

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

BrinsleyFP12 (FP) within 50m of site

GreasleyFP78 (FP) within 50m of site

BrinsleyBW33 (BW) within 50m of site

GreasleyFP6 (FP) within 50m of site

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

BrinsleyFP14 (FP) within 50m of site
BrinsleyFP13 (FP) within 50m of site
GreasleyFP6 (FP) within 100m of site
BrinsleyFP14 (FP) within 100m of site
BrinsleyFP13 (FP) within 100m of site
BrinsleyBW33 (BW) within 100m of site
BrinsleyFP2 (FP) within 250m of site
BrinsleyFP31 (FP) within 250m of site
BrinsleyFP9 (FP) within 250m of site
GreasleyFP5 (FP) within 250m of site
GreasleyFP7 (FP) within 250m of site
GreasleyFP77 (FP) within 250m of site
BrinsleyFP1 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

67.68% (16.3ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (24.09ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report

Brinsley rejected 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 |

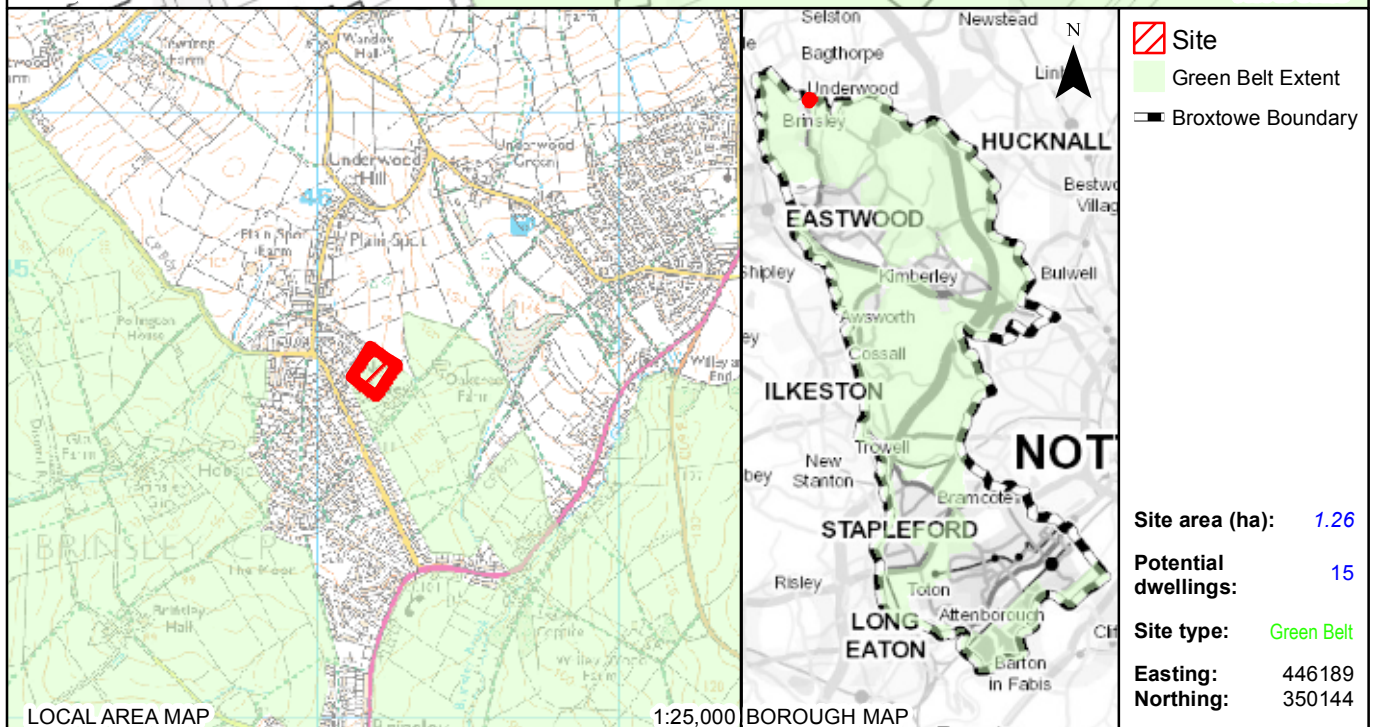
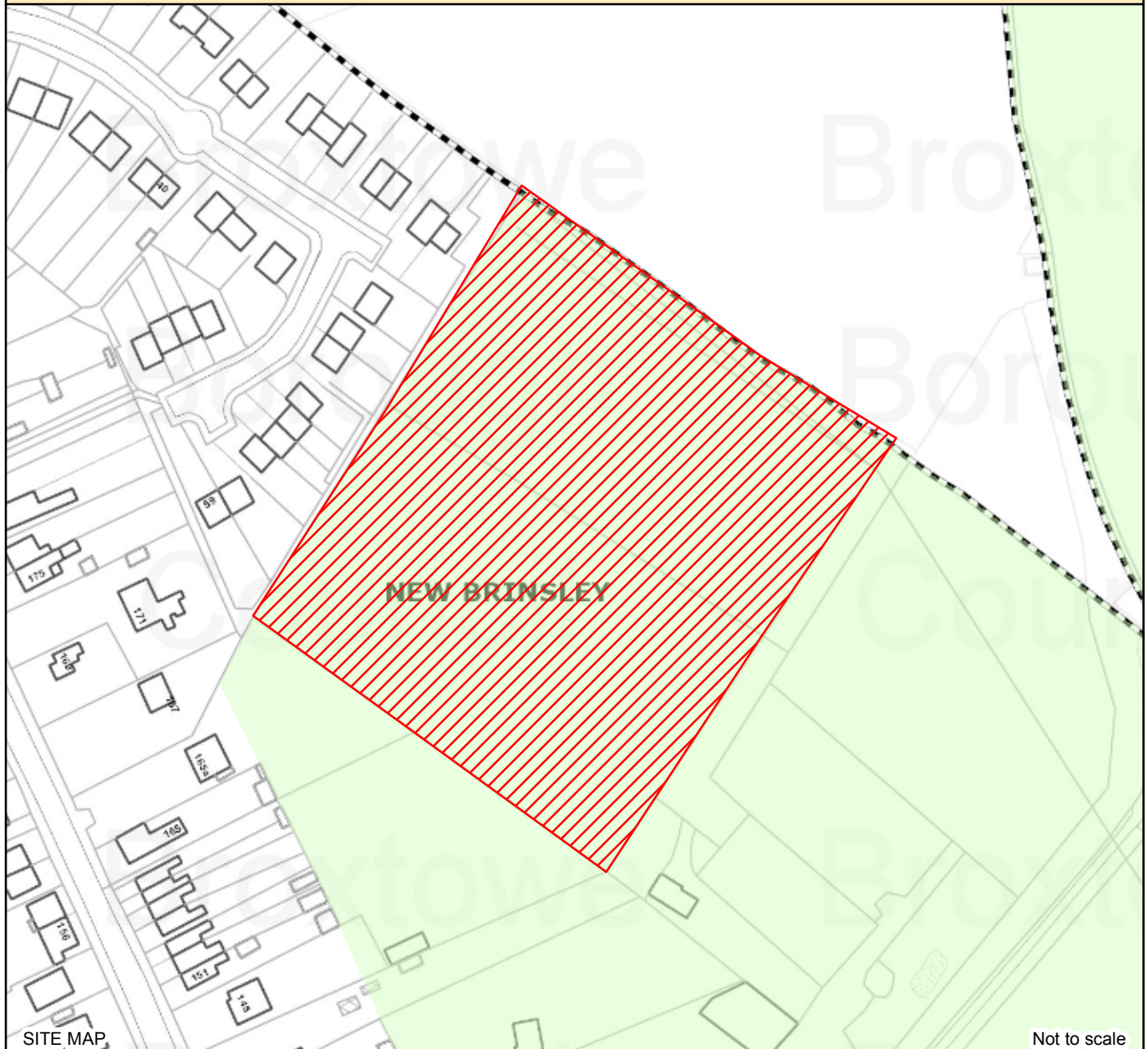
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 1. Housing | <p>288 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>Some environmental constraints- a brook requiring flood mitigation; Brinsley Headstocks open space; Brinsley Recreation Ground; Grade II listed church to west. But large undeveloped area, some outside constraints.</p> | <p>Flood mitigation.</p> <p>Avoid public open space.</p> |
| 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> | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| <p>3. Heritage</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>Parish Church of St. James the Great Grade II is prominent over the site.</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 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> | <p>Detailed policy on the literary heritage associated with DH Lawrence.</p> |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 4. Crime | | |
| 5. Social | <p>Brinsley Primary School, Brinsley Post Office, Brinsley Lodge pub, St James the Great Church, shops all within 400m.</p> <p>Brinsley Parish Hall also within 400m.</p> <p>Brinsley Headstocks LNR and open space on site.</p> | |
| 6. Biodiversity & Green Infrastructure | Area includes Brinsley Headstocks LNR, Brinsley Brook Grasslands LWS. | |
| 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.</p> <p>There is 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> | |

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

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|--------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------|
| 8. Natural Resources & Flooding | Former colliery site. Brinsley Brook dissects site for 46m. Grade 4 agricultural land. | Avoid developing Brook area. |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Rainbow 1 and Black Cat services provide half-hourly options. | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | Poorly located for strategic road network. | |



Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Equestrian

Location:

Adjacent Brinsley

Housing Market:**Topography:****Brownfield or Greenfield:**

100% Greenfield

Landscape Character:**Landscape Quality:****Site_Prominence:****Neighbours:**

Residential properties to North West
 Agricultural land to North East and South East
 Adjacent to a large residential garden to the South West.

Ownership:

No ownership constraints - owner is keen to see the site developed.

Operational or tenancy issues:

No tenancy issues

Public Transport (5)Bus Stops (5)

Clumber Avenue 165m from site

Clumber Avenue 192m from site

Broad Oak Drive 212m from site

Broad Oak Drive 213m from site

Plainspot Road 436m from site

Schools (2)Primary (2)

Brinsley Primary School 496m from site

Underwood C of E Primary School 752m from site

Consumer Services (4)Food Retail (2)

Brinsley Mini Market 584m from site

Clarke Brothers 984m from site

Post Offices (1)

Underwood Post Office 964m from site

Shopping Centres (1)

Brinsley Shops 575m from site

Community Facilities (4)Halls And Community Centres (1)

Brinsley Parish Hall 627m from site

Leisure Centres (1)

Kimberley Leisure Centre 6645m from site

Libraries (1)

Eastwood Library 3253m from site

Public Houses (1)

The Durham Ox 182m from site

Land Use Policy Constraints (1)Green Belt (1)

99.41% (1.25ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

99.72% (1.26ha) of site in Brinsley

Parish (1)

99.49% (1.26ha) of site in Brinsley

Flood (2)Surface Water Flooding (2)

1.07% (0.01ha) of site in Surface Water Flood Map 1 in 100

43.63% (0.55ha) of site in Surface Water Flood Map 1 in 1000

Natural Environment (1)Agricultural Land Classification (1)

100% (1.26ha) of site in GRADE 4

Access (6)Public Rights of Way (b: around site) (6)

BrinsleyFP6 (FP) within 100m of site

SelstonFP49 (FP) within 250m of site

SelstonFP39 (FP) within 250m of site

BrinsleyFP5 (FP) within 250m of site

BrinsleyFP3 (FP) within 250m of site

BrinsleyFP27 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

98.32% (1.24ha) of site in
 DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

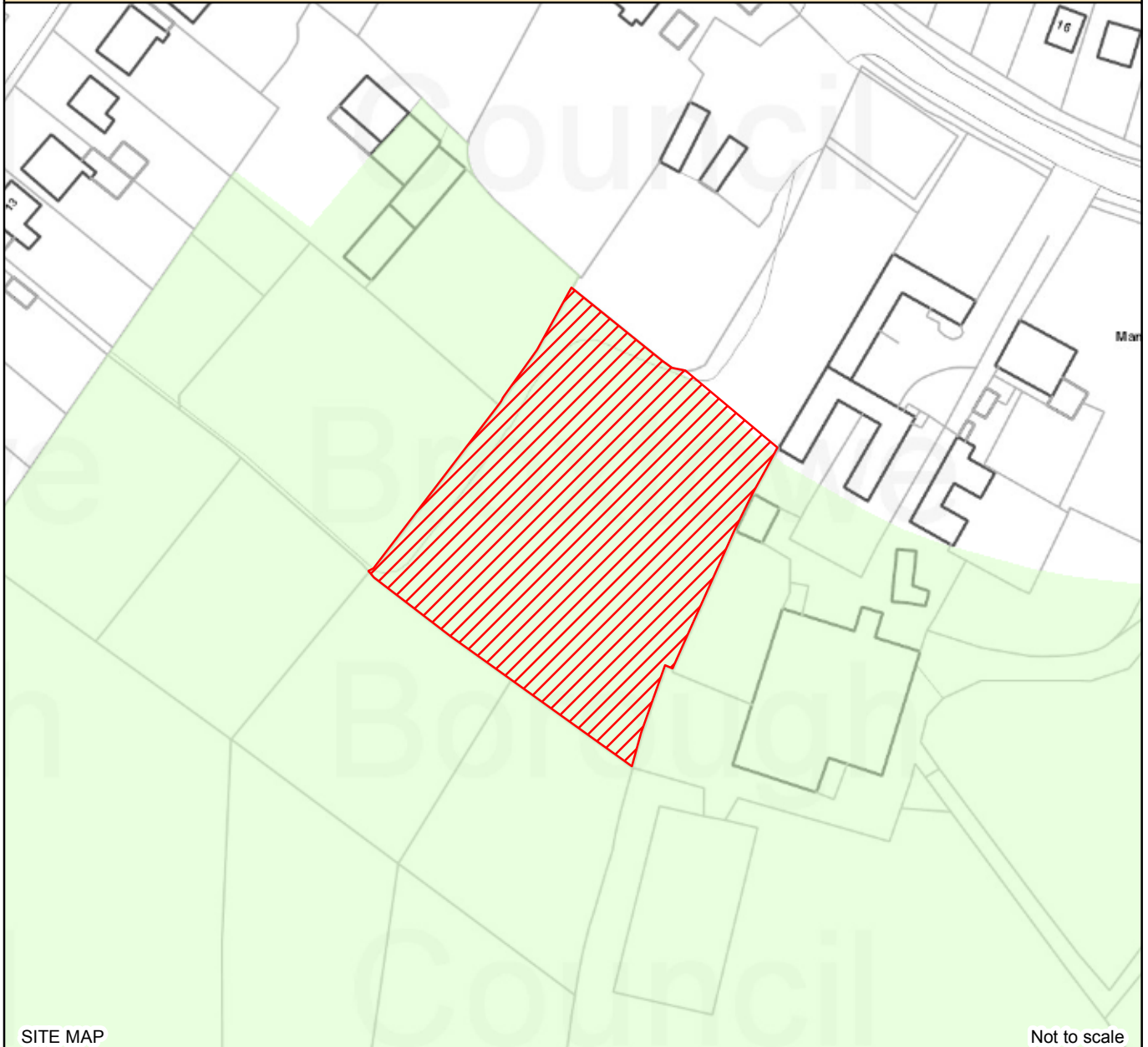
100% (1.26ha) of site in Nottinghamshire, Derbyshire and
 Yorkshire Coalfield

End of report for site 681

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

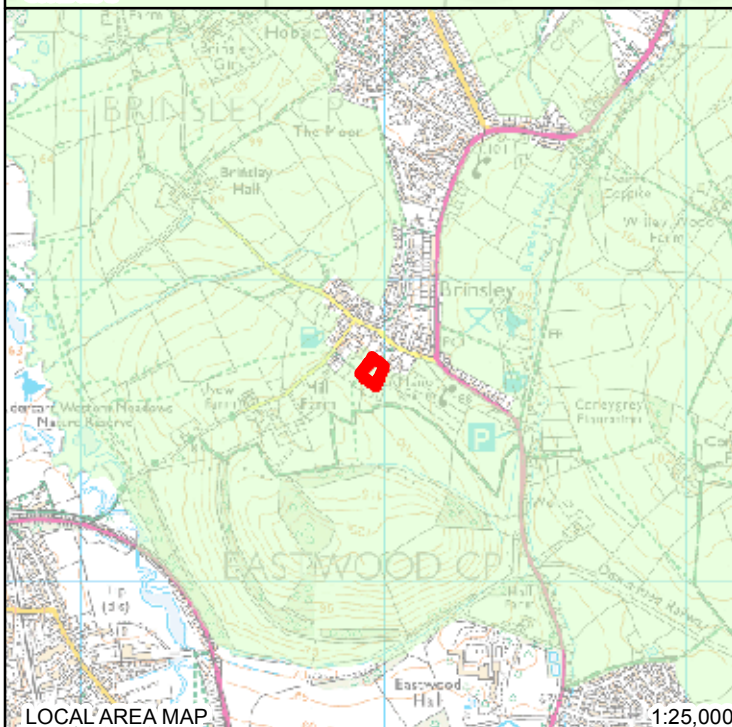
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. Housing | 15 homes. | |
| 2. Health | GP services more than 800m. from site. Medical Centre in Underwood 18 mins. by public transport. Brinsley Recreation Ground about 400m. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | Brinsley Parish Hall 627m. from site. The Durham Ox pub 182m. from site. | Safe crossing of Bilborough Road. |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | Is a primarily pastoral area on the north-eastern edge of Brinsley. Medium landscape susceptibility and overall medium landscape sensitivity. There is a medium visual susceptibility and sensitivity as well, which arises from the site's contribution as the rural edge to the settlement and its recreational and residential amenity. . | Exemplar design. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Half hourly R1 bus service. | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.39

Potential dwellings: 11

Site type: Green Belt

Easting: 445964

Northing: 348695

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Brinsley

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Prominent from Nottingham Road to the south east.

Neighbours:

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Owner-Occupied

Public Transport (5)Bus Stops (5)

Church Lane 201m from site

Church Lane 211m from site

St James Church 350m from site

St James Church 390m from site

Mansfield Road 531m from site

Schools (1)Primary (1)

Brinsley Primary School 848m from site

Consumer Services (3)Food Retail (1)

Brinsley Mini Market 790m from site

Post Offices (1)

Brinsley Post Office 184m from site

Shopping Centres (1)

Brinsley Shops 814m from site

Community Facilities (6)Halls And Community Centres (1)

Brinsley Parish Hall 842m from site

Leisure Centres (1)

Kimberley Leisure Centre 5778m from site

Libraries (1)

Eastwood Library 2006m from site

Open Spaces (2)

Brinsley Headstocks 390m from site

St James the Great 442m from site

Public Houses (1)

The White Lion 109m from site

Land Use Policy Constraints (1)Green Belt (1)

99.32% (0.38ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (0.39ha) of site in Brinsley

Parish (1)

100% (0.39ha) of site in Brinsley

Flood (1)Ground Water Flooding (1)

100% (0.39ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (5)Conservation Areas (b: around site) (2)

Brinsley within 50m of site

Brinsley within 100m of site

Local Interest Buildings (b: around site) (3)

MANOR FARM (LI) within 50m of site

THE LIMES (LI) within 100m of site

MANOR FARM (LI) within 100m of site

Natural Environment (1)Agricultural Land Classification (1)

100% (0.39ha) of site in GRADE 4

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

2.19 Hall Lane to Brinsley Hill within 100m of site

2.18 Stony Lane to Aldecar within 250m of site

Access (9)Public Rights of Way (a: within site) (2)

5.04m of BrinsleyFP11 (FP) dissects site

85.06m of BrinsleyFP1 (FP) dissects site

Public Rights of Way (b: around site) (7)

BrinsleyFP1 (FP) within 50m of site

BrinsleyFP11 (FP) within 50m of site

BrinsleyFP2 (FP) within 100m of site

BrinsleyBW33 (BW) within 100m of site

BrinsleyFP10 (FP) within 250m of site

BrinsleyFP13 (FP) within 250m of site

BrinsleyFP12 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

99.62% (0.39ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (0.39ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 128

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 |

Site 128: Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | 11 homes. | |
| 2. Health | GP service over 800m. away- The Surgery Eastwood 14 mins. by public transport.. Brinsley Headstocks 390m. from site. | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 3. Heritage | <p>Adjacent to Brinsley Conservation Area and within an important view. At the western end, very fine panoramic views stretch out to the north, west and southwest where the lane starts to dip down. Views to the southwest are glimpsed between some of the buildings, particularly between Manor Farm and the Robin Hood Inn, and adjacent to Clinton Cottage. All of these views contribute significantly to the rural character and setting of the conservation area. Very careful thought should be given to its impact on the character of the conservation area, and the public house, outbuildings, and boundary treatments should be retained. Because of the important character value of this site it should be subject to a planning brief to enable a proactive response to developer interest.</p> <p>Next to the Robin Hood is the former vicarage, now number 19 'The Limes'. This imposing late 19th century villa is south-facing and so presents its rear elevation to Hall Lane, emphasizing the importance of the front elevation to the rural. A number of important character trees fall within its grounds. Three very tall Lime trees are set back from the road, and a large Ash tree sits at the Lane edge on the border with the Robin Hood.</p> <p>Any residential development of this site should be low density, with houses widely spaced to allow views out between them. They should not be set too far back from the road, and should be individually styled and un-regimented to fit with the organic and piecemeal "grain" of the settlement. Nothing above two storeys or</p> | Planning brief. |

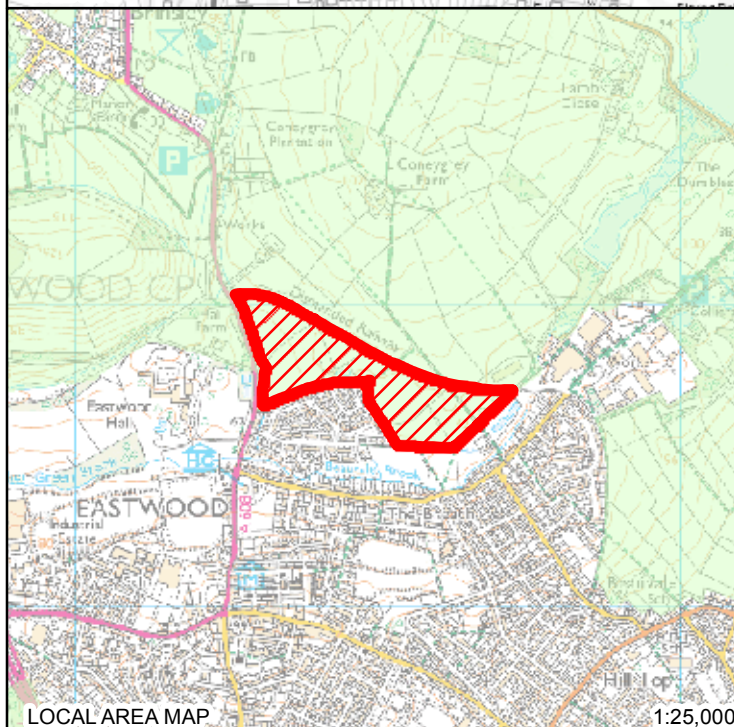
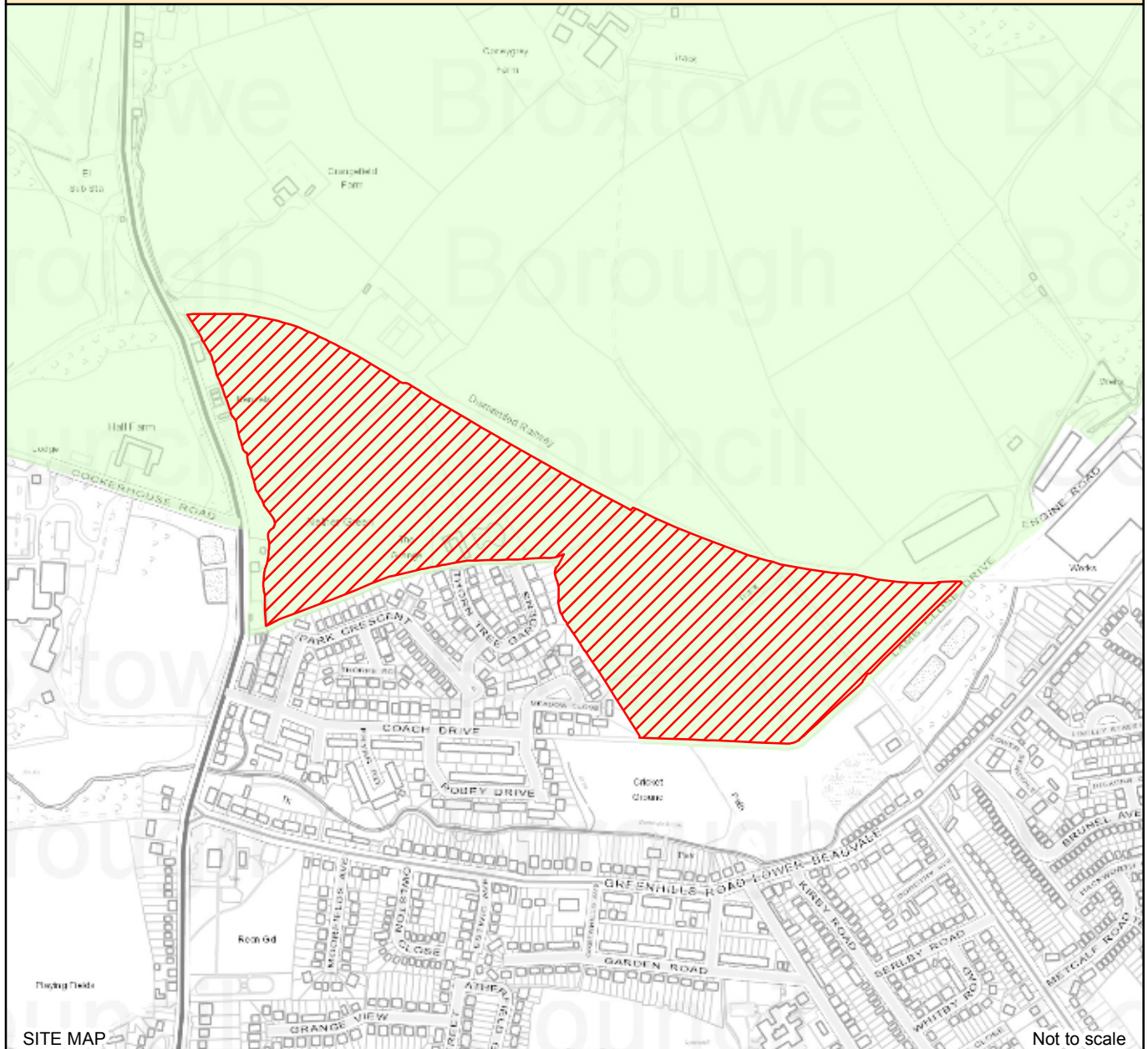
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 4. Crime | | |
| 5. Social | <p>Brinsley Mini Market 790m. from site.</p> <p>Brinsley Post Office 184m. from site.</p> <p>Brinsley Shops 814m. from site.</p> <p>Brinsley Headstocks 390m. from site.</p> <p>St James the Great 442m. from site.</p> <p>The White Lion pub 109m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | <p>This area wraps around the south-western edge of the mining village of Brinsley, adjacent to its former colliery spoil tip. It consists of a mixture of farmland, equestrian grazing and former colliery land and includes part of the Brinsley Conservation Area. There is a medium landscape sensitivity, which is mainly derived from the medium landscape value. In addition, the visual sensitivity is also medium.</p> | |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|-------------------------------------------------------------------|----------------------|
| 10. Energy & Climate Change | | |
| 11. Transport | At least half hourly 1 bus service, and hourly Black Cat service. | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |

Eastwood

Rejected Sites

| Site | Site Name | Settlement | Number of Dwellings |
|------|--------------------------------------------------------|------------|---------------------|
| 203 | Nether Green East of Mansfield Rd Eastwood | Eastwood | 300 |
| 206 | E of Baker Rd/N of Nottm Road Giltbrook | Eastwood | 283 |
| 208 | West of Moorgreen | Eastwood | 262 |
| 3 | Wade Printers (and adjacent land) Baker Road Newthorpe | Eastwood | 200 |
| 204 | North of 4 Mill Road Beauvale | Eastwood | 88 |
| 514 | Hall Farm Cockerhouse Road Eastwood | Eastwood | 40 |



| | |
|----------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| Site area (ha): | 17.19 |
| Potential dwellings: | 300 |
| Site type: | Green Belt |
| Easting: | 446946 |
| Northing: | 347757 |

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Eastwood

Housing Market:

Weak

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Low lying land

Neighbours:

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Bed & Biscuit 21m from site

Bed & Biscuit 27m from site

Coach Drive 92m from site

Kirby Road 145m from site

Greenhills Avenue 173m from site

Schools (3)Primary (2)

Lynncroft Primary School 341m from site

Greasley Beauvale Primary School 996m from site

Secondary (1)

Eastwood Comprehensive School 624m from site

Health (2)Dentists (1)

653m from site

Doctors (1)

814m from site

Consumer Services (3)Food Retail (2)

Gokani Grocers & Off Licence 281m from site

Redgate Farm Shop 494m from site

Post Offices (1)

Eastwood Post Office 670m from site

Community Facilities (9)Halls And Community Centres (1)

293m from site

Leisure Centres (1)

Kimberley Leisure Centre 4060m from site

Libraries (1)

Eastwood Library 638m from site

Open Spaces (5)

The Breach Cricket Ground 5m from site

Greenhills Road Recreation Ground 6m from site

Colliers Wood 219m from site

Open Spaces (5)

Hall Park 230m from site

Mansfield Road Recreation Ground 244m from site

Public Houses (1)

Brinsley Lodge 572m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (17.19ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (2)

0.23% (0.04ha) of site in Greasley

99.77% (17.15ha) of site in Eastwood Hall

Parish (2)

0.02% (0ha) of site in Eastwood Town Council

99.98% (17.19ha) of site in Greasley

Flood (8)River Flooding (2)

2.71% (0.47ha) of site in Flood Zone 3

3.14% (0.54ha) of site in Flood Zone 2

Surface Water Flooding (3)

3.83% (0.66ha) of site in Surface Water Flood Map 1 in 30

4.7% (0.81ha) of site in Surface Water Flood Map 1 in 100

11.35% (1.95ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (17.19ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (2)

Surface Watercourse (Secondary River) dissects site for 33.62m

Surface Watercourse (Tertiary River) dissects site for 154.8m

Heritage (2)Listed Buildings (b: around site) (1)

HALL FARM BUILDINGS (II) within 250m of site

Local Interest Buildings (a: within site) (1)

0.18% (0.03ha) of site in Stables/offices, Newthorpe Grange (LIE)

Natural Environment (9)Agricultural Land Classification (2)

0.07% (0.01ha) of site in URBAN

99.93% (17.18ha) of site in GRADE 4

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

Hall Park (Confirmed 01/05/2015) within 250m of site

Colliers Wood (Confirmed 2012) within 250m of site

Local Wildlife Sites (b: around site) (4)

Beauvale Brook Marsh, Eastwood (2/259 'A wetland with a valuable species assemblage') within 50m of site

Nether Green Brook (5/1108 A notable wetland community developed along a brook of zoological importance) within 100m of site

Beauvale Brook Marsh, Eastwood (2/259 'A wetland with a valuable species assemblage') within 100m of site

The Dumbles (2/278 'A notable wildlife area incorporating pools, swamp and woodland') within 250m of site

Tree Preservation Orders Single (1)

NEWTHORPE GRANGE PART II 1977 within site boundary (TPO/NEW/02/T12)

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

2.1 Brinsley Brook Corridor within 50m of site

2.2 Nether Green and Beauvale Brook within 100m of site

2.1 Brinsley Brook Corridor within 100m of site

Access (20)Public Rights of Way (a: within site) (5)

1.54m of GreasleyFP4C (FP) dissects site
97.39m of GreasleyFP70 (FP) dissects site
154.42m of GreasleyFP6 (FP) dissects site
170.76m of GreasleyBW4 (BW) dissects site
418.44m of GreasleyBW4A (BW) dissects site

Public Rights of Way (b: around site) (15)

GreasleyFP6 (FP) within 50m of site
GreasleyBW4A (BW) within 50m of site
GreasleyFP4B (FP) within 50m of site
GreasleyFP70 (FP) within 50m of site
GreasleyFP4C (FP) within 50m of site
GreasleyBW4 (BW) within 50m of site
GreasleyFP71 (FP) within 100m of site
GreasleyFP4B (FP) within 100m of site
EastwoodFP29 (FP) within 250m of site
GreasleyBOAT2 (BOAT) within 250m of site
GreasleyFP1 (FP) within 250m of site
GreasleyFP3 (FP) within 250m of site
GreasleyFP5 (FP) within 250m of site
GreasleyFP67 (FP) within 250m of site
EastwoodFP28 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

6.53% (1.12ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (17.19ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 203

Eastwood Site Allocations Sustainability Appraisal north of Eastwood

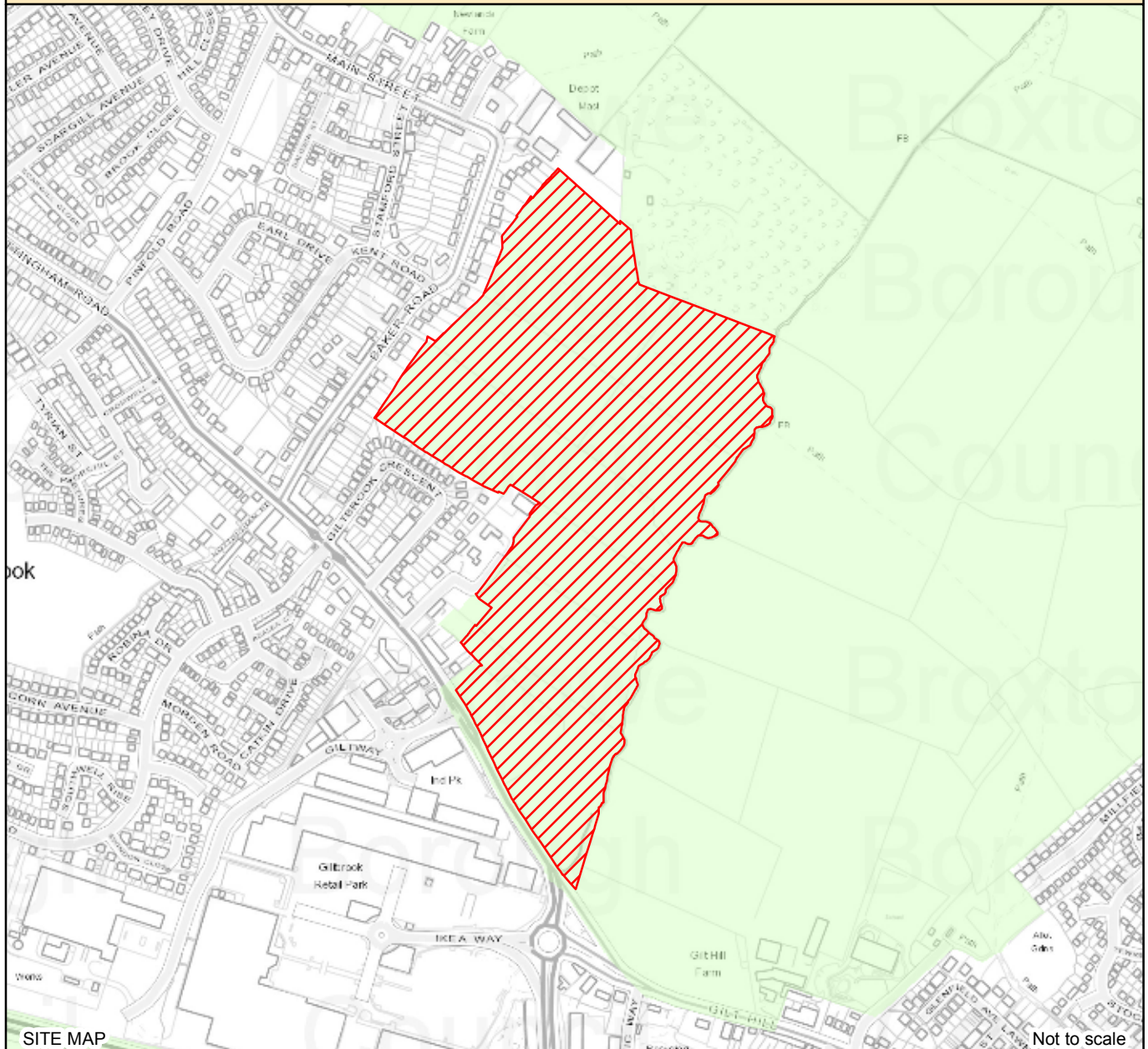
| | | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|-------------------------------|
| | | | | | | | | | | | | | | | 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>300 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>Watercourse on site to west.</p> <p>Potentially difficult access to A608 Mansfield Road with need to bridge the brook.</p> | Bridge the brook. |
| 2. Health | <p>GP service over 800 metres from site.</p> <p>Within 400 metres of Mansfield Road Recreation Ground.</p> | |
| 3. Heritage | <p>Some effects on setting of Hall Farm and, conversely, if development was further east within the site there will be more of a negative impact on views from Eastwood over DH Lawrence country (from the heritage trail in Eastwood).</p> <p>Conserved by Policy 11 2. b) of the Core Strategy.</p> | |
| 4. Crime | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5. Social | <p>Eastwood Hall on opposite side of Mansfield Road. Brinsley Headstocks and Colliers Wood within 800m.</p> <p>Eastwood District Centre within 800 metres of site including Post Office and library.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>Adjacent to Beauvale Brook Marsh LWS, a wetland with a valuable species assemblage.</p> | |
| 7. Environment Landscape | <p>Low landscape value and low susceptibility to change, therefore low landscape sensitivity. Site is visually contained, has little visual value and only partial relevance to surrounding receptors such as views from the northern edge of Eastwood and the literary heritage associated with DH Lawrence.</p> | |
| 8. Natural Resources & Flooding | <p>Surface/Ground Water flooding issues.</p> <p>Minimal River Flooding risk from Beauvale and Brinsley Brooks to south and west.</p> | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

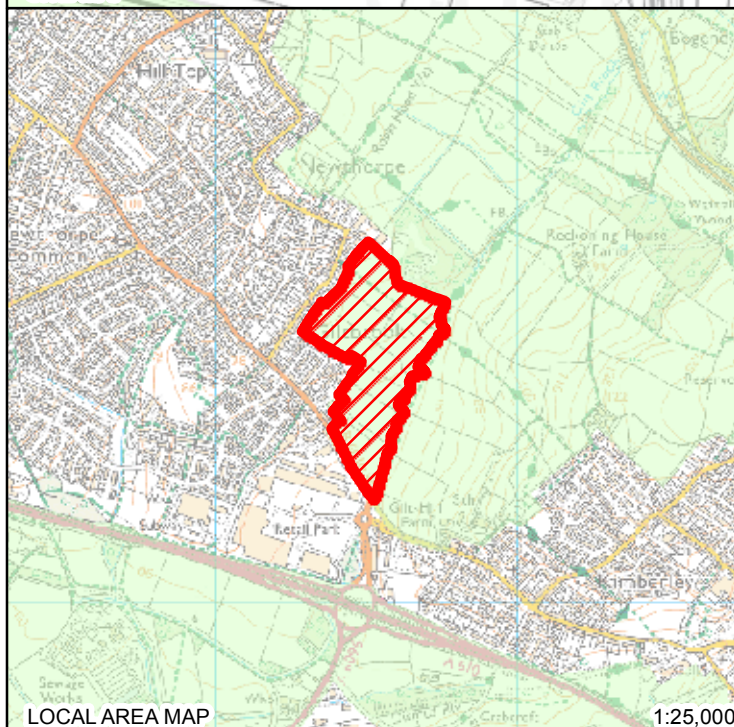
Eastwood Site Allocations Sustainability Appraisal north of Eastwood

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11. Transport | Within 800 metres of bus stops in Eastwood and on Mansfield Road, Greenhills Road- Rainbow 1, Black Cat, Y10 and all other town services. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 18.21

Potential dwellings: 283

Site type: Green Belt

Easting: 448531

Northing: 345814

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Eastwood

Housing Market:

Weak

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Prominent valley side

Neighbours:

Slight adverse effects from adjacent occupiers for development of the site for housing

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

None foreseen

Public Transport (5)Bus Stops (5)

Business Park 12m from site

Stamford Street 41m from site

Nottingham Road 63m from site

Gilt Hill 68m from site

Gilt Hill 70m from site

Schools (4)Primary (4)

Gilthill Primary School 362m from site

Greasley Beauvale Primary School 837m from site

The Priory Catholic Voluntary Academy 868m from site

Hollywell Primary School 974m from site

Health (1)Doctors (1)

151m from site

Consumer Services (4)Food Retail (2)

Central England Co-operative 80m from site

Comet Group Plc 88m from site

Post Offices (1)

Giltbrook Post Office 138m from site

Shopping Centres (1)

Giltbrook Retail Park 217m from site

Community Facilities (8)Halls And Community Centres (1)

Newthorpe Baptist Church 349m from site

Leisure Centres (1)

Kimberley Leisure Centre 1875m from site

Libraries (1)

Kimberley Library 1652m from site

Open Spaces (4)

Digby Street Sports Ground 245m from site

Acorn Avenue Open Space 312m from site

Open Spaces (4)

Millfield Road Open Space 449m from site

Millfield Road Allotments 499m from site

Public Houses (1)

The Hayloft 143m from site

Land Use Policy Constraints (1)Green Belt (1)

99.95% (18.2ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (18.21ha) of site in Greasley

Parish (1)

100% (18.21ha) of site in Greasley

Flood (7)River Flooding (2)

22.27% (4.06ha) of site in Flood Zone 3

23.92% (4.36ha) of site in Flood Zone 2

Surface Water Flooding (3)

16.08% (2.93ha) of site in Surface Water Flood Map 1 in 30

20.13% (3.67ha) of site in Surface Water Flood Map 1 in 100

43.28% (7.88ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (18.21ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Secondary River) dissects site for 92.37m

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

1 to 8 Hardstaff Homes (LIE) within 100m of site

Natural Environment (7)Agricultural Land Classification (2)

9.15% (1.67ha) of site in URBAN

90.85% (16.55ha) of site in GRADE 4

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

1.63% (0.3ha) of site in Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks')

11.58% (2.11ha) of site in Giltbrook Fields (2/274 'Marshy fields with a noteworthy flora')

Local Wildlife Sites (b: around site) (3)

Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site

Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') within 50m of site

Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 100m of site

Green Infrastructure (2)Proposed Green Infrastructure Corridors (a: within site) (1)

390.68m of 2.3 Giltbrook dissects site

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

2.3 Giltbrook within 50m of site

Access (13)Public Rights of Way (a: within site) (1)

383.32m of GreasleyFP36 (FP) dissects site

Public Rights of Way (b: around site) (12)

GreasleyFP58 (FP) within 50m of site

GreasleyFP36 (FP) within 50m of site

GreasleyFP35 (FP) within 50m of site

GreasleyFP58 (FP) within 100m of site

GreasleyFP35 (FP) within 100m of site

Public Rights of Way (b: around site) (12)

GreasleyBW56 (BW) within 100m of site

GreasleyFP55 (FP) within 250m of site

GreasleyFP45 (FP) within 250m of site

GreasleyFP40 (FP) within 250m of site

GreasleyFP32 (FP) within 250m of site

GreasleyFP28 (FP) within 250m of site

GreasleyFP76 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

95.5% (17.39ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (18.21ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 206

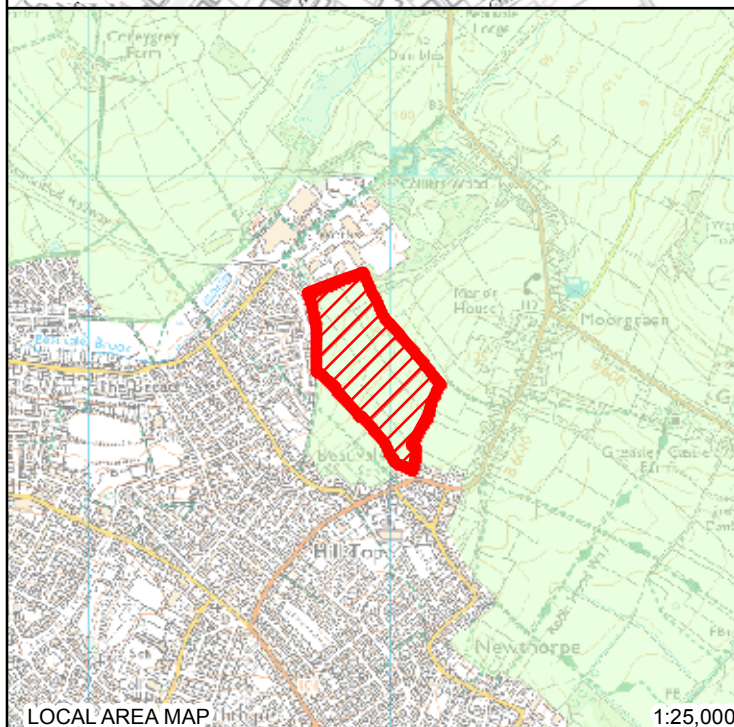
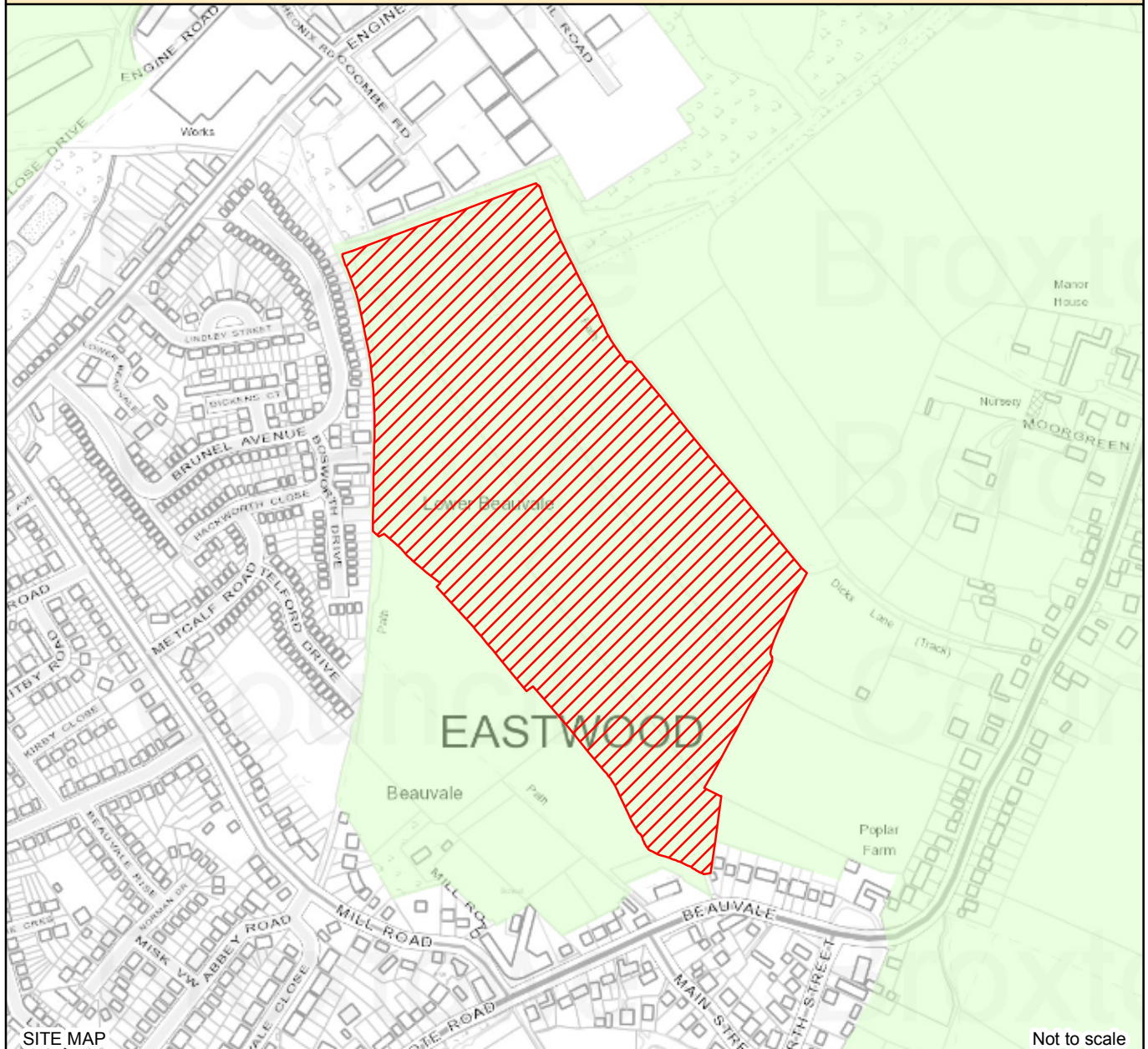
Eastwood Site Allocations Sustainability Appraisal
Site 206: E of Baker Rd/N of Nottm Road Giltbrook – GREEN BELT SITE

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 1. Housing | 283 homes. Weak Eastwood housing sub-market for affordable housing viability. | |
| 2. Health | GP service 151 m. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | Gilthill Primary School 362m. from site. Central England Co-operative 80m. from site; Giltbrook Post Office 138m. from site. The Hayloft pub 143m. from site. | New community centre. |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 6. Biodiversity & Green Infrastructure | <p>1.63% (0.3ha) of site in Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') and 11.58% (2.11ha) of site in Giltbrook Fields (2/274 'Marshy fields with a noteworthy flora').</p> <p>Adjacent to Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub).</p> | <p>Keep development from wildlife area and buffer to south and east.</p> <p>Buffer to north for wildlife site.</p> |
| 7. Environment Landscape | <p>Greasley Fields Mature Landscape Area to east.</p> <p>The site is made up of largely agricultural land use which is bounded on its western edge by the settlement of Newthorpe. There is a high landscape sensitivity within the study area, which has a high recreational value, conservation interests and scenic quality as well as a medium susceptibility to perception of change within the landscape.</p> <p>There is an overall medium visual sensitivity, with recreational receptors primarily affected by change to the site.</p> | <p>Planning conditions or obligations.</p> <p>Retain and enhance mature vegetation.</p> |
| 8. Natural Resources & Flooding | <p>22.27% (4.06ha) of site in Flood Zone 3, 23.92% (4.36ha) of site in Flood Zone 2. Gilt Brook to east.</p> | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|--------------------------------------------------------------------------------------|----------------------|
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Pinfold Road quiet cycle route. Rainbow 1 every quarter hour, Y10 every hour. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | Opposite Giltbrook Industrial Park. | |
| 14. Economic Structure | | |



| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| <p>Site area (ha): 14.53</p> <p>Potential dwellings: 262</p> <p>Site type: Green Belt</p> <p>Easting: 447939</p> <p>Northing: 347374</p> | |

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Eastwood

Housing Market:

Weak

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

On hillside, fairly prominent

Neighbours:

Slight adverse effects from adjacent occupiers for development of the site for housing

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Owner-Occupied

Public Transport (5)Bus Stops (5)

North Street 134m from site

Mill Road 157m from site

Main Street 169m from site

Mill Road 218m from site

Dicks Lane 242m from site

Schools (3)Primary (3)

Greasley Beauvale Primary School 223m from site

Lynncroft Primary School 539m from site

The Priory Catholic Voluntary Academy 911m from site

Health (1)Dentists (1)

973m from site

Consumer Services (3)Food Retail (2)

Gokani Grocers & Off Licence 302m from site

Eastwood Sports Nutrition 677m from site

Shopping Centres (1)

Hilltop Shops 737m from site

Community Facilities (8)Halls And Community Centres (1)

Community and Sports Centre 267m from site

Leisure Centres (1)

Kimberley Leisure Centre 3133m from site

Libraries (1)

Eastwood Library 917m from site

Open Spaces (4)

Colliers Wood 0m from site

Beauvale Recreation Ground 196m from site

Main Street Allotments 251m from site

Greenhills Road Recreation Ground 477m from site

Public Houses (1)

Greasley Miners Welfare Social Club 388m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (14.53ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (14.53ha) of site in Greasley

Parish (1)

100% (14.53ha) of site in Greasley

Flood (2)Surface Water Flooding (1)

2.28% (0.33ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (14.53ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (3)Listed Buildings (b: around site) (3)

POPLAR FARMHOUSE AND ADJOINING STABLES (II) within 250m of site

GREASLEY BEAUVALE D H LAWRENCE INFANT SCHOOL (II) within 250m of site

31, MOORGREEN (II) within 250m of site

Natural Environment (5)Agricultural Land Classification (2)

18.11% (2.63ha) of site in URBAN

81.89% (11.9ha) of site in GRADE 4

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

0.62% (0.09ha) of site in Colliers Wood (Confirmed 2012)

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

Colliers Wood (Confirmed 2012) within 50m of site

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

Nether Green Brook (5/1108 A notable wetland community developed along a brook of zoological importance) within 250m of site

Green Infrastructure (2)Open Spaces (1)

0.63% (0.09ha) of site in Colliers Wood (Unrestricted Access: Natural and Semi-Natural Green Space, Civic Space)

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

2.2 Nether Green and Beauvale Brook within 250m of site

Access (12)Public Rights of Way (a: within site) (2)

109.08m of GreasleyFP67 (FP) dissects site

449.76m of GreasleyFP3 (FP) dissects site

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

GreasleyFP1 (FP) within 50m of site

GreasleyFP3 (FP) within 50m of site

GreasleyFP67 (FP) within 50m of site

GreasleyFP1 (FP) within 100m of site

EastwoodFP36 (FP) within 250m of site

GreasleyFP71 (FP) within 250m of site

GreasleyFP42 (FP) within 250m of site

GreasleyFP39 (FP) within 250m of site

GreasleyFP26 (FP) within 250m of site

GreasleyBOAT2 (BOAT) within 250m of site

Other (2)Coal Referral Area High Risk (1)

100% (14.53ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (14.53ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 208

Eastwood Site Allocations Sustainability Appraisal
Site 208: West of Moorgreen – 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 |

Eastwood Site Allocations Sustainability Appraisal
Site 208: West of Moorgreen – GREEN BELT SITE

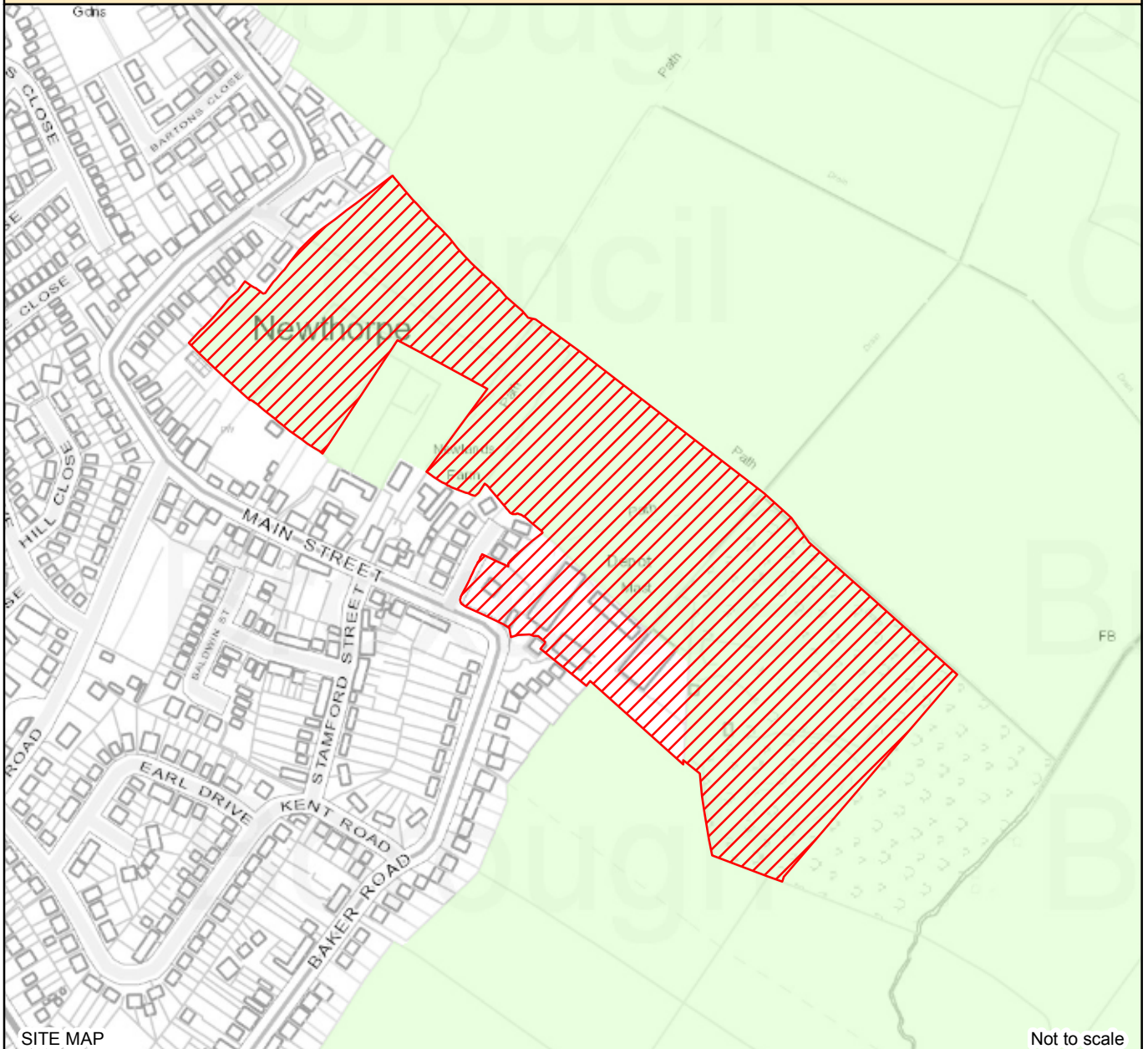
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>262 homes.</p> <p>Weak Eastwood housing sub-market for affordable housing viability.</p> <p>New highway capacity would be needed. Developing the site is likely to encourage the use of private transport.</p> | Road in IDP. |
| 2. Health | <p>Giltbrook and Newthorpe GPs nearly 2km.</p> <p>Beauvale Recreation Ground 196m. from site.</p> | |
| 3. Heritage | <p>Within viewpoints of 3 listed buildings:-</p> <p>POPLAR FARMHOUSE AND ADJOINING STABLES (II)</p> <p>GREASLEY BEAUVALE D H LAWRENCE INFANT SCHOOL (II)</p> <p>31, MOORGREEN (II).</p> | |
| 4. Crime | | |

Eastwood Site Allocations Sustainability Appraisal
Site 208: West of Moorgreen – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. Social | <p>Greasley Beauvale Primary School 223m. from site.</p> <p>Community and Sports Centre 267m. from site.</p> <p>Colliers Wood adjacent.</p> <p>Main Street Allotments Greasley 251m. from site.</p> <p>Greasley Miners Welfare Social Club 388m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>Adjacent Colliers Wood LNR.</p> <p>Nether Green Brook (5/1108 A notable wetland community developed along a brook of zoological importance) within 250m. of site.</p> | Woodland buffer. |
| 7. Environment Landscape | <p>Comprised of agriculture and recreational land use associated with Collier's Wood Nature Reserve, the site is located on land dividing the settlements of Moorgreen and Eastwood. There is a medium landscape susceptibility which is influenced by the perceived coalescence of settlements. There is an overall medium landscape sensitivity and low visual sensitivity, as the visibility of the site within the study area is relatively low due to its visual containment.</p> | <p>Retain and enhance mature vegetation.</p> <p>Introduction of landscape buffer to prevent the coalescence of Moorgreen and Eastwood.</p> <p>Retain Collier's Wood Local Nature Reserve.</p> |
| 8. Natural Resources & Flooding | | |

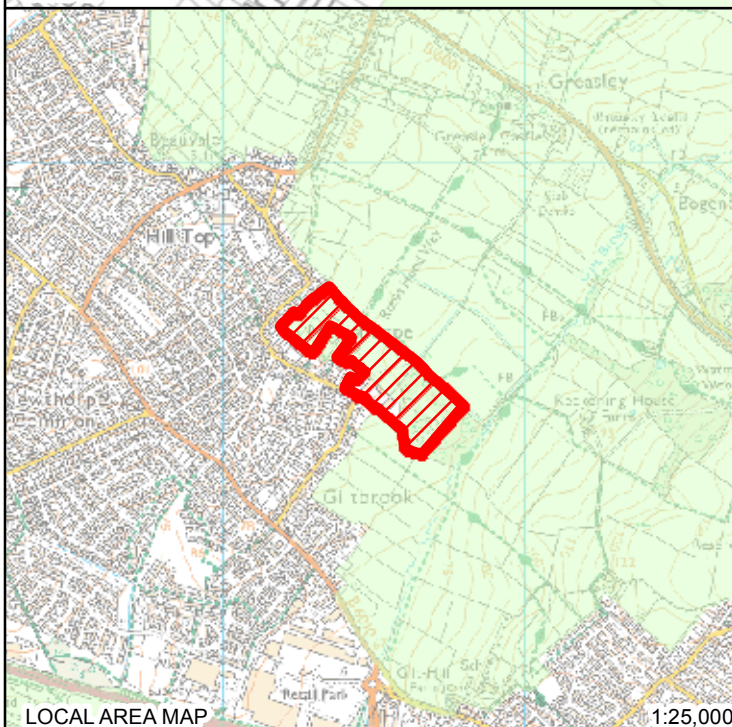
Eastwood Site Allocations Sustainability Appraisal
Site 208: West of Moorgreen – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------|
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Mill Road quiet cycle route to south-west. No convenient bus service within 400m. | |
| 12. Employment | Adjacent Engine Lane, Beggarlee Park, Moorgreen Industrial Park. Stimulates construction and other jobs. | |
| 13. Innovation | Adjacent Engine Lane, Beggarlee Park, Moorgreen Industrial Park high tech users. | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

| | |
|---------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| Site area (ha): 11.07 | |
| Potential dwellings: 200 | |
| Site type: Green Belt | |
| Easting: 448519 | |
| Northing: 346309 | |

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Industrial, disused former colliery/ tip and agriculture

Location:

Adjacent Eastwood

Housing Market:

Weak

Topography:

Minor topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site_Prominence:****Neighbours:**

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Hemingway Close 38m from site

Greenacres Close 44m from site

Bartons Close 194m from site

Stamford Street 195m from site

Main Street 350m from site

Schools (4)Primary (4)

Greasley Beauvale Primary School 420m from site

The Priory Catholic Voluntary Academy 694m from site

Gilthill Primary School 803m from site

Brookhill Leys Primary and Nursery School 941m from site

Health (1)Doctors (1)

509m from site

Consumer Services (4)Food Retail (2)

Scott Barlow Butchers Ltd 73m from site

Central England Co-operative 471m from site

Post Offices (1)

Giltbrook Post Office 475m from site

Shopping Centres (1)

Hilltop Shops 697m from site

Community Facilities (8)Halls And Community Centres (1)

Newthorpe Baptist Church 67m from site

Leisure Centres (1)

Kimberley Leisure Centre 2038m from site

Libraries (1)

Eastwood Library 1310m from site

Open Spaces (4)

Main Street Allotments 198m from site

Beauvale Recreation Ground 317m from site

Charles Avenue Allotments 368m from site

Open Spaces (4)

Watnall Wood 392m from site

Public Houses (1)

Foresters Arms 85m from site

Land Use Policy Constraints (1)Green Belt (1)

88.35% (9.78ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (11.07ha) of site in Greasley

Parish (1)

100% (11.07ha) of site in Greasley

Flood (4)Surface Water Flooding (2)

0.76% (0.08ha) of site in Surface Water Flood Map 1 in 100

4.6% (0.51ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (11.07ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 108.72m

Natural Environment (11)Agricultural Land Classification (2)

4.12% (0.46ha) of site in URBAN

95.88% (10.61ha) of site in GRADE 4

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

3.05% (0.34ha) of site in Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub)

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

Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub) within 50m of site

Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') within 250m of site

Tree Preservation Orders Single (6)

HIGH STREET 1998 within site boundary (TPO/KIM/07/T4)

HIGH STREET 1998 within site boundary (TPO/KIM/07/T3)

HIGH STREET 1998 within site boundary (TPO/KIM/07/T2)

HIGH STREET 1998 within site boundary (TPO/KIM/07/T10)

HIGH STREET 1998 within site boundary (TPO/KIM/07/T7)

HIGH STREET 1998 within site boundary (TPO/KIM/07/T5)

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

2.3 Giltbrook within 250m of site

Access (15)Public Rights of Way (a: within site) (3)

7.45m of GreasleyFP41 (FP) dissects site

148.64m of GreasleyFP32 (FP) dissects site

199.12m of GreasleyFP40 (FP) dissects site

Public Rights of Way (b: around site) (12)

GreasleyFP41 (FP) within 50m of site

GreasleyFP28 (FP) within 50m of site

GreasleyFP32 (FP) within 50m of site

GreasleyFP40 (FP) within 50m of site

GreasleyFP28 (FP) within 100m of site

GreasleyFP36 (FP) within 100m of site

GreasleyFP42 (FP) within 100m of site

GreasleyFP39 (FP) within 250m of site

GreasleyFP45 (FP) within 250m of site

GreasleyFP35 (FP) within 250m of site

GreasleyFP43 (FP) within 250m of site

Public Rights of Way (b: around site) (12)

GreasleyFP33 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

92.97% (10.29ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (11.07ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 3

Eastwood Site Allocations Sustainability Appraisal
Site 3: Wade Printers Baker Road Newthorpe – 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 |

Site 3: Wade Printers Baker Road Newthorpe – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>200 dwellings.</p> <p>Constraints include:</p> <ul style="list-style-type: none"> • Disused former colliery/ tip on part of site • Small part of Local Wildlife Site within site / LWS adjacent to site • Public rights of way cross the site. <p>Weaker housing market area but higher quality housing stock adjacent to site; reasonable potential for affordable housing.</p> <p>Even discounting all former industrial and ‘colliery / tip’ areas, and restricting development area to the agricultural land to the northwest of the site, there would still be sufficient land for 100+ dwellings.</p> | |
| 2. Health | <p>GP service 509m. from site.</p> <p>Beauvale Recreation Ground 317m. from site.</p> | |
| 3. Heritage | | |
| 4. Crime | | |

Site 3: Wade Printers Baker Road Newthorpe – GREEN BELT SITE

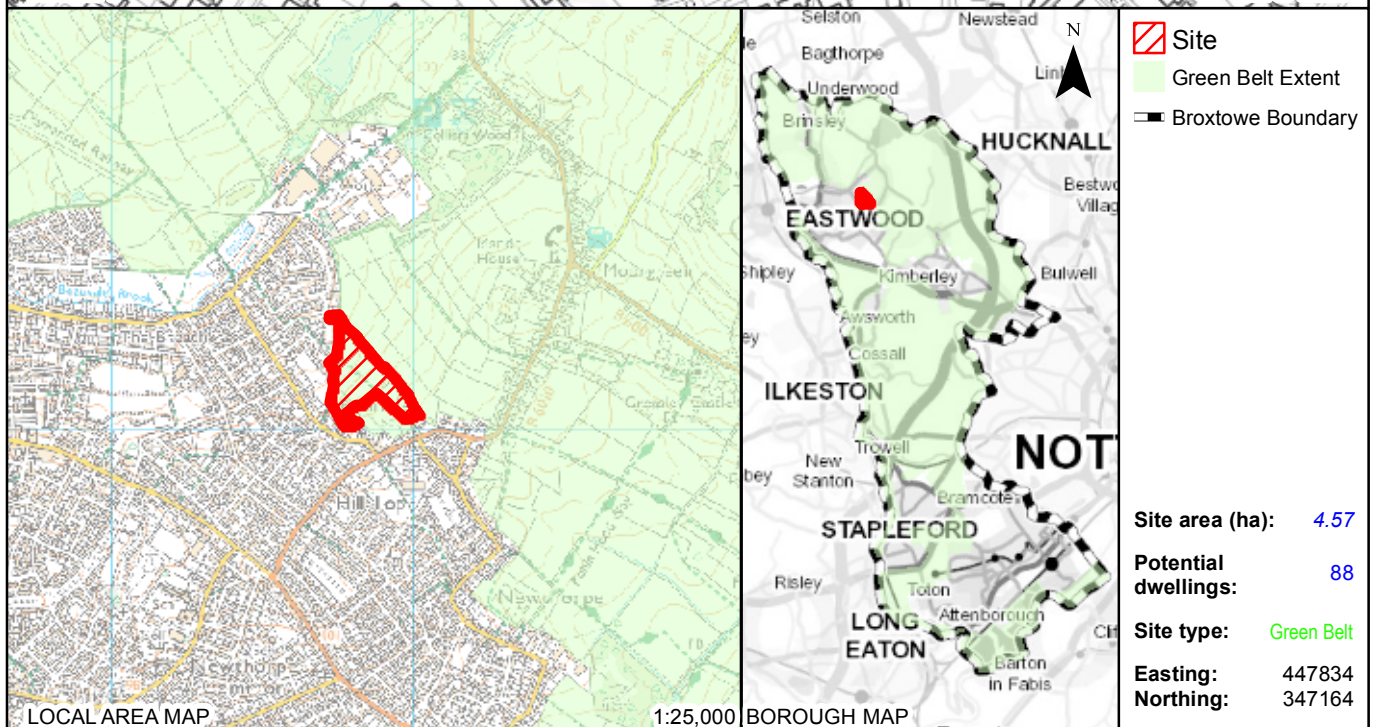
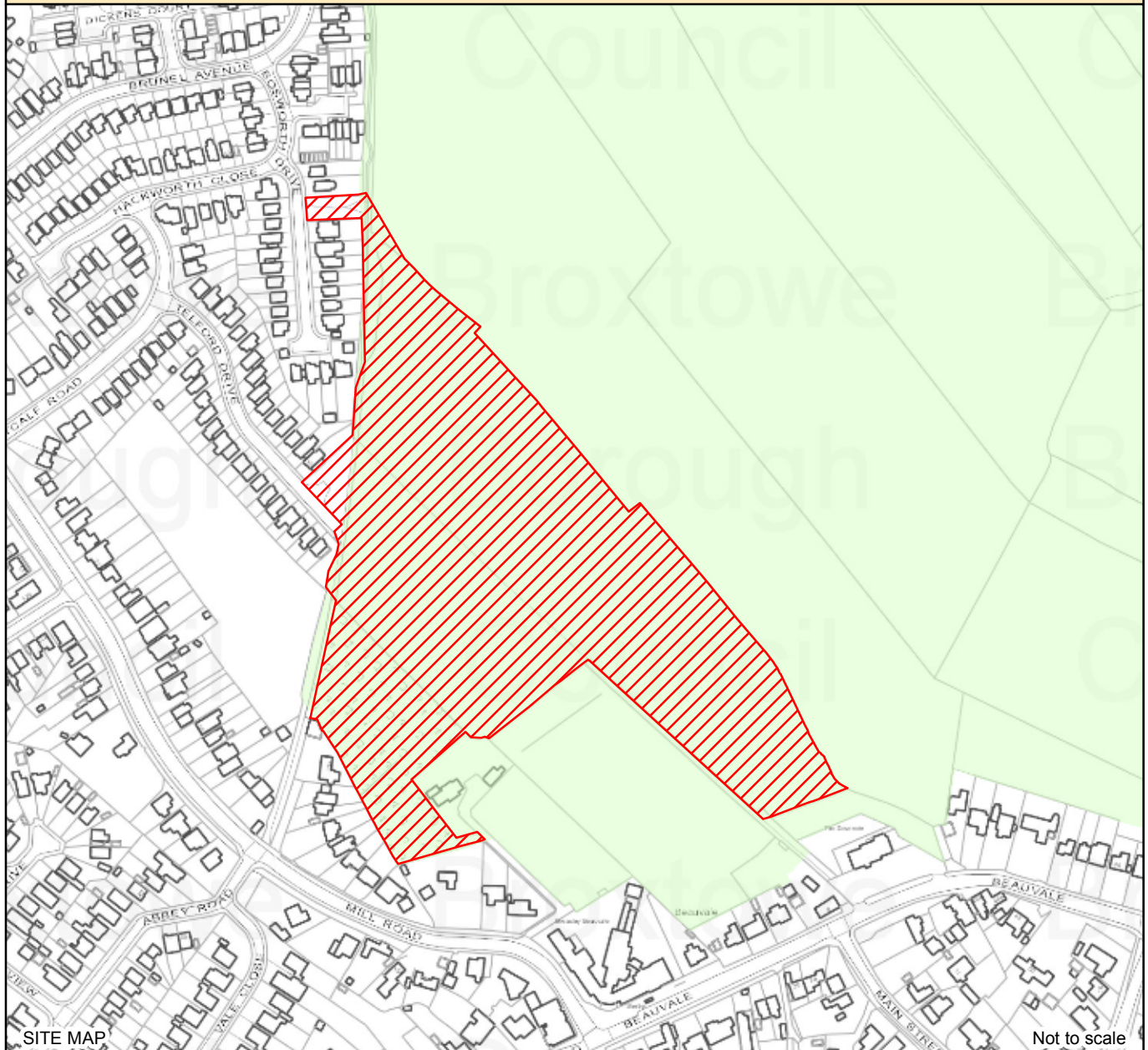
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 5. Social | <p>Greasley Beauvale Primary School 420m. from site.</p> <p>The Priory Catholic Voluntary Academy 694m. from site.</p> <p>Central England Co-operative 471m. from site.</p> <p>Giltbrook Post Office 475m. from site.</p> <p>Newthorpe Baptist Church 67m. from site.</p> <p>Main Street Allotments 198m. from site.</p> <p>Foresters Arms 85m. from site.</p> <p>Greasley Sports and Community Centre 400m.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>3.05% (0.34ha) of site in Newthorpe Relict Grassland / Marsh (5/273 An old mine spoil tip with a noteworthy mosaic of relict meadow flora, pioneer communities and scrub).</p> <p>Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') 100m.</p> | <p>Develop furthest away from LWS.</p> <p>Controlled excavation and drainage.</p> <p>Buffer.</p> |

Site 3: Wade Printers Baker Road Newthorpe – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | <p>The site is made up of largely agricultural land use which is bounded on its western edge by the settlement of Newthorpe. There is a high landscape sensitivity within the study area, which has a high recreational value, conservation interests and scenic quality as well as a medium susceptibility to perception of change within the landscape.</p> <p>There is an overall medium visual sensitivity, with recreational receptors primarily affected by change to the site.</p> <p>Greasley Fields MLA along Gilt Brook 100m. to south.</p> | <p>Retain and enhance mature vegetation.</p> <p>Landscape buffer across majority of the site due to the high landscape sensitivity.</p> |
| 8. Natural Resources & Flooding | Brownfield regeneration. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Pinfold Road quiet cycle route.</p> <p>Quarter hourly Rainbow 1 bus service on Nottingham Road. Hourly Y10 service through Newthorpe.</p> | |
| 12. Employment | <p>Loss of employment site to rear of 100 Baker Road.</p> <p>Stimulates construction and other jobs.</p> | Mixed use development. |

Site 3: Wade Printers Baker Road Newthorpe – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|--------------------------|-----------------------------|
| 13. Innovation | | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Eastwood

Housing Market:

Weak

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site Prominence:**

Not overly prominent

Neighbours:

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Abbey Road 62m from site

Mill Road 116m from site

Mill Road 133m from site

North Street 190m from site

Metcalf Road 196m from site

Schools (4)Primary (4)

Greasley Beauvale Primary School 202m from site

Lynncroft Primary School 477m from site

The Priory Catholic Voluntary Academy 761m from site

Brookhill Leys Primary and Nursery School 811m from site

Health (2)Dentists (1)

845m from site

Doctors (1)

893m from site

Consumer Services (4)Food Retail (2)

Gokani Grocers & Off Licence 271m from site

Eastwood Sports Nutrition 506m from site

Post Offices (1)

Eastwood Post Office 886m from site

Shopping Centres (1)

Hilltop Shops 552m from site

Community Facilities (9)Halls And Community Centres (1)

Community and Sports Centre 184m from site

Leisure Centres (1)

Kimberley Leisure Centre 3185m from site

Libraries (1)

Eastwood Library 790m from site

Open Spaces (5)

Beauvale Recreation Ground 135m from site

Open Spaces (5)

Colliers Wood 236m from site

Main Street Allotments 267m from site

The Canyons 396m from site

Charles Avenue Allotments 415m from site

Public Houses (1)

Greasley Miners Welfare Social Club 226m from site

Land Use Policy Constraints (1)Green Belt (1)

97.65% (4.47ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (2)

2.78% (0.13ha) of site in Eastwood Hall

97.22% (4.45ha) of site in Greasley

Parish (2)

0.11% (0.01ha) of site in Eastwood Town Council

99.89% (4.57ha) of site in Greasley

Flood (2)Surface Water Flooding (1)

0.01% (0ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (4.57ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (2)Listed Buildings (b: around site) (2)

GREASLEY BEAUVALE D H LAWRENCE INFANT SCHOOL (II) within 100m of site

POPLAR FARMHOUSE AND ADJOINING STABLES (II) within 250m of site

Natural Environment (2)Agricultural Land Classification (1)

100% (4.57ha) of site in GRADE 4

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

Colliers Wood (Confirmed 2012) within 250m of site

Access (9)Public Rights of Way (a: within site) (2)

141.84m of GreasleyFP67 (FP) dissects site

311.33m of GreasleyFP1 (FP) dissects site

Public Rights of Way (b: around site) (7)

GreasleyFP1 (FP) within 50m of site

EastwoodFP36 (FP) within 50m of site

GreasleyFP67 (FP) within 50m of site

EastwoodFP24 (FP) within 100m of site

EastwoodFP36 (FP) within 100m of site

GreasleyFP3 (FP) within 250m of site

GreasleyFP42 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

87.42% (4ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (4.57ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 204

Eastwood Site Allocations Sustainability Appraisal
Site 204: North of 4 Mill Road Beauvale – 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 |

Eastwood Site Allocations Sustainability Appraisal
Site 204: North of 4 Mill Road Beauvale – GREEN BELT SITE

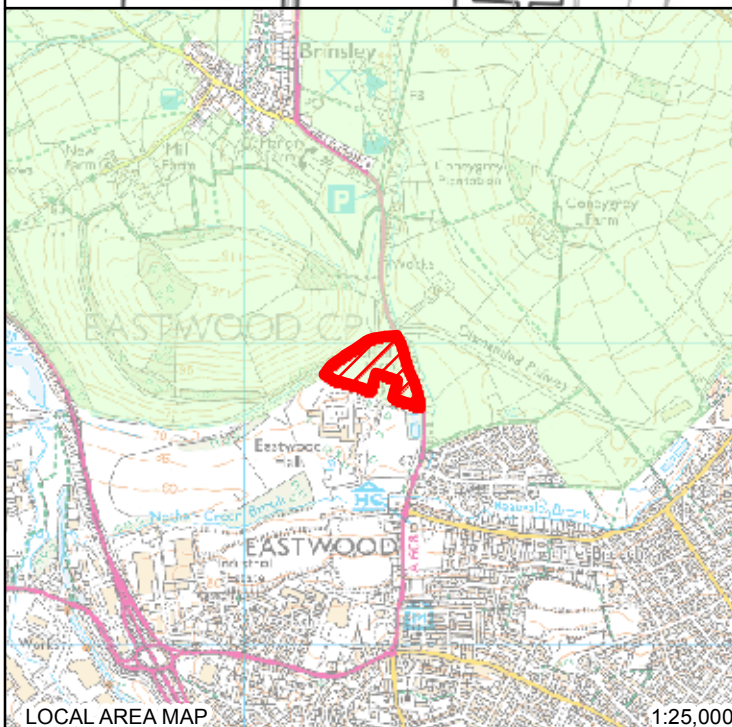
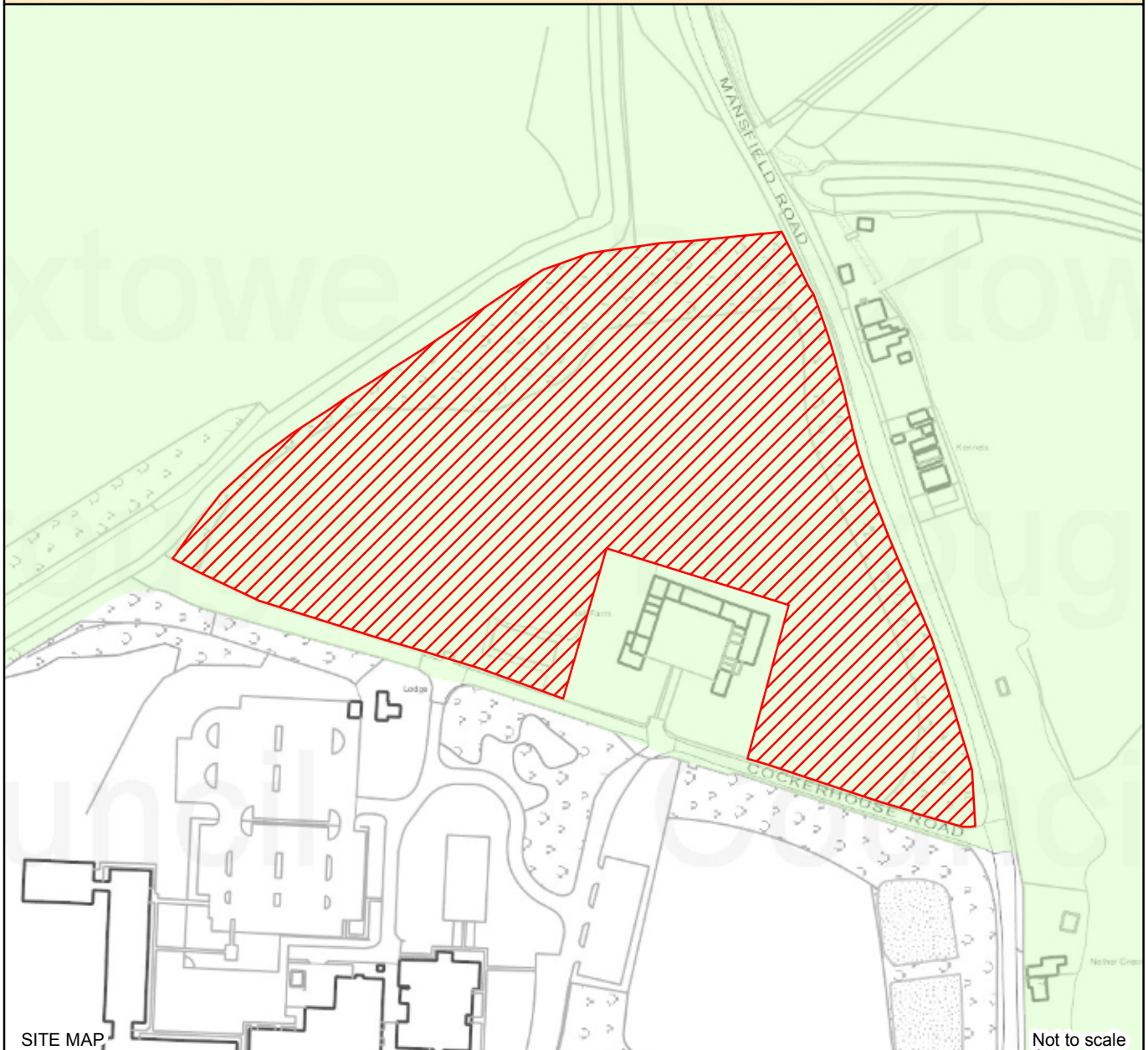
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>88 homes.</p> <p>Weaker housing market area but good quality housing stock adjacent to site. Good potential for affordable housing.</p> <p>No access issues. No constraints which would reduce potential housing.</p> | |
| 2. Health | <p>Newthorpe Medical Centre over 800m. away. 17 mins. by public transport.</p> <p>Beauvale Recreation Ground 135m. from site.</p> | |
| 3. Heritage | <p>GREASLEY BEAUVALE D H LAWRENCE INFANT SCHOOL (II) less than 100m. Site still within views Lawrence would have recognised despite intervening sporadic development.</p> <p>POPLAR FARMHOUSE AND ADJOINING STABLES, 1, MOORGREEN (II) about the same distance. Glimpses of site from curtilage.</p> | |
| 4. Crime | | |

Eastwood Site Allocations Sustainability Appraisal
Site 204: North of 4 Mill Road Beauvale – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5. Social | <p>Greasley Beauvale Primary School 202m. from site.</p> <p>The Priory Catholic Voluntary Academy 761m. from site.</p> <p>Gokani Grocers & Off Licence 271m. from site.</p> <p>Hilltop Shops 552m. from site.</p> <p>Community and Sports Centre 184m. from site.</p> <p>Eastwood Library 790m. from site.</p> <p>Beauvale Recreation Ground 135m. from site.</p> <p>Colliers Wood 236m. from site.</p> <p>Main Street Allotments 267m. from site.</p> <p>The Canyons 396m. from site.</p> <p>Greasley Miners Welfare Social Club 226m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | Colliers Wood Local Nature Reserve (Confirmed 2012) about 400m. from site. | Monitor local usage. |

Eastwood Site Allocations Sustainability Appraisal
Site 204: North of 4 Mill Road Beauvale – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | Comprised of agriculture and recreational land use associated with Collier's Wood Nature Reserve, the area is located on land dividing the settlements of Moorgreen and Eastwood. There is a medium landscape susceptibility which is influenced by the perceived coalescence of settlements. There is an overall medium landscape sensitivity and low visual sensitivity, as the visibility of the area within the study area of Broxtowe is relatively low due to its visual containment. | Retain and enhance mature vegetation. Introduction of landscape buffer to prevent the coalescence of Moorgreen and Eastwood. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Mill Road is a quiet cycle route. Hourly bus service Y10 in Newthorpe. At least half hourly R1 service on Nottingham Road between 400-800m. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | Under 400m. to Engine Lane estates. | |
| 14. Economic Structure | | |



| | |
|--------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| Site area (ha): 3.6 | |
| Potential dwellings: 40 | |
| Site type: Green Belt | |
| Easting: 446440 | |
| Northing: 347916 | |

Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Residential and agricultural

Location:

Adjacent Eastwood

Housing Market:

Weak

Topography:**Brownfield or Greenfield:**

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site_Prominence:****Neighbours:**

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Owner-Occupied

Public Transport (5)Bus Stops (5)

Bed & Biscuit 3m from site

Bed & Biscuit 12m from site

Coach Drive 204m from site

Coach Drive 294m from site

Mansfield Road 366m from site

Schools (2)Primary (1)

Lynncroft Primary School 899m from site

Secondary (1)

Eastwood Comprehensive School 688m from site

Health (2)Dentists (1)

780m from site

Doctors (1)

950m from site

Consumer Services (3)Food Retail (2)

Redgate Farm Shop 641m from site

Morrisons 729m from site

Post Offices (1)

Brinsley Post Office 837m from site

Community Facilities (9)Halls And Community Centres (1)

167m from site

Leisure Centres (1)

Kimberley Leisure Centre 4764m from site

Libraries (1)

Eastwood Library 965m from site

Open Spaces (5)

Hall Park 320m from site

Mansfield Road Recreation Ground 368m from site

Eastwood Sports Centre/Eastwood Comprehensive School
374m from site

Brinsley Headstocks 446m from site

The Breach Cricket Ground 460m from site

Public Houses (1)

Brinsley Lodge 573m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (3.6ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (3.6ha) of site in Eastwood Hall

Parish (1)

100% (3.6ha) of site in Eastwood Town Council

Flood (4)Surface Water Flooding (3)

0.9% (0.03ha) of site in Surface Water Flood Map 1 in 30

1.32% (0.05ha) of site in Surface Water Flood Map 1 in 100

4.58% (0.16ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (3.6ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (3)Listed Buildings (b: around site) (3)

HALL FARM BUILDINGS (II) within 50m of site

HALL FARM BUILDINGS (II) within 100m of site

EASTWOOD HALL (II) within 250m of site

Natural Environment (2)Agricultural Land Classification (1)

100% (3.6ha) of site in GRADE 4

Tree Preservation Orders Group or Woodland (1)15.66% (0.56ha) of site in EASTWOOD HALL 1992
(TPO/EAS/05/W1)**Green Infrastructure (2)**Proposed Green Infrastructure Corridors (a: within site) (1)

244.67m of 2.1 Brinsley Brook Corridor dissects site

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

2.1 Brinsley Brook Corridor within 50m of site

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

GreasleyBW4A (BW) within 250m of site

Other (2)Coal Referral Area High Risk (1)100% (3.6ha) of site in
DEVELOPMENT_HIGH_RISK_AREANational Character Areas (1)100% (3.6ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 514

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 |

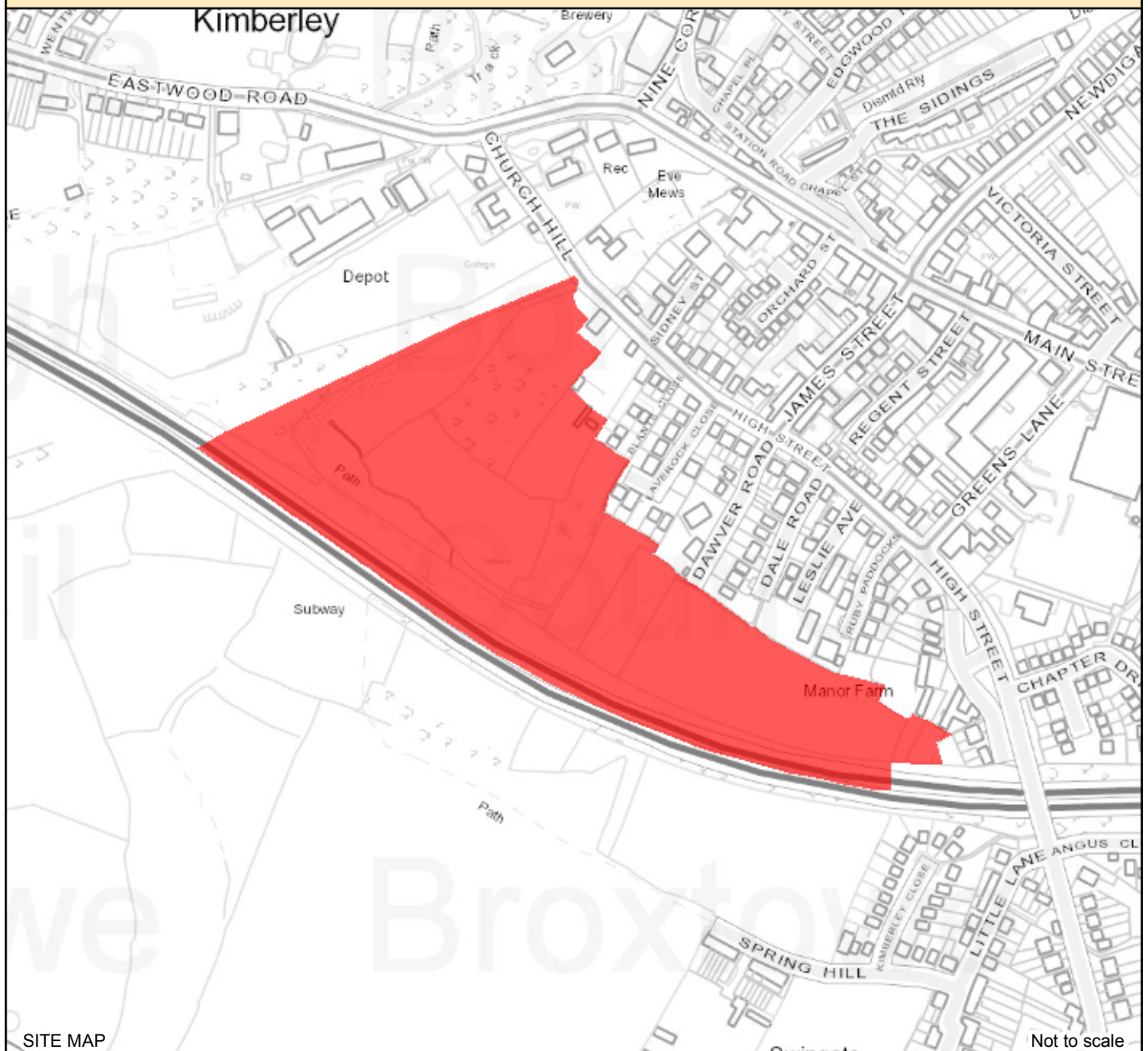
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 1. Housing | <p>40 homes.</p> <p>Constraints include:</p> <ul style="list-style-type: none"> • Impact upon the Listed Building (Hall Farm Buildings within site boundary (Grade II) • Impact upon Group TPO which surrounds the east and north-east of the site (13.85% (0.56ha) of site Eastwood Hall 1992 (TPO/EAS/05/W1) • Minor topographical constraints • Brinsley Brook Corridor within 50m of site • 0.8% (0.03ha) of site in Surface Water Flood Map 1 in 30. <p>The site is located within a weaker local housing market; however, there is still potential for affordable housing.</p> <p>This is a large site with sufficient land to mitigate constraints.</p> | <p>Buffer to trees, at least to British Standards.</p> |
| 2. Health | <p>GP services over 800m.; 18mins. by public transport.</p> <p>Hall Park 320m. from site, Mansfield Road Recreation Ground 368m., Eastwood Sports Centre/Eastwood Comprehensive School 374m., Brinsley Headstocks 446m. from site, The Breach Cricket Ground 460m. from site.</p> | |
| 3. Heritage | <p>HALL FARM BUILDINGS within site boundary (II);</p> <p>EASTWOOD HALL (II) adjacent.</p> | |
| 4. Crime | | |
| 5. Social | <p>Eastwood Comprehensive School 688m. from site.</p> <p>Redgate Farm Shop 641m. from site, Morrisons 729m. from site.</p> | |

| | | |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| | Hall Park 320m. from site, Mansfield Road Recreation Ground 368m., Eastwood Sports Centre/Eastwood Comprehensive School 374m., Brinsley Headstocks 446m. from site, The Breach Cricket Ground 460m. from site. | |
| 6. Biodiversity & Green Infrastructure | Hall Park LNR 400m. 13.85% (0.56ha) of site in EASTWOOD HALL 1992 (TPO/EAS/05/W1) Mostly in Brinsley Brook Corridor. | Monitor usage. Buffer to trees, at least to British Standards. Enhance GI. |
| 7. Environment Landscape | The area includes a former colliery spoil tip for Brinsley Colliery and lies between the settlements of Eastwood and Brinsley. It provides historic context for the mining village of Brinsley and is relatively visible within the surrounding landscape. This visibility means that any development built on the site will be prominent in the surrounding landscape, and there is potential for increased perception of urbanisation and coalescence between Eastwood and Brinsley. Overall there is a medium landscape sensitivity and medium visual sensitivity within the site. | Careful design and implementation to integrate it successfully with the wider landscape. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | At least quarter hourly Rainbow 1 bus service on Nottingham Road and hourly Black Cat to other towns, plus Y10 on Greenhills Road. | |
| 12. Employment | | |
| 13. Innovation | Within 400m. of Nether Green employment provision. | |
| 14. Economic Structure | | |

Kimberley

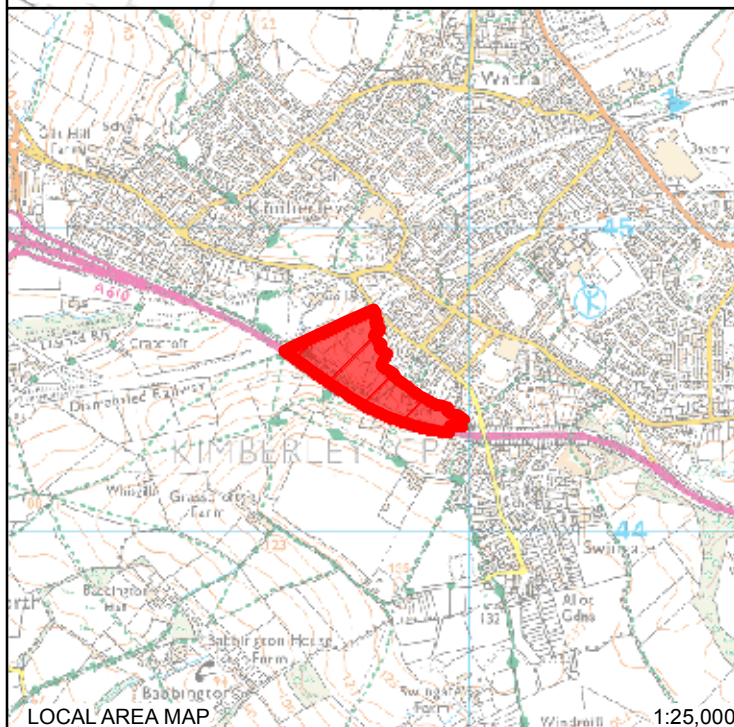
Rejected Sites

| Site | Site Name | Settlement | Number of Dwellings |
|------|---------------------------------------------------------|------------|---------------------|
| | Kimberley rejected | | 162 |
| | Land to the east of proposed Kimberley allocation | Kimberley | 275 |
| 271 | Gilt Hill Farm Gilt Hill Kimberley | Kimberley | 200 |
| 285 | Land North Alma Hill / West Of Millfield Road Kimberley | Kimberley | 116 |
| 105 | Land west of New Farm Lane Nuthall | Kimberley | 75 |
| 113 | Land north of Alma Hill Kimberley | Kimberley | 72 |
| 234 | Land At New Farm Lane Nuthall | Kimberley | 50 |
| 116 | Land north of 38 Alma Hill Kimberley | Kimberley | 45 |
| 610 | Land Off High Spannia Kimberley | Kimberley | 18 |
| 103 | Land east of New Farm Lane Nuthall | Kimberley | 12 |



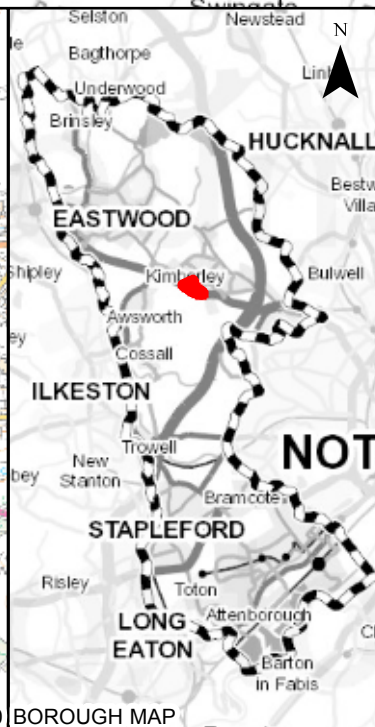
SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Broxtowe Boundary

Public Transport (5)

Bus Stops (5)

Nine Corners 120m from site

Little Lane 140m from site

Little Lane 143m from site

Nine Corners 144m from site

Nine Corners 205m from site

Schools (6)

Primary (5)

Kimberley Primary School 360m from site

Hollywell Primary School 504m from site

Gilthill Primary School 836m from site

Larkfields Junior School 914m from site

Larkfields Infant School 990m from site

Secondary (1)

Kimberley School 575m from site

Health (2)

Dentists (1)

Dental Surgery 339m from site

Doctors (1)

Nottingham Road Doctors Surgery 375m from site

Consumer Services (3)

Food Retail (2)

Kandy Corner 213m from site

Card Factory 229m from site

Post Offices (1)

Kimberley Post Office 224m from site

Community Facilities (9)

Halls And Community Centres (1)

Holy Trinity Church Hall 105m from site

Leisure Centres (1)

Kimberley Leisure Centre 629m from site

Libraries (1)

Kimberley Library 312m from site

Open Spaces (5)

Holy Trinity Church 20m from site

Kimberley Cemetery 172m from site

Hall Om Wong Open Space 179m from site

Kimberley Square 233m from site

Kimberley Primary School 243m from site

Public Houses (1)

Nelson & Railway Inn 188m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.93% (8.55ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (8.55ha) of site in Kimberley

Parish (1)

100% (8.55ha) of site in Kimberley Town Council

Flood (7)

Surface Water Flooding (3)

0.69% (0.06ha) of site in Surface Water Flood Map 1 in 30

3.93% (0.34ha) of site in Surface Water Flood Map 1 in 100

13.72% (1.17ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (8.55ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (3)

Below Surface Watercourse (Culvert) dissects site for 28.55m

Surface Watercourse (Secondary River) dissects site for 38.13m

Surface Watercourse (Tertiary River) dissects site for 124.91m

Heritage (34)

Listed Buildings (b: around site) (2)

MANOR FARMHOUSE (II) within 50m of site

MANOR FARMHOUSE (II) within 100m of site

Conservation Areas (b: around site) (3)

Kimberley within 50m of site

Kimberley within 100m of site

Kimberley within 250m of site

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

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

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

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

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

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

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

14 Station Road (LICA) within 250m of site

15 Chapel Street (LICA) within 250m of site

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

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

NELSON AND RAILWAY (LI) within 250m of site

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

13 James Street (LICA) within 250m of site

Station House (LIE) within 250m of site

2 Chapel Street (LICA) within 250m of site

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

KIMBERLEY BREWERY (LI) within 250m of site

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

Midland Station Building (LI) within 250m of site

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

6-10 Chapel Street (LICA) 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

3 Greens Lane (LIE) within 250m of site

3-5 James Street (LICA) within 250m of site

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

2 James Street (LICA) within 250m of site

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

Natural Environment (11)

Agricultural Land Classification (1)

100% (8.55ha) of site in GRADE 4

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

Hall Om Wong, Kimberley (Confirmed 2008) within 250m of site

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

6.29% (0.54ha) of site in Kimberley (2/140 Dismantled railway supporting notable habitats and plant species)

16.55% (1.42ha) of site in Kimberley (5/3424 Noteworthy coal-measures grassland)

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

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

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

Kimberley (2/293 'A deciduous woodland with a notable ground flora') within 100m of site

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

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

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

Kimberley (5/271 An unusual assemblage of naturalised and native species on the walls of a steep road cutting) within 100m of site

Kimberley (5/270 Species-rich calcareous grassland in a cemetery) within 250m of site

Landfill (1)

Historic Landfill Sites (1)

0.03% (0ha) of site in Kimberley Depot/Kimberley Tip (Nottingham Road, Kimberley, Nottinghamshire)

Local Plan 2004 (1)

99.93% (8.55ha) of site in Green Belt 2004

Green Infrastructure (6)

Proposed Green Infrastructure Corridors (b: around site) (6)

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.6 A610 Swingate within 50m of site

2.7 Nuthall Cutting and Kimberley Railway within 100m of site

2.21 Trowell to Kimberley within 100m of site

2.6 A610 Swingate within 100m of site

2.8 Kimberley Cutting within 250m of site

Access (24)

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

53.43m of KimberleyFP15 (FP) dissects site

195.61m of KimberleyFPD (FP) dissects site

282.94m of KimberleyFP14 (FP) dissects site

Public Rights of Way (b: around site) (21)

KimberleyFPD (FP) within 50m of site

KimberleyFP12 (FP) within 50m of site

KimberleyFP14 (FP) within 50m of site

KimberleyFP15 (FP) within 50m of site

KimberleyFP11 (FP) within 50m of site

KimberleyFP11 (FP) within 100m of site

KimberleyFP12 (FP) within 100m of site

KimberleyFP35 (FP) within 100m of site

KimberleyFP36 (FP) within 100m of site

KimberleyFPC (FP) within 100m of site

KimberleyFP10 (FP) within 100m of site

KimberleyFP19 (FP) within 250m of site

KimberleyFP13 (FP) within 250m of site

KimberleyFP16 (FP) within 250m of site

KimberleyFP2 (FP) within 250m of site

KimberleyFP20 (FP) within 250m of site

KimberleyFP30 (FP) within 250m of site

KimberleyFP39 (FP) within 250m of site

KimberleyFP4 (FP) within 250m of site

KimberleyFPB (FP) within 250m of site

KimberleyFP45 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

27.86% (2.38ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (8.55ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Kimberley Site Allocations Sustainability Appraisal
Kimberley rejected - 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
Kimberley rejected - GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1. Housing | <p>162 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>Access issues.</p> <p>Environmental constraints.</p> <p>A610 proximate so may be noise and air quality constraints to layout.</p> <p>On railway embankment.</p> | Buffer, but land in third party ownership. |
| 2. Health | <p>GP services within 400m.</p> <p>Hall Om Wong Open Space within 400m.</p> | |
| 3. Heritage | The site does not affect key views from the Kimberley Conservation Area. | |
| 4. Crime | | |

Kimberley Site Allocations Sustainability Appraisal
Kimberley rejected - GREEN BELT SITE

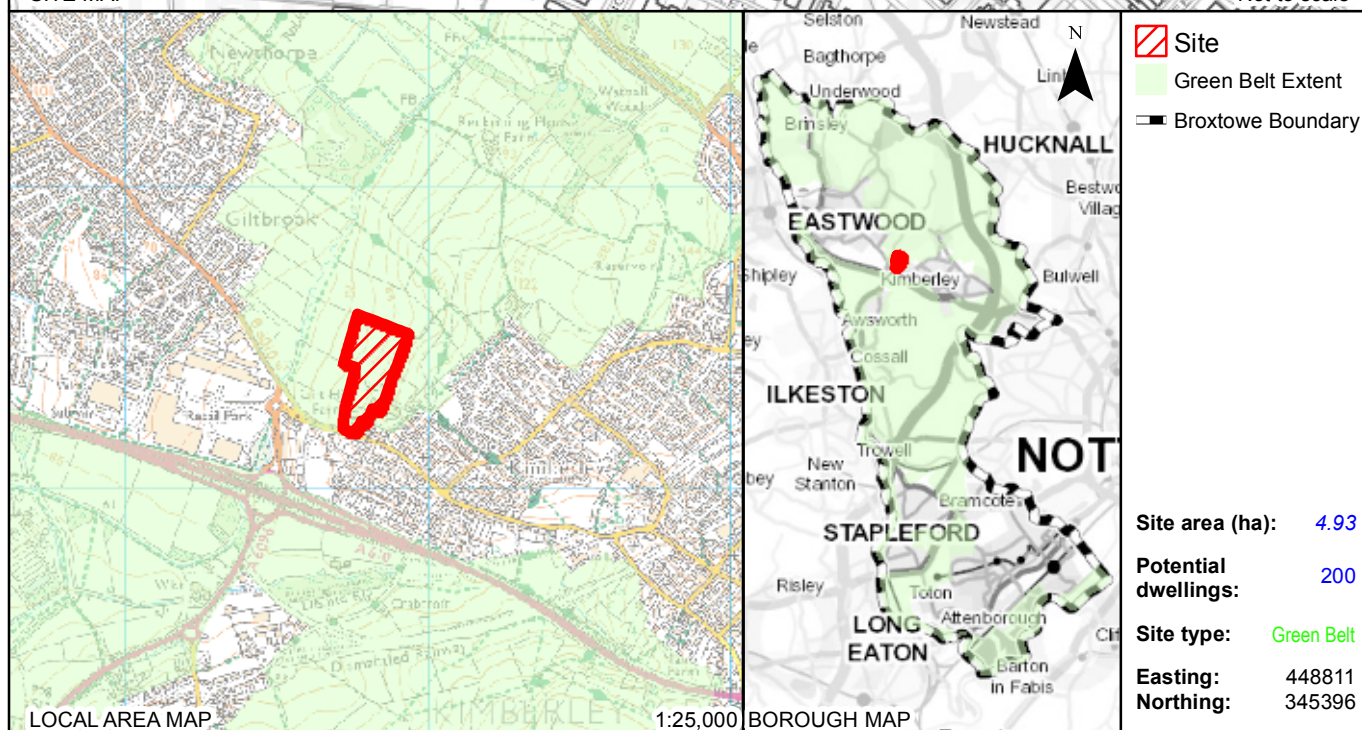
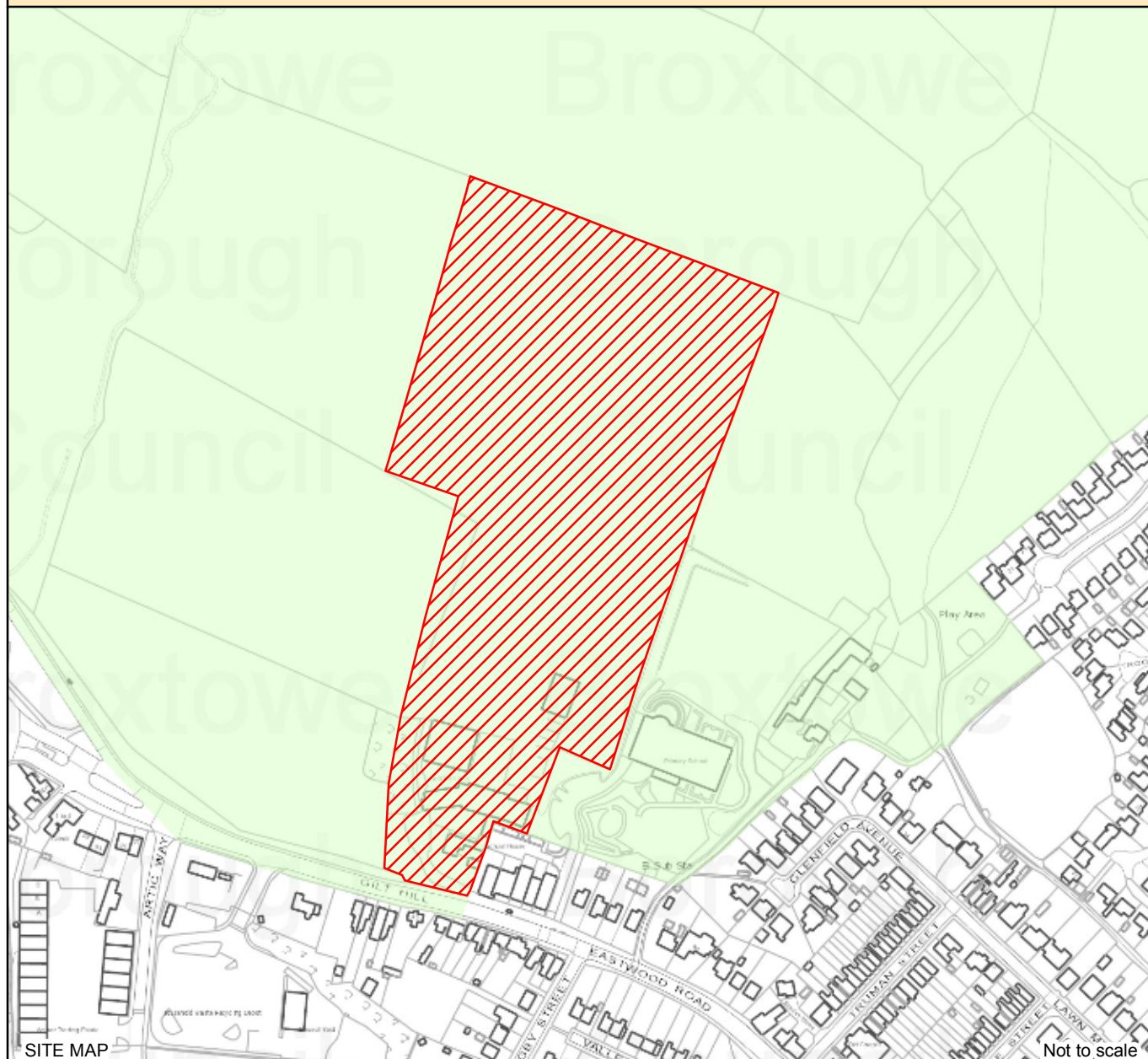
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 5. Social | <p>Kimberley Square 233m. from site.</p> <p>Kimberley Post Office 225m.</p> <p>Holy Trinity Church 20m. and Hall 105m. from site.</p> <p>Kimberley Library 312m.</p> <p>Hall Om Wong open space and LNR 179m.</p> <p>The Nelson & Railway Inn 188m. from site.</p> <p>Kimberley Primary School 360m. Kimberley School 575m.</p> <p>Kimberley Leisure Centre 629m.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>Fifth (1ha) of site in Candidate Kimberley Grassland (5/3424 Noteworthy coal-measures grassland).</p> <p>6% (0.54ha) of site in Kimberley (2/140 Dismantled railway supporting notable habitats and plant species).</p> | Avoid railway embankment in LWS. |

Kimberley Site Allocations Sustainability Appraisal
Kimberley rejected - GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 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>Some watercourses on surface and below surface.</p> <p>Grade 4 agricultural land.</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 | | |

Kimberley Site Allocations Sustainability Appraisal
Kimberley rejected - GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11. Transport | <p>Within 400m. of the District Centre.</p> <p>Half hourly bus services through town- 1, 27 and Amberline.</p> <p>Adjacent High Street quiet road cycle route.</p> | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Kimberley

Housing Market:

Weak

Topography:

Minor topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site_Prominence:**

Visible from the A610 in the context of the existing built environment.

Neighbours:

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Owner-Occupied

Public Transport (5)Bus Stops (5)

Gilt Hill School 23m from site

Gilt Hill School 34m from site

Gilt Hill 166m from site

Gilt Hill 180m from site

Amber Trading Estate 214m from site

Schools (2)Primary (2)

Gilt Hill Primary School 35m from site

Hollywell Primary School 646m from site

Health (1)Doctors (1)

525m from site

Consumer Services (4)Food Retail (2)

Gilt Hill Stores 162m from site

Harvey's Convenience Store 217m from site

Post Offices (1)

Giltbrook Post Office 589m from site

Shopping Centres (1)

Giltbrook Retail Park 426m from site

Community Facilities (7)Halls And Community Centres (1)

The Lodge 846m from site

Leisure Centres (1)

Kimberley Leisure Centre 1548m from site

Libraries (1)

Kimberley Library 1328m from site

Open Spaces (3)

Digby Street Sports Ground 103m from site

Millfield Road Open Space 121m from site

Millfield Road Allotments 172m from site

Public Houses (1)

The Hogs Head Hotel 438m from site

Land Use Policy Constraints (1)Green Belt (1)

99.97% (4.93ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (3)

0.01% (0ha) of site in Kimberley

14.73% (0.73ha) of site in Greasley

85.26% (4.2ha) of site in Watnall and Nuthall West

Parish (1)

100% (4.93ha) of site in Greasley

Flood (1)Ground Water Flooding (1)

100% (4.93ha) of site in < 25% (Superficial Deposits Flooding)

Natural Environment (3)Agricultural Land Classification (1)

100% (4.93ha) of site in GRADE 4

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

Giltbrook Fields (2/274 'Marshy fields with a noteworthy flora') within 250m of site

Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') within 250m of site

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

2.3 Giltbrook within 250m of site

Access (9)Public Rights of Way (b: around site) (9)

KimberleyFP21 (FP) within 100m of site

GreasleyFP35 (FP) within 250m of site

GreasleyFP36 (FP) within 250m of site

GreasleyFP58 (FP) within 250m of site

KimberleyFP17 (FP) within 250m of site

KimberleyFP18 (FP) within 250m of site

KimberleyFP22 (FP) within 250m of site

KimberleyFP23 (FP) within 250m of site

KimberleyFP24 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

99.99% (4.93ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (4.93ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 271

Kimberley Site Allocations Sustainability Appraisal
Site 271: Gilt Hill Farm Gilt Hill Kimberley – GREEN BELT SITE

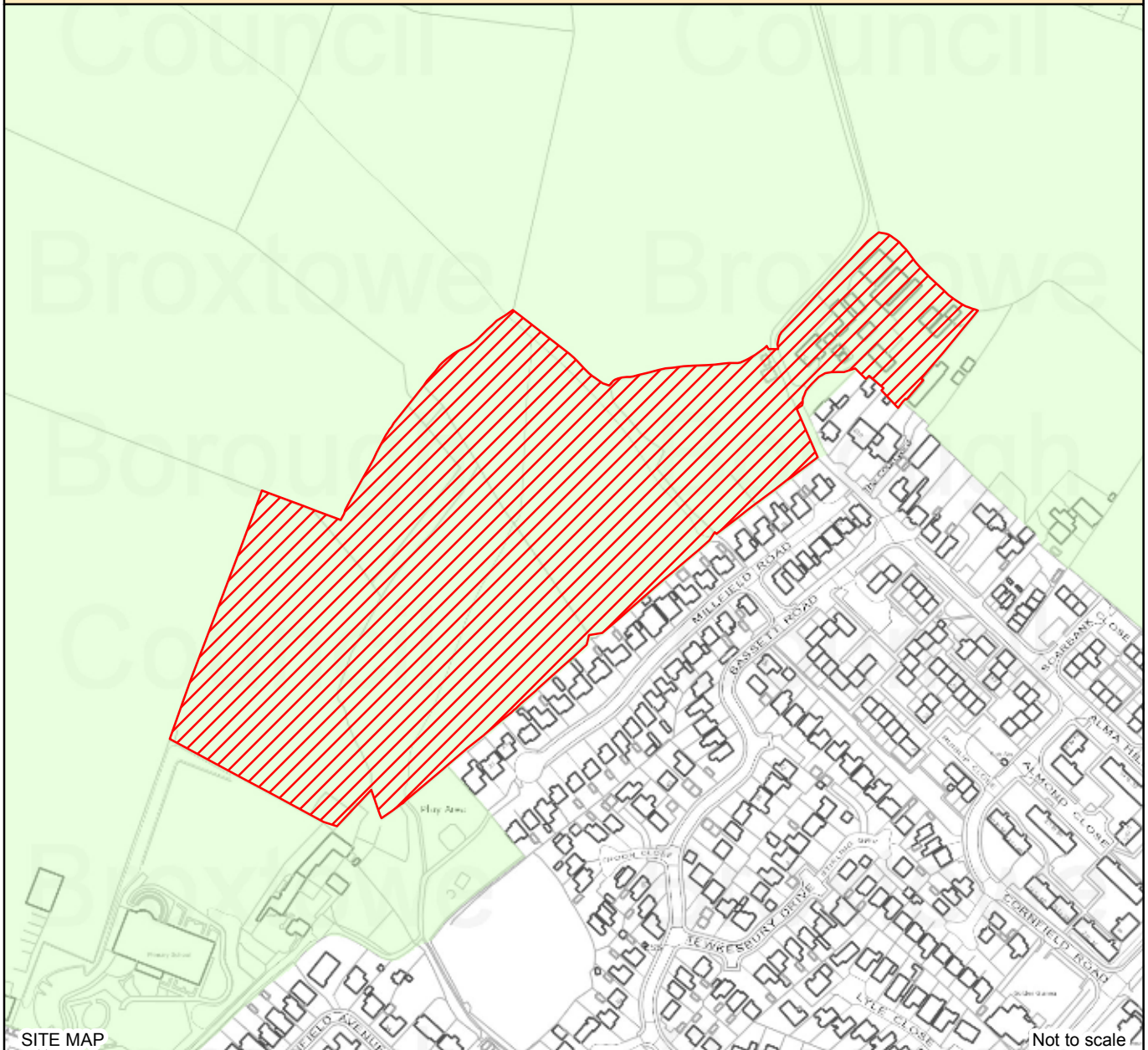
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|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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>200 homes proposed.</p> <p>Minor topographic constraints, farm buildings on southern part of farm.</p> <p>Weaker housing market but reasonable adjacent housing stock; therefore, reasonable potential for affordable housing.</p> | Negotiate maximum contribution. |
| 2. Health | <p>GP service 525m. from site.</p> <p>Millfield Road Public Open Space 121m. from site.</p> | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Gilthill Primary School 35m. from site.</p> <p>Gilthill Stores 163m. from site.</p> <p>Giltbrook Post Office 589m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | Gilt Brook (Central) (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') 200m. from site. | Control drainage. |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 7. Environment Landscape | <p>Lying to the immediate north of Gilt Hill, the Site is largely agricultural in function and offers a tranquil quality. The study area has an overall medium landscape sensitivity which stems from a medium landscape value and susceptibility. The loss of the Mature Landscape Area and the potential for coalescence between Watnall/Kimberley and Newthorpe is an element of landscape susceptibility which has the potential to have a high degree of impact on the landscape character of the study area. Visually, the site is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself.</p> <p>Greasley Fields MLA 200m. to west.</p> | |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Half hourly bus service at Gilt Hill, Rainbow 1. | |
| 12. Employment | Stimulates construction and other jobs. | |

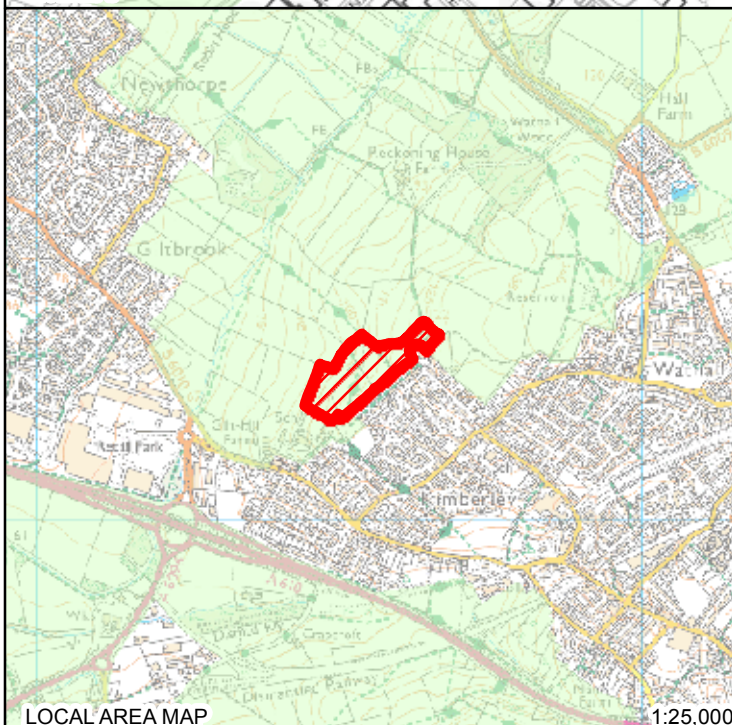
Kimberley Site Allocations Sustainability Appraisal
Site 271: Gilt Hill Farm Gilt Hill Kimberley – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|---------------------------------------|----------------------|
| 13. Innovation | Amber Trading Estate 234m. from site. | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 5.72

Potential dwellings: 116

Site type: Green Belt

Easting: 449075

Northing: 345485

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Kimberley

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site Prominence:**

Part of the site prominent

Neighbours:

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Gilthill School 223m from site

Gilthill School 231m from site

Maws Lane 323m from site

Maws Lane 329m from site

Beverley Drive 334m from site

Schools (2)Primary (2)

Gilthill Primary School 102m from site

Hollywell Primary School 418m from site

Health (1)Doctors (1)

701m from site

Consumer Services (4)Food Retail (2)

Supreme Sweets 209m from site

Gilthill Stores 222m from site

Post Offices (1)

Giltbrook Post Office 769m from site

Shopping Centres (1)

Giltbrook Retail Park 594m from site

Community Facilities (9)Halls And Community Centres (1)

Holy Trinity Church Hall 817m from site

Leisure Centres (1)

Kimberley Leisure Centre 1257m from site

Libraries (1)

Kimberley Library 1152m from site

Open Spaces (5)

Millfield Road Open Space 0m from site

Millfield Road Allotments 63m from site

Watnall Wood 296m from site

Digby Street Sports Ground 329m from site

Open Spaces (5)

Holywell Primary School 420m from site

Public Houses (1)

The Hogs Head Hotel 645m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (5.72ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (2)

5.26% (0.3ha) of site in Watnall and Nuthall West

94.74% (5.42ha) of site in Kimberley

Parish (2)

4.69% (0.27ha) of site in Greasley

95.31% (5.45ha) of site in Kimberley Town Council

Flood (1)Ground Water Flooding (1)

26.31% (1.5ha) of site in < 25% (Superficial Deposits Flooding)

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

East Mill Roundhouse, Lawn Mills (LIE) within 100m of site

Natural Environment (2)Agricultural Land Classification (1)

100% (5.72ha) of site in GRADE 4

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

Watnall Bank (1/103 'An excellent base-rich plant community') within 250m of site

Access (13)Public Rights of Way (a: within site) (3)

2.49m of GreasleyFP36 (FP) dissects site

165.21m of KimberleyFP24 (FP) dissects site

290.71m of KimberleyFP22 (FP) dissects site

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

KimberleyFP24 (FP) within 50m of site

GreasleyFP36 (FP) within 50m of site

KimberleyFP23 (FP) within 50m of site

GreasleyBW37 (BW) within 50m of site

KimberleyFP22 (FP) within 50m of site

GreasleyBW37 (BW) within 100m of site

KimberleyFP17 (FP) within 100m of site

KimberleyFP23 (FP) within 100m of site

KimberleyFP21 (FP) within 100m of site

KimberleyFP18 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)31.71% (1.81ha) of site in
DEVELOPMENT_HIGH_RISK_AREANational Character Areas (1)100% (5.72ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

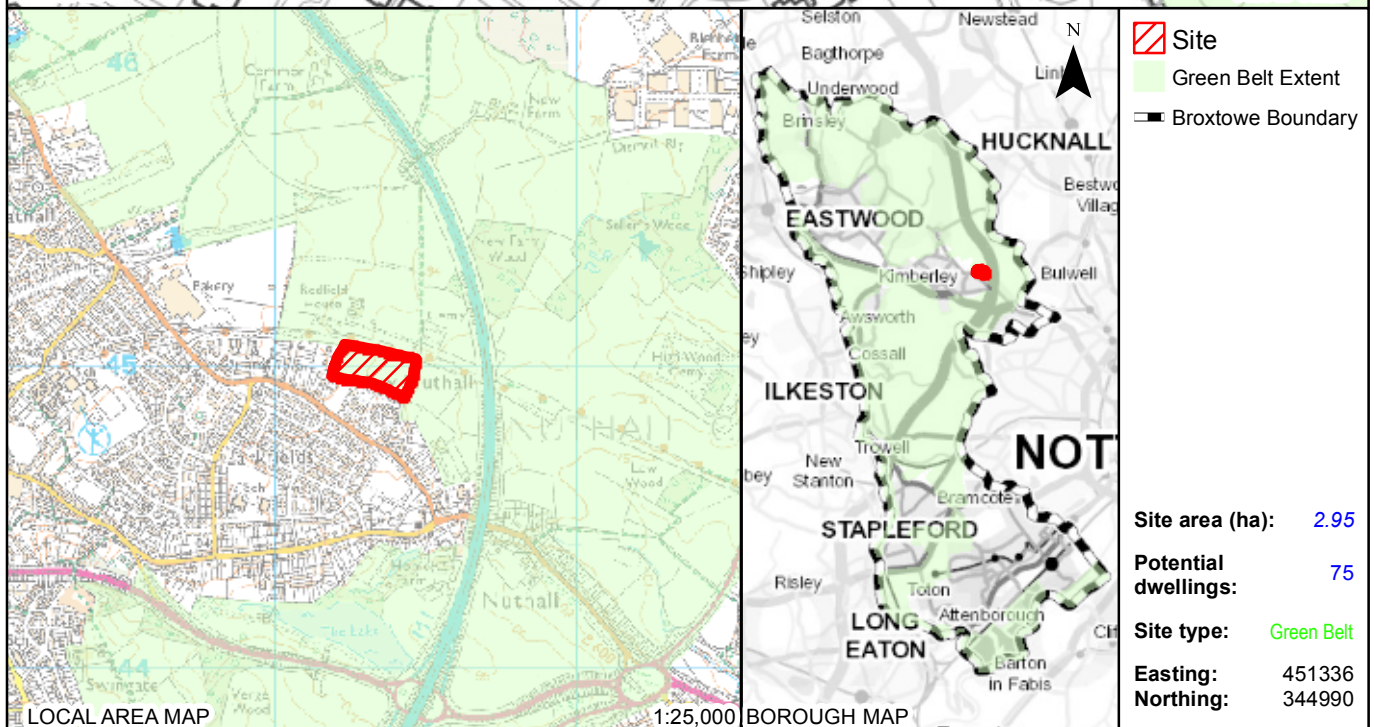
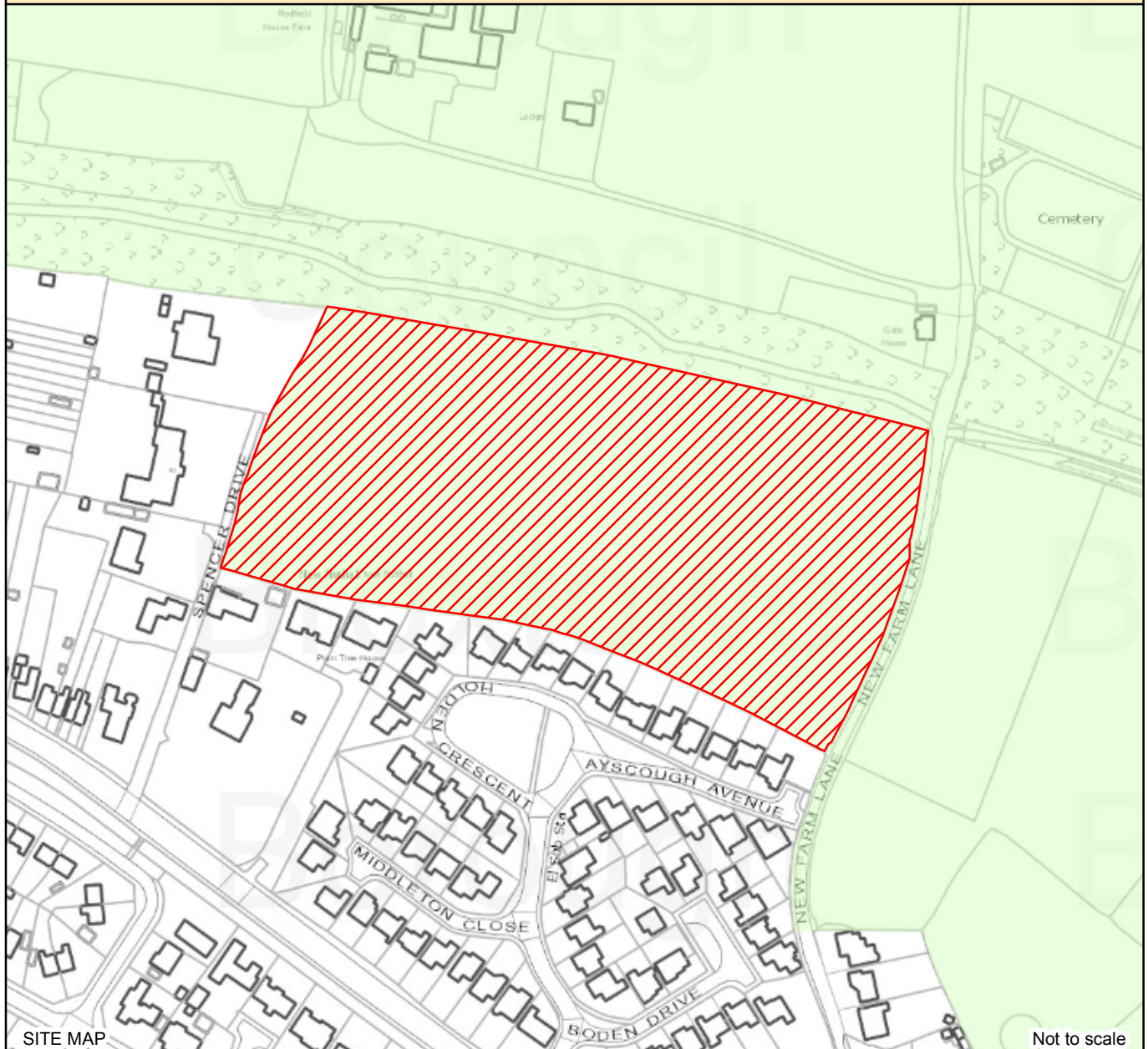
End of report for site 285

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>116 homes.</p> <p>Moderate housing market, with good potential for affordable housing.</p> <p>Despite constraints, it is likely that 100+ dwellings could still be developed on the site.</p> | |
| 2. Health | <p>Nearest GP service in Kimberley over 800m.</p> <p>Millfield Road Public Open Space adjacent to site.</p> | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Giltbrook Post Office 769m. from site.</p> <p>Millfield Road Allotments 63m. from site.</p> <p>Digby Street Sports Ground 329m. from site.</p> | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | <p>Lying to the immediate north of Gilt Hill, the area is largely agricultural in function and offers a recreational resource and tranquil quality. The study area has an overall medium landscape sensitivity which stems from a medium landscape value and susceptibility. The potential for coalescence between Watnall/Kimberley and Newthorpe is an element of landscape susceptibility which has the potential to have a high degree of impact on the landscape character of the study area. Visually, the site is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself.</p> | |
| 8. Natural Resources & Flooding | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|-----------------------------------------------------------------------------------------|----------------------|
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Quarter hourly Rainbow 1 bus service on Gilt Hill and half hourly 27 Kimberley service. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Kimberley

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Site well hidden.

Neighbours:

Setting with no adverse effects

Ownership:

Publicly/Private owned site with a willing developer pushing regeneration

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Albert Avenue 116m from site

Albert Avenue 146m from site

Ayscough Avenue 170m from site

Ayscough Avenue 176m from site

St Patricks Road 288m from site

Schools (3)Primary (2)

Larkfields Infant School 480m from site

Larkfields Junior School 519m from site

Secondary (1)

Kimberley School 933m from site

Health (1)Doctors (1)

992m from site

Consumer Services (2)Food Retail (2)

Petite Boutique De Chocolat 494m from site

McColls 506m from site

Community Facilities (9)Halls And Community Centres (1)

St Patrick's Church 284m from site

Leisure Centres (1)

Kimberley Leisure Centre 842m from site

Libraries (1)

Kimberley Library 1171m from site

Open Spaces (5)

Nuthall Cemetery 61m from site

Buckingham Way Open Space 143m from site

Basil Russell Playing Fields 184m from site

New Farm Wood 254m from site

Larkfield Junior School 381m from site

Public Houses (1)

The Three Ponds 450m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (2.95ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (2.95ha) of site in Watnall and Nuthall West

Parish (1)

100% (2.95ha) of site in Nuthall

Flood (4)Surface Water Flooding (3)

0.83% (0.02ha) of site in Surface Water Flood Map 1 in 30

1.09% (0.03ha) of site in Surface Water Flood Map 1 in 100

3.97% (0.12ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

41.24% (1.22ha) of site in < 25% (Clearwater)

Heritage (2)Listed Buildings (b: around site) (1)

SPENCER HOUSE (II) within 100m of site

Conservation Areas (b: around site) (1)

Nuthall within 250m of site

Natural Environment (7)Agricultural Land Classification (2)

21.11% (0.62ha) of site in GRADE 4

78.89% (2.33ha) of site in GRADE 2

Local Wildlife Sites (b: around site) (4)

Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 50m of site

Newlane Pastures (5/753 Notable calcareous grasslands) within 50m of site

Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 100m of site

Newlane Pastures (5/753 Notable calcareous grasslands) within 100m of site

Tree Preservation Orders Group or Woodland (1)

0.05% (0ha) of site in TEMPLE VIEW ESTATE 1968 (TPO/NUT/02/G5)

Landfill (1)Historic Landfill Sites (1)

0.64% (0.02ha) of site in Railway Cutting (Newdigate Lane/Spencer Lane, From Main Road to New Farm Lane, Kimberley, Nottinghamshire)

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

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.7 Nuthall Cutting and Kimberley Railway within 100m of site

2.15 Sellers Wood and New Farm Wood within 250m of site

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

NuthallFP1 (FP) within 100m of site

Other (1)National Character Areas (1)

100% (2.95ha) of site in Southern Magnesian Limestone

End of report for site 105

Kimberley Site Allocations Sustainability Appraisal
Site 105: Land west of New Farm Lane Nuthall – 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/importantnegative |

Site 105: Land west of New Farm Lane Nuthall – GREEN BELT SITE

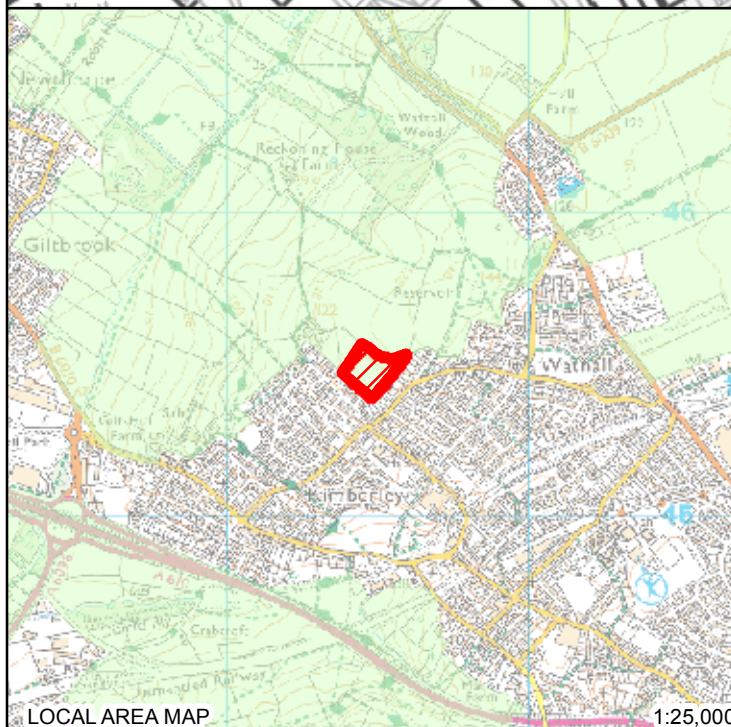
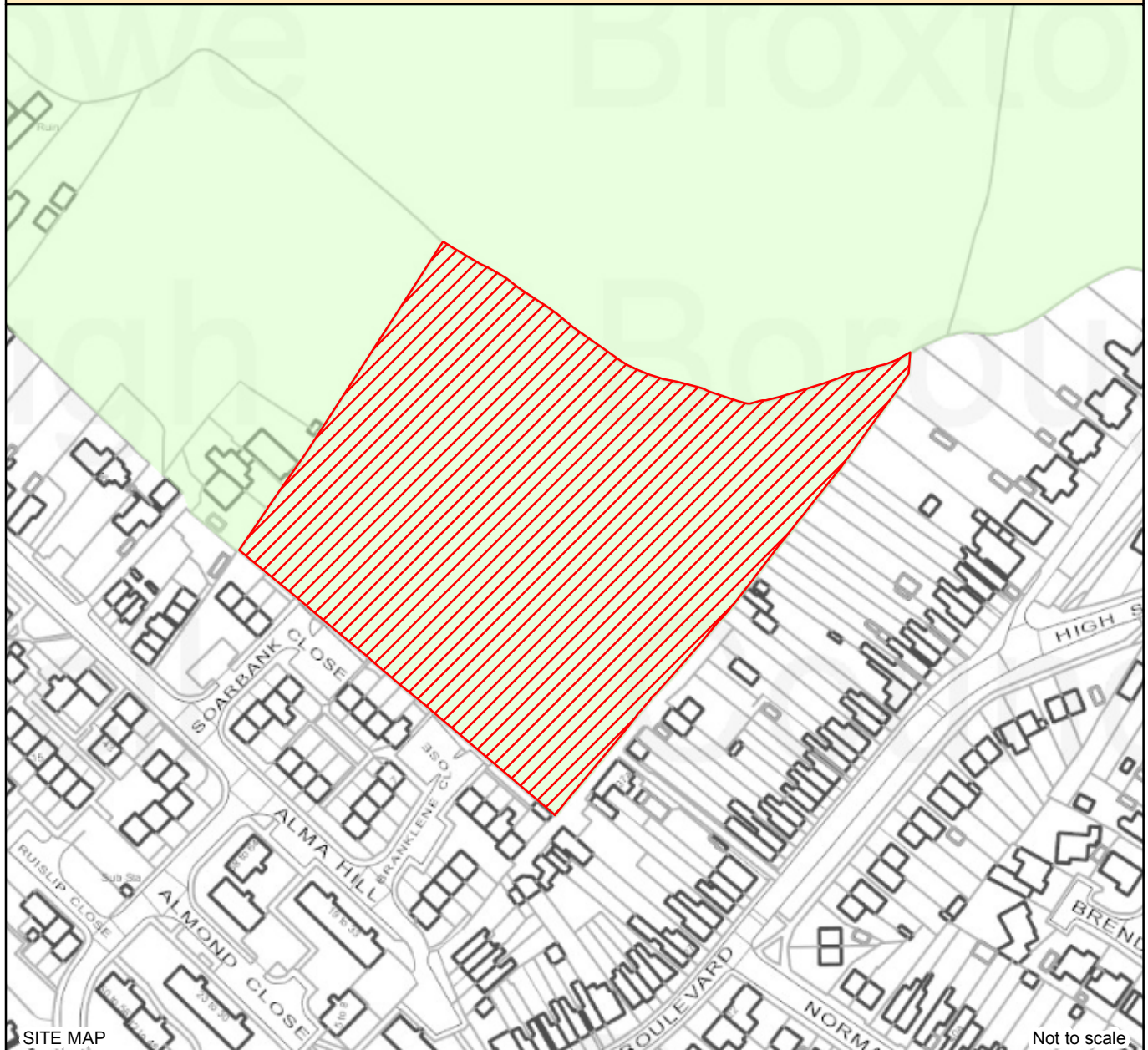
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>75 homes.</p> <p>Constraint of Previous Landfill Site - 0.64% (0.02ha) of site in Railway Cutting (Newdigate Lane/Spencer Lane, from Main Road to New Farm Lane, Kimberley, Nottinghamshire).</p> <p>Moderate housing area with good quality housing stock adjacent to site. Good potential for affordable housing.</p> | |
| 2. Health | <p>Nearest GP service in Kimberley over 800m. but only about 8 minutes by walking and bus.</p> <p>Basil Russell Playing Fields 184m. from site.</p> | |
| 3. Heritage | <p>No impact on Spencer House unless Spencer Drive is accessed and therefore traffic character may change area.</p> | |
| 4. Crime | | |

Site 105: Land west of New Farm Lane Nuthall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5. Social | <p>St Patrick's Church Hall 198m from site.</p> <p>New Farm Wood 226m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) and Newlane Pastures (5/753 Notable calcareous grasslands) on opposite side of New Farm Lane.</p> <p>TEMPLE VIEW ESTATE T.P.O. to south of site.</p> | Buffer to trees. |
| 7. Environment Landscape | <p>Comprising a mixture of agricultural and equestrian land use, the area is bounded to the east by the M1 carriageway and forms the settlement edge of Nuthall. This location contributes to a low landscape susceptibility and sensitivity. Visually, the site forms part of the residential amenity for nearby properties. However, there is a low level of visibility of the site and the visual sensitivity to development of the site is therefore low.</p> | |

Site 105: Land west of New Farm Lane Nuthall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 8. Natural Resources & Flooding | Majority of site is BMV agricultural land. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>There is a proposed cycle route as part of the Greater Nottingham Cycle Network along the former railway; and the Albert Avenue quiet road link to the B600.</p> <p>Hourly 532 and Amberline bus services, and 531 service to Phoenix Park.</p> | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



| | |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| <p>Site area (ha): 1.83</p> <p>Potential dwellings: 72</p> <p>Site type: Green Belt</p> <p>Easting: 449477</p> <p>Northing: 345479</p> | |

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Kimberley

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Below ridgeline, on rising land

Neighbours:

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Hollywell Primary School 113m from site

Hollywell Primary School 132m from site

Parkham Road 267m from site

Parkham Road 298m from site

Beverley Drive 343m from site

Schools (3)Primary (2)

Hollywell Primary School 185m from site

Gilthill Primary School 540m from site

Secondary (1)

Kimberley School 924m from site

Health (1)Dentists (1)

952m from site

Consumer Services (3)Food Retail (2)

Supreme Sweets 72m from site

M J Stonehouse Newsagents 158m from site

Post Offices (1)

Kimberley Post Office 785m from site

Community Facilities (9)Halls And Community Centres (1)

Holy Trinity Church Hall 586m from site

Leisure Centres (1)

Kimberley Leisure Centre 996m from site

Libraries (1)

Kimberley Library 895m from site

Open Spaces (5)

Hollywell Primary School 177m from site

Hall Om Wong Open Space 238m from site

Hall Om Wong Open Space 316m from site

Watnall Wood 319m from site

Open Spaces (5)

Millfield Road Allotments 330m from site

Public Houses (1)

Nelson & Railway Inn 593m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (1.83ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (2)

0.96% (0.02ha) of site in Watnall and Nuthall West

99.04% (1.82ha) of site in Kimberley

Parish (2)

0.55% (0.01ha) of site in Greasley

99.45% (1.82ha) of site in Kimberley Town Council

Heritage (3)Local Interest Buildings (b: around site) (3)

35 HARDY STREET (LI) within 250m of site

MALTERS TERRACE (LI) within 250m of site

37 HARDY STREET (LI) within 250m of site

Natural Environment (3)Agricultural Land Classification (1)

100% (1.83ha) of site in GRADE 4

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

Hall Om Wong, Kimberley (Confirmed 2008) within 250m of site

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

Watnall Bank (1/103 'An excellent base-rich plant community') within 250m of site

Access (7)Public Rights of Way (b: around site) (7)

KimberleyFP25 (FP) within 100m of site

GreasleyFP26 (FP) within 250m of site

GreasleyFP29 (FP) within 250m of site

KimberleyFP23 (FP) within 250m of site

KimberleyFP24 (FP) within 250m of site

KimberleyFP26 (FP) within 250m of site

GreasleyBW37 (BW) within 250m of site

Other (2)Coal Referral Area High Risk (1)15.35% (0.28ha) of site in
DEVELOPMENT_HIGH_RISK_AREANational Character Areas (1)100% (1.83ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 113

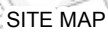
Kimberley Site Allocations Sustainability Appraisal
Site 113: Land north of Alma Hill Kimberley – GREEN BELT SITE

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 |
| | | | | | | | | | | | | | | Very major/important positive |

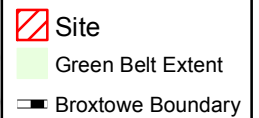
Kimberley Site Allocations Sustainability Appraisal
Site 113: Land north of Alma Hill Kimberley – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | 72 homes. Good potential for access. Limited constraints. | |
| 2. Health | Nearest GP service in Kimberley over 800m., Hama Medical Centre- 11 minutes by public transport. Hall Om Wong Public Open Space 238m. from site. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | Hollywell Primary School 185m. from site. M J Stonehouse Newsagents 158m. from site. Kimberley Post Office 785m. from site. Holy Trinity Church Hall 586m. from site. Millfield Road Allotments 330m. from site. Hall Om Wong Open Space 238m. from site. Watnall Wood 319m. from site. Nelson & Railway Inn 593m. from site. | |
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | Lying to the immediate north of Gilt Hill, the area is largely agricultural in function and offers a recreational resource and tranquil quality. The study area has an overall medium landscape sensitivity which stems from a medium landscape value and susceptibility. The potential for coalescence between Watnall/Kimberley and Newthorpe is an element of landscape susceptibility which has the | |

| | | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | potential to have a high degree of impact on the landscape character of the study area. Visually, the site is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself. | |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Trough Road quiet cycle route to east.</p> <p>At least quarter hourly Rainbow 1 bus service on Gilt Hill and half hourly 27 Kimberley service.</p> | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Not to scale



Site area (ha): 2.08

| | |
|----------------------|----|
| Potential dwellings: | 50 |
|----------------------|----|

Site type: Green Belt

| | |
|-----------------|--------|
| Easting: | 451530 |
|-----------------|--------|

Northings: 344928

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Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Kimberley

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site Prominence:**

Not close to a ridge line

Neighbours:

Within 200m of HS2 preferred route.

Ownership:

Some of the site is privately owned, unclear for remainder of the site

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Ayscough Avenue 171m from site

Ayscough Avenue 196m from site

Church 261m from site

Church 294m from site

Albert Avenue 354m from site

Schools (2)Primary (2)

Larkfields Infant School 589m from site

Larkfields Junior School 651m from site

Consumer Services (2)Food Retail (2)

Petite Boutique De Chocolat 696m from site

McColls 697m from site

Community Facilities (9)Halls And Community Centres (1)

St Patrick's Church Hall 198m from site

Leisure Centres (1)

Kimberley Leisure Centre 1083m from site

Libraries (1)

Kimberley Library 1399m from site

Open Spaces (5)

Nuthall Cemetery 55m from site

Basil Russell Playing Fields 185m from site

New Farm Wood 226m from site

Sellers Wood 352m from site

Buckingham Way Open Space 404m from site

Public Houses (1)

The Three Ponds 368m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (2.08ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (2.08ha) of site in Watnall and Nuthall West

Parish (1)

100% (2.08ha) of site in Nuthall

Flood (2)Surface Water Flooding (1)

6.7% (0.14ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

2.47% (0.05ha) of site in < 25% (Clearwater)

Heritage (2)Listed Buildings (b: around site) (1)

SPENCER HOUSE (II) within 250m of site

Conservation Areas (b: around site) (1)

Nuthall within 250m of site

Natural Environment (7)Agricultural Land Classification (1)

100% (2.08ha) of site in GRADE 2

AQMA (b: around site) (1)

Nuthall within 250m of site

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

100% (2.08ha) of site in Newlane Pastures (5/753 Notable calcareous grasslands)

Local Wildlife Sites (b: around site) (4)

Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 50m of site

Newlane Pastures (5/753 Notable calcareous grasslands) within 50m of site

Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 100m of site

New Farm Wood (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 250m of site

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

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.15 Sellers Wood and New Farm Wood within 100m of site

2.7 Nuthall Cutting and Kimberley Railway within 100m of site

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

NuthallFP1 (FP) within 100m of site

Other (1)National Character Areas (1)

100% (2.08ha) of site in Southern Magnesian Limestone

End of report for site 234

Kimberley Site Allocations Sustainability Appraisal
Site 234: Land At New Farm Lane Nuthall – 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/importantnegative |

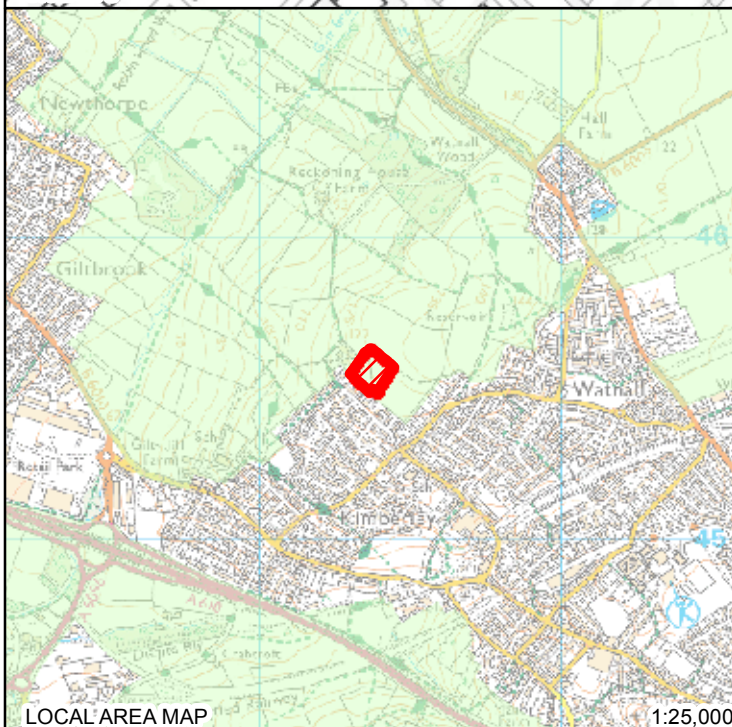
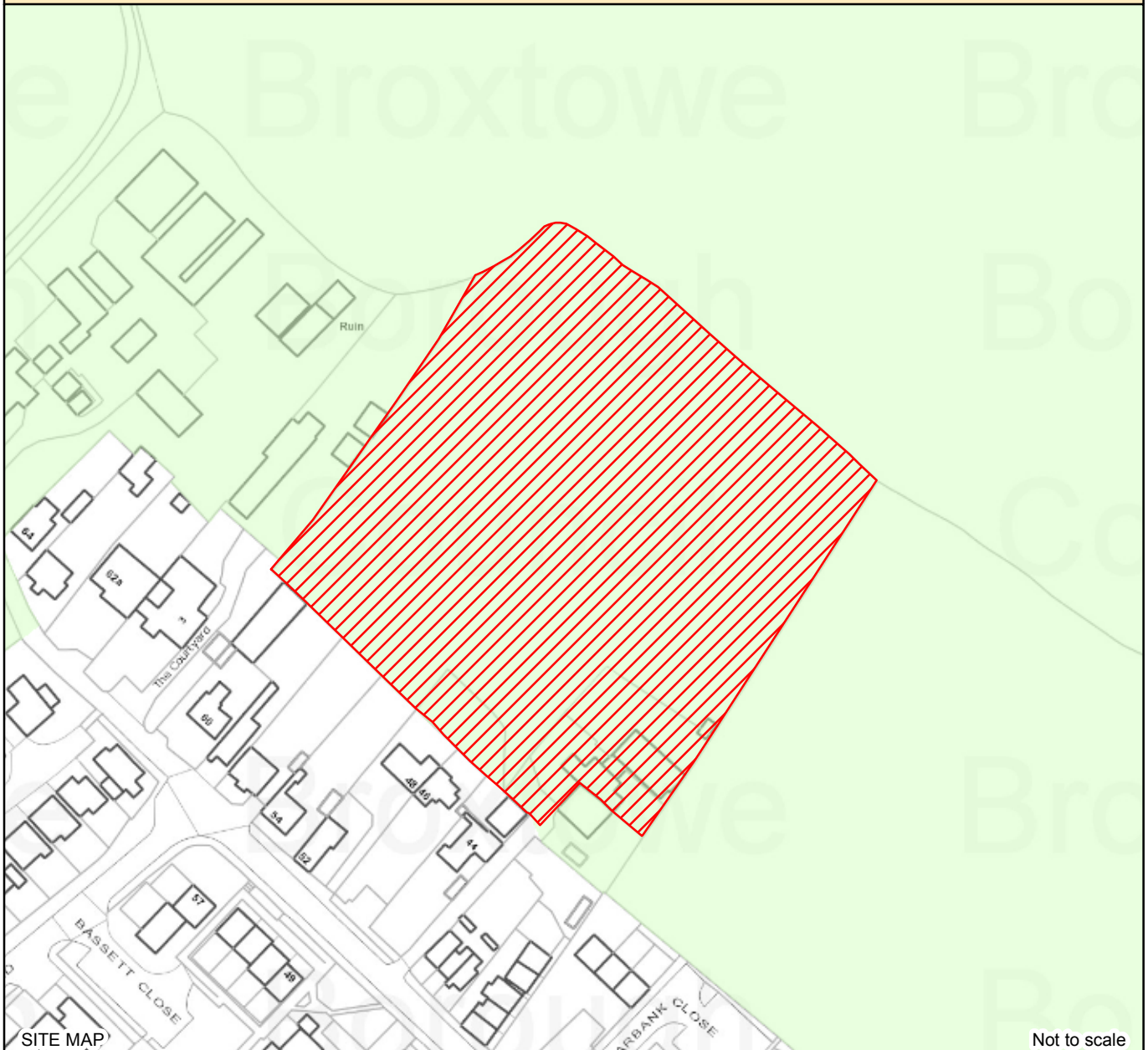
Kimberley Site Allocations Sustainability Appraisal
Site 234: Land At New Farm Lane Nuthall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>50 homes.</p> <p>Moderate housing area with good quality housing stock adjacent to site. Good potential for affordable housing.</p> | |
| 2. Health | <p>Nearest GP service in Kimberley over 800m. but only about 8 minutes by walking and bus.</p> <p>Basil Russell Playing Fields 185m. from site.</p> | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>St Patrick's Church Hall 284m. from site.</p> <p>New Farm Wood 254m. from site.</p> <p>Sellers Wood 352m. from site.</p> <p>The Three Ponds 368m. from site.</p> | |

Site 234: Land At New Farm Lane Nuthall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 6. Biodiversity & Green Infrastructure | <p>100% (2.08ha) of site in Newlane Pastures (5/753 Notable calcareous grasslands).</p> <p>Adjacent Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities).</p> | |
| 7. Environment Landscape | <p>Comprising a mixture of agricultural and equestrian land use, the area is bounded to the east by the M1 carriageway and forms the settlement edge of Nuthall. This location contributes to a low landscape susceptibility and sensitivity. Visually, the site forms part of the residential amenity for nearby properties. However, there is a low level of visibility of the site and the visual sensitivity to development of the site is therefore low.</p> | |
| 8. Natural Resources & Flooding | Majority of site is BMV agricultural land. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11. Transport | <p>There is a proposed cycle route as part of the Greater Nottingham Cycle Network along the former railway; and the Albert Avenue quiet road link to the B600.</p> <p>Hourly 532 and Amberline bus services, and 531 service to Phoenix Park.</p> | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



| | |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| <p>Site area (ha): 1.16</p> <p>Potential dwellings: 45</p> <p>Site type: Green Belt</p> <p>Easting: 449375</p> <p>Northing: 345554</p> | |

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Kimberley

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Below ridgeline, on rising land

Neighbours:

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Hollywell Primary School 236m from site

Hollywell Primary School 255m from site

Beverley Drive 382m from site

Beverley Drive 389m from site

Parkham Road 399m from site

Schools (2)Primary (2)

Hollywell Primary School 304m from site

Gilthill Primary School 507m from site

Consumer Services (3)Food Retail (2)

Supreme Sweets 110m from site

M J Stonehouse Newsagents 311m from site

Post Offices (1)

Kimberley Post Office 917m from site

Community Facilities (9)Halls And Community Centres (1)

Holy Trinity Church Hall 710m from site

Leisure Centres (1)

Kimberley Leisure Centre 1136m from site

Libraries (1)

Kimberley Library 1028m from site

Open Spaces (5)

Watnall Wood 275m from site

Hollywell Primary School 302m from site

Millfield Road Allotments 318m from site

Millfield Road Open Space 321m from site

Hall Om Wong Open Space 355m from site

Public Houses (1)

Nelson & Railway Inn 724m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (1.16ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (2)

1.3% (0.02ha) of site in Watnall and Nuthall West

98.7% (1.14ha) of site in Kimberley

Parish (2)

0.64% (0.01ha) of site in Greasley

99.36% (1.15ha) of site in Kimberley Town Council

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

MALTERS TERRACE (LI) within 250m of site

Natural Environment (2)Agricultural Land Classification (1)

100% (1.16ha) of site in GRADE 4

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

Watnall Bank (1/103 'An excellent base-rich plant community') within 250m of site

Access (6)Public Rights of Way (b: around site) (6)

KimberleyFP23 (FP) within 100m of site

GreasleyBW37 (BW) within 100m of site

GreasleyFP36 (FP) within 250m of site

KimberleyFP25 (FP) within 250m of site

KimberleyFP24 (FP) within 250m of site

KimberleyFP22 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

0.44% (0.01ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (1.16ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

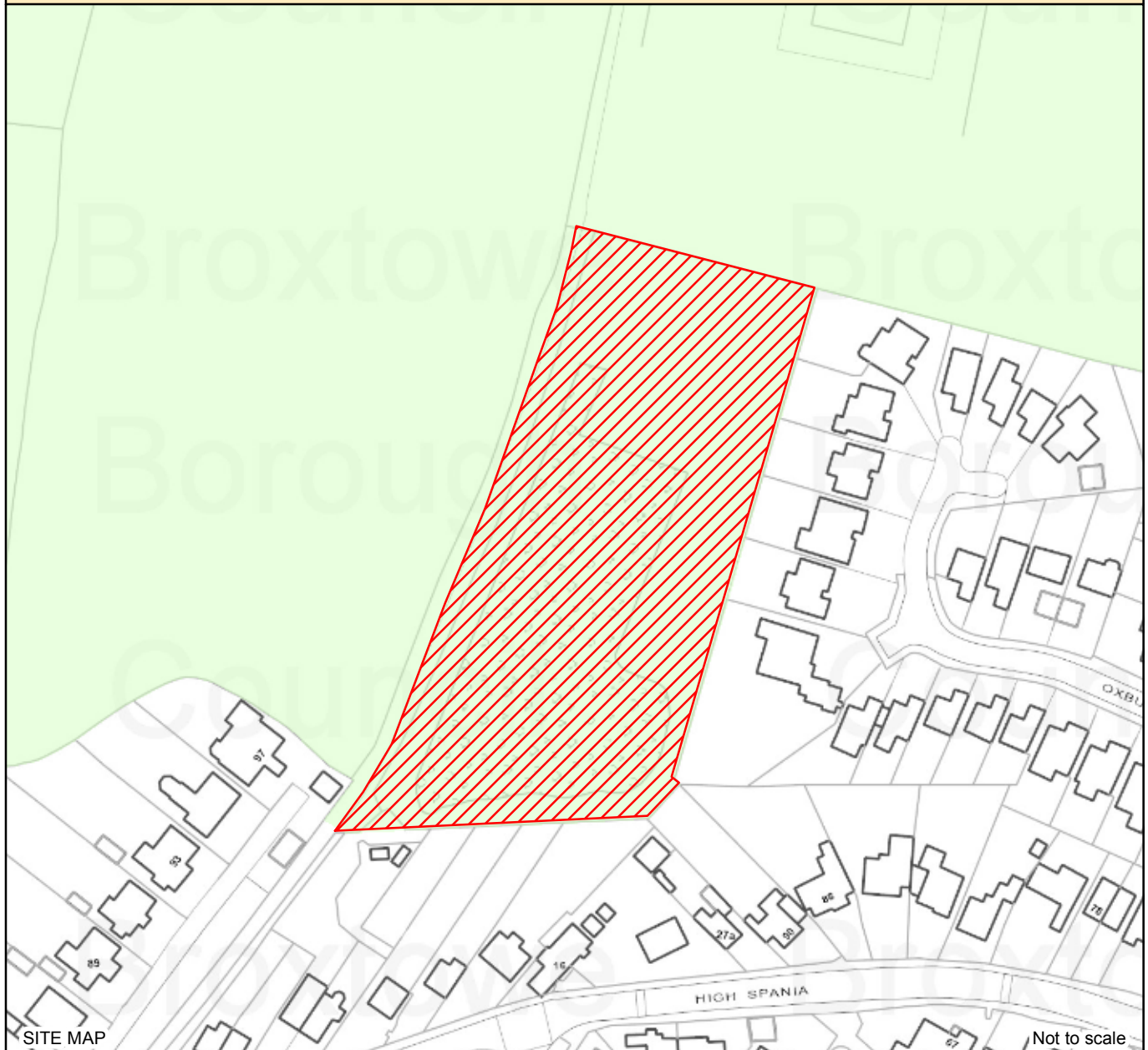
End of report for site 116

Kimberley Site Allocations Sustainability Appraisal
Site 116: Land north of 38 Alma Hill 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 |

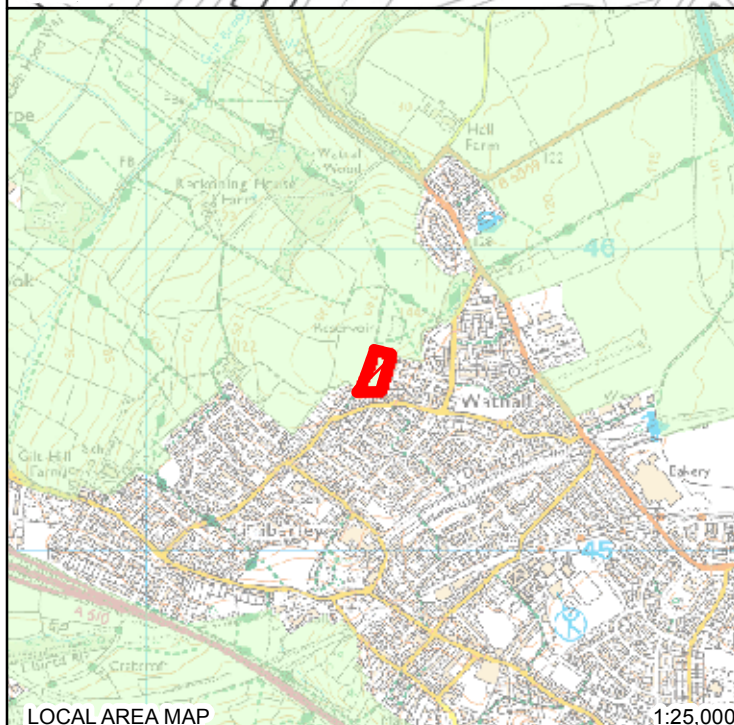
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | 45 homes. Moderate housing market area. Reasonable potential for affordable housing contributions. No constraints which would reduce housing. | |
| 2. Health | Hama Medical Centre more than 800 metres away in Kimberley. 13 mins. by public transport. Millfield Road Public Open Space 321m. from site, Hall Om Wong Public Open Space 355m. from site. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | Hollywell Primary School 304m. from site. M J Stonehouse Newsagents 311m. from site. Kimberley Post Office 917m. from site. Holy Trinity Church Hall 710m. from site. Millfield Road Allotments 318m. from site, Millfield Road Public Open Space 321m. from site, Hall Om Wong Open Space 355m. from site. Nelson & Railway Inn 724m. from site. | |
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | Lying to the immediate north of Gilt Hill, the area is largely agricultural in function and offers a recreational resource and tranquil quality. The study area has an overall medium landscape sensitivity which stems from a medium landscape value and susceptibility. The potential for | |

| | | |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | coalescence between Watnall/Kimberley and Newthorpe is an element of landscape susceptibility which has the potential to have a high degree of impact on the landscape character of the study area. Visually, the site is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself. | |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | At least quarter hourly Rainbow 1 bus service on Gilt Hill and half hourly 27 Kimberley service. | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 0.86

Potential dwellings: 18

Site type: Green Belt

Easting: 449759

Northing: 345589

Source of Site:

Pre-Application Planning Application

Existing Use:

Agriculture

Location:

Adjacent Kimberley

Housing Market:**Topography:****Brownfield or Greenfield:**

100% Greenfield

Landscape Character:**Landscape Quality:****Site Prominence:****Neighbours:****Ownership:****Operational or tenancy issues:****Public Transport (5)**Bus Stops (5)

Hollywell Primary School 316m from site

Hollywell Primary School 326m from site

Parkham Road 360m from site

Parkham Road 372m from site

Main Road 411m from site

Schools (3)Primary (2)

Hollywell Primary School 369m from site

Gilthill Primary School 854m from site

Secondary (1)

Kimberley School 813m from site

Health (1)Dentists (1)

913m from site

Consumer Services (3)Food Retail (2)

M J Stonehouse Newsagents 37m from site

Supreme Sweets 346m from site

Post Offices (1)

Kimberley Post Office 804m from site

Community Facilities (9)Halls And Community Centres (1)

Holy Trinity Church Hall 687m from site

Leisure Centres (1)

Kimberley Leisure Centre 871m from site

Libraries (1)

Kimberley Library 877m from site

Open Spaces (5)

Trough Road Woodland 203m from site

Watnall Green 212m from site

Holywell Primary School 345m from site

Watnall Wood 362m from site

Flixton Road Open Space 362m from site

Public Houses (1)

Royal Oak Inn 419m from site

Land Use Policy Constraints (1)Green Belt (1)

99.99% (0.86ha) of site in Green Belt

Administrative Boundary (4)Borough Ward (2)

9.61% (0.08ha) of site in Kimberley

90.39% (0.78ha) of site in Watnall and Nuthall West

Parish (2)

9.32% (0.08ha) of site in Kimberley Town Council

90.68% (0.78ha) of site in Greasley

Natural Environment (3)Agricultural Land Classification (1)

100% (0.86ha) of site in GRADE 4

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

Watnall Spinney (Confirmed 2012) within 250m of site

Watnall Green (Confirmed 2012) within 250m of site

Access (13)Public Rights of Way (a: within site) (2)

31.71m of KimberleyFP25 (FP) dissects site

124.83m of GreasleyFP26 (FP) dissects site

Public Rights of Way (b: around site) (11)

KimberleyFP25 (FP) within 50m of site

GreasleyFP29 (FP) within 50m of site

GreasleyFP26 (FP) within 50m of site

GreasleyFP27 (FP) within 100m of site

GreasleyFP29 (FP) within 100m of site

KimberleyFP26 (FP) within 100m of site

KimberleyFP27 (FP) within 250m of site

GreasleyFP28 (FP) within 250m of site

GreasleyFP24 (FP) within 250m of site

GreasleyFP23 (FP) within 250m of site

GreasleyFP78 (FP) within 250m of site

Other (1)National Character Areas (1)

100% (0.86ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

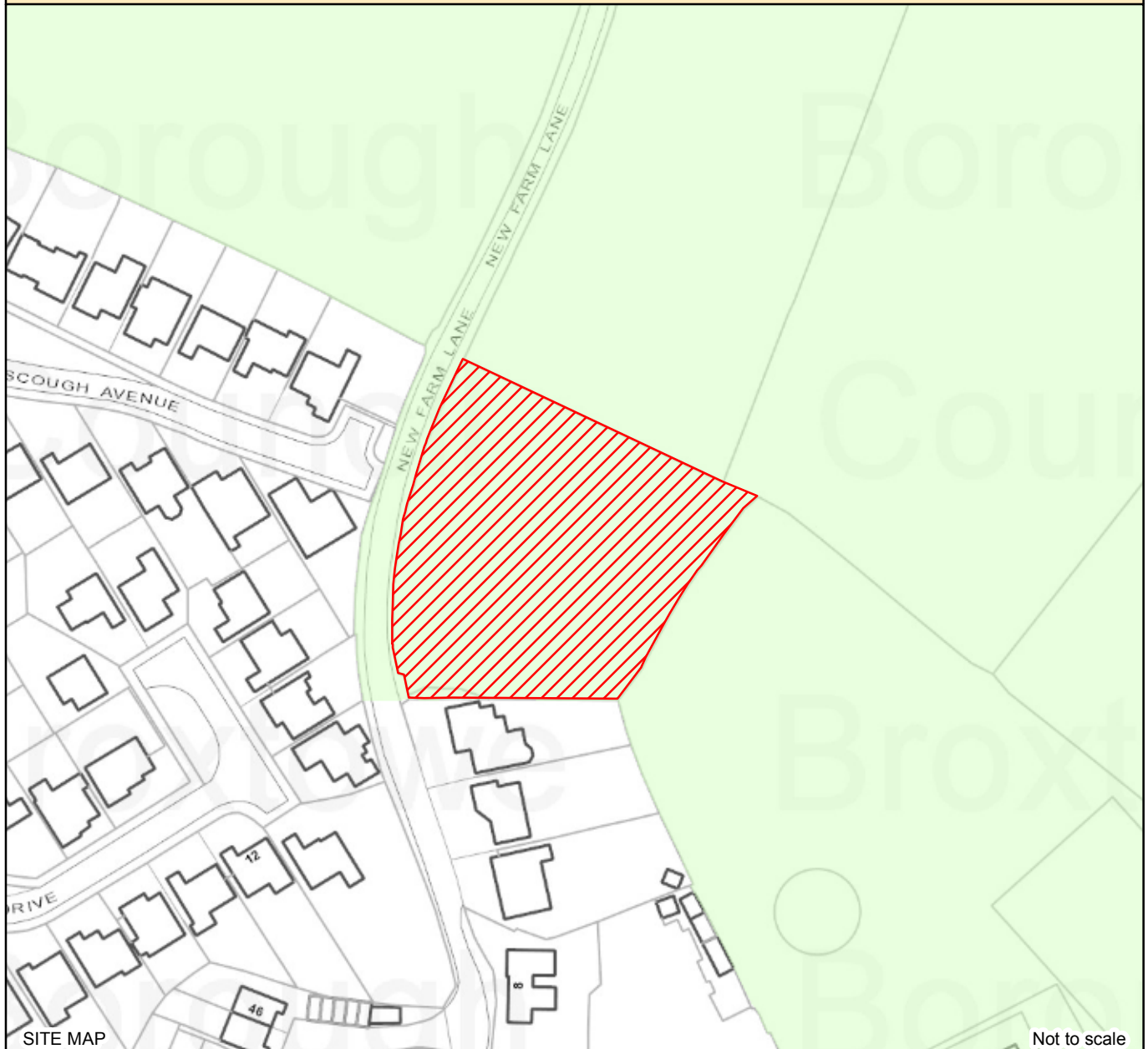
End of report for site 610

Kimberley Site Allocations Sustainability Appraisal
Site 610: Land off High Spannia 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 |

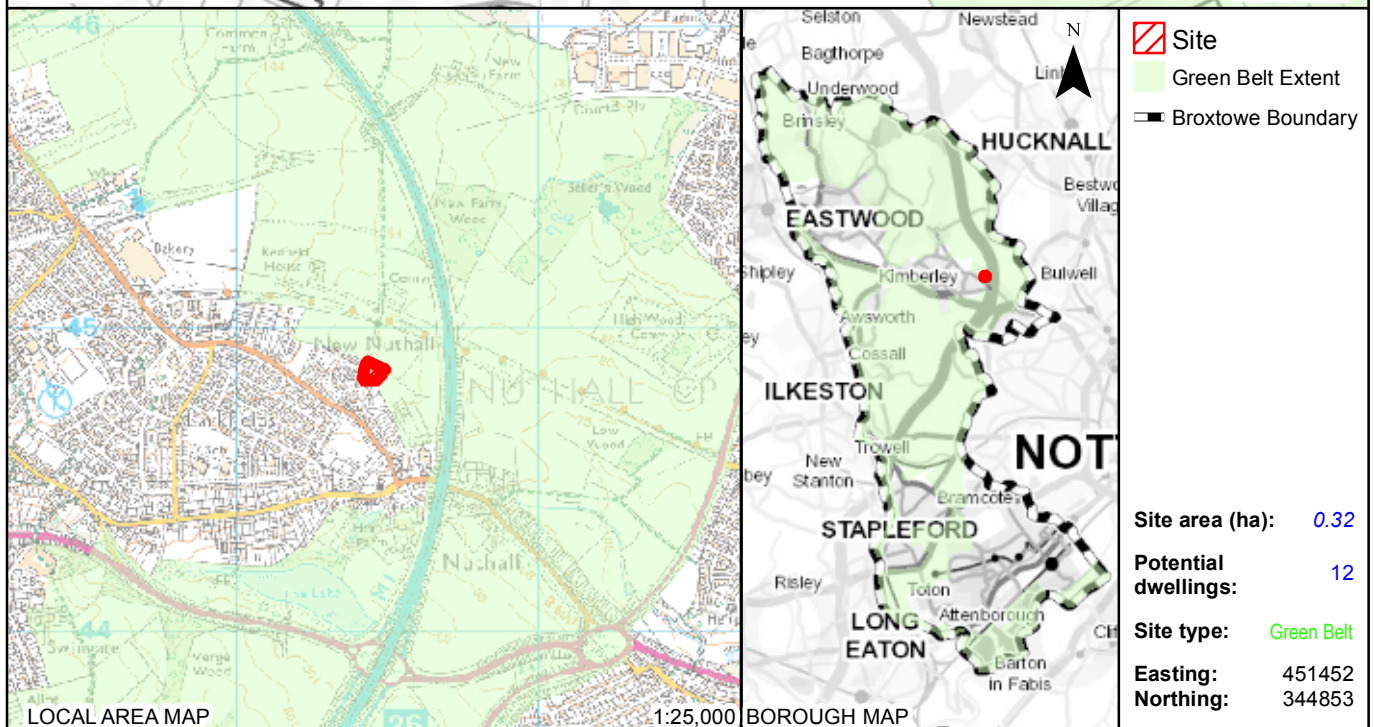
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1. Housing | 18 homes. | |
| 2. Health | GP services over 800m.; Hama Medical Centre 13 mins. by public transport. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Hollywell Primary School 369m. from site.</p> <p>Kimberley School 813m. from site.</p> <p>M J Stonehouse Newsagents 37m. from site.</p> <p>Kimberley Post Office 804m. from site.</p> <p>Holy Trinity Church Hall 687m. from site.</p> <p>Kimberley Leisure Centre 871m. from site.</p> <p>Kimberley Library 877m. from site.</p> <p>Trough Road Woodland 203m. from site.</p> <p>Royal Oak Inn 419m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | Watnall Green and Spinney LNRs about 200m. | Monitor usage in order to assess whether increasing potential visitors would have negative impacts. |
| 7. Environment Landscape | <p>Adjacent Watnall Coppice Mature Landscape Area, protected for hedgerows along old boundaries, well-established habitats and a concentration of sites of wildlife value, of which this site has marginal examples.</p> <p>Lying to the immediate north of Gilt Hill, the area is largely agricultural in function and offers a recreational resource and tranquil quality. The study area has an overall medium landscape sensitivity which stems from a medium landscape value and</p> | |

| | | |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| | <p>susceptibility. The loss of the Mature Landscape Area and the potential for coalescence between Watnall/Kimberley and Newthorpe is an element of landscape susceptibility which has the potential to have a high degree of impact on the landscape character of the study area. Visually, the site is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself.</p> | |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Trough Road is a quiet cycle route.</p> <p>Half hourly 27 bus service; hourly Amberline and 532 services, and 531 Phoenix Park service, on Main Road Watnall.</p> | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



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Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural Land

Location:

Adjacent Kimberley

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site Prominence:**

None

Neighbours:

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:**Public Transport (5)**Bus Stops (5)

Ayscough Avenue 107m from site

Ayscough Avenue 152m from site

Church 260m from site

Church 292m from site

Albert Avenue 347m from site

Schools (2)Primary (2)

Larkfields Infant School 543m from site

Larkfields Junior School 609m from site

Consumer Services (2)Food Retail (2)

McColls 669m from site

Petite Boutique De Chocolat 671m from site

Community Facilities (9)Halls And Community Centres (1)

St Patrick's Church Hall 205m from site

Leisure Centres (1)

Kimberley Leisure Centre 1070m from site

Libraries (1)

Kimberley Library 1379m from site

Open Spaces (5)

Basil Russell Playing Fields 120m from site

Nuthall Cemetery 193m from site

New Farm Wood 381m from site

Buckingham Way Open Space 407m from site

Larkfield Junior School 451m from site

Public Houses (1)

The Three Ponds 373m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (0.32ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (0.32ha) of site in Watnall and Nuthall West

Parish (1)

100% (0.32ha) of site in Nuthall

Heritage (2)Listed Buildings (b: around site) (1)

SPENCER HOUSE (II) within 250m of site

Conservation Areas (b: around site) (1)

Nuthall within 250m of site

Natural Environment (4)Agricultural Land Classification (1)

100% (0.32ha) of site in GRADE 2

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

100% (0.32ha) of site in Newlane Pastures (5/753 Notable calcareous grasslands)

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

Newlane Pastures (5/753 Notable calcareous grasslands) within 50m of site

Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 250m of site

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

2.7 Nuthall Cutting and Kimberley Railway within 250m of site

2.15 Sellers Wood and New Farm Wood within 250m of site

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

NuthallFP1 (FP) within 250m of site

Other (1)National Character Areas (1)

100% (0.32ha) of site in Southern Magnesian Limestone

End of report for site 103

Eastwood Site Allocations Sustainability Appraisal
Site 103: Land east of New Farm Lane Nuthall – 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 |

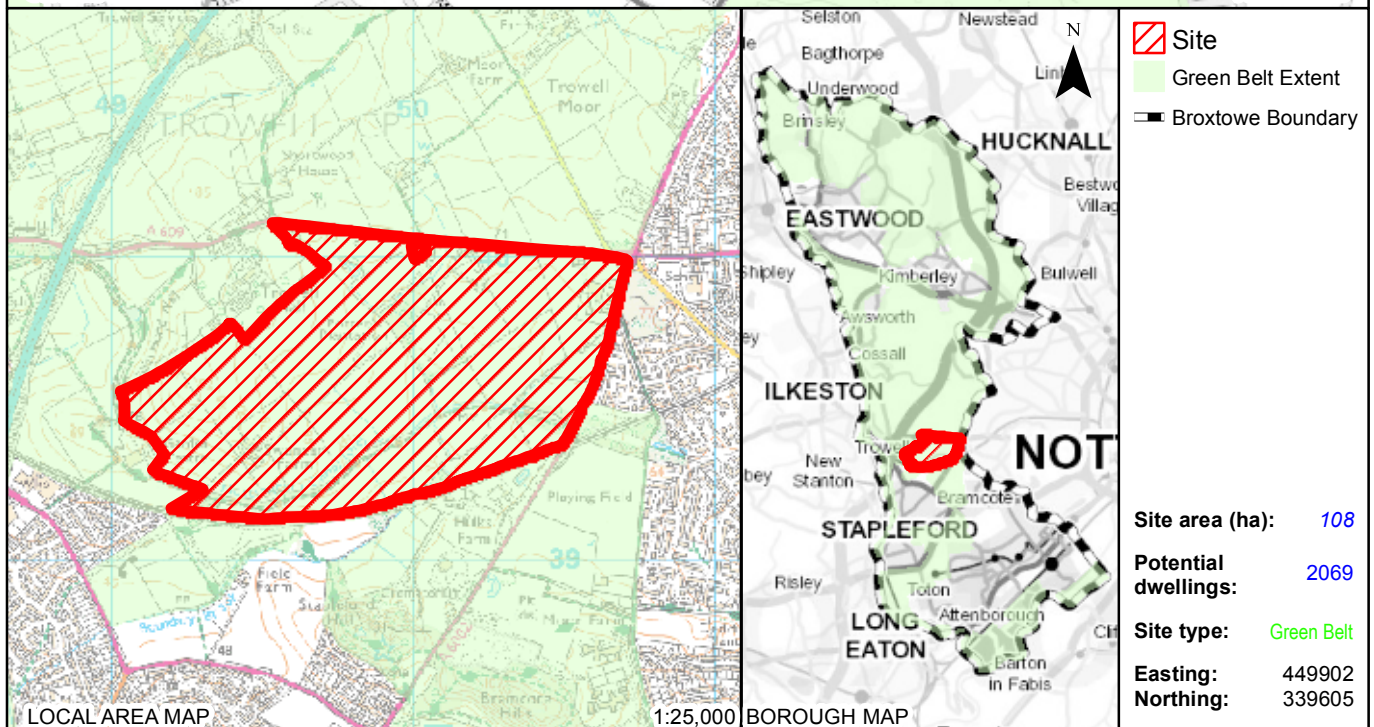
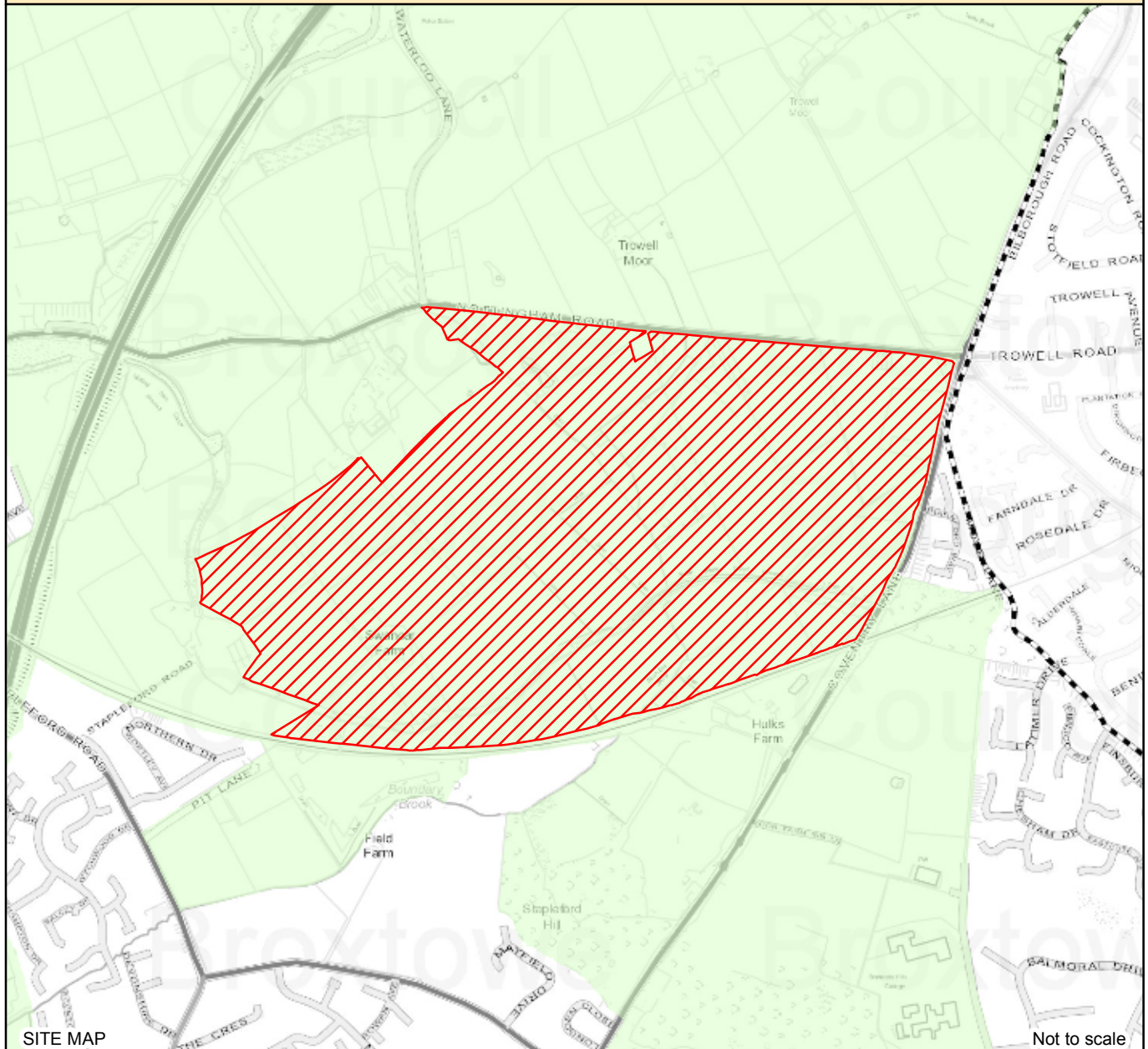
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | 12 homes. | |
| 2. Health | GP service beyond 800m. Hama Medical Centre 13 mins. by public transport. Basil Russell Playing Fields 120m. from site. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | St Patrick's Church Hall 205m. from site. Basil Russell Playing Fields 120m. from site. Nuthall Cemetery 193m. from site. New Farm Wood 381m. from site. The Three Ponds pub 373m. from site. | |
| 6. Biodiversity & Green Infrastructure | 100% (0.32ha) of site in Newlane Pastures (5/753 Notable calcareous grasslands). | |
| 7. Environment Landscape | Comprising a mixture of agricultural and equestrian land use, the area is bounded to the east by the M1 carriageway and forms the settlement edge of Nuthall. This location contributes to a low landscape susceptibility and sensitivity. Visually, the area forms part of the setting to Nuthall Conservation Area and part of the residential amenity for nearby properties. However, there is a low level of visibility of the site and the visual sensitivity to development of the site is therefore low. | |
| 8. Natural Resources & Flooding | Whole of the site is BMV agricultural land. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11. Transport | <p>Proposed part of the Greater Nottingham Cycle Network along the former railway and Albert Avenue a quiet road cycle route.</p> <p>Half hourly 1 bus service on Kimberley Road and hourly Amberline and 532 services, and 531 Phoenix Park service, on Watnall Road.</p> | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |

Main Built up Area

Rejected Sites

| Site | Site Name | Settlement | Number of Dwellings |
|------|--------------------------------------------------------|--------------------|---------------------|
| 104 | Land off Coventry Lane Bramcote | Main Built up Area | 2069 |
| 298 | Spring Farm Nottingham Road Trowell Moor Trowell | Main Built up Area | 1380 |
| 178 | Land North of Nottingham Road Trowell Moor Trowell | Main Built up Area | 837 |
| 588 | Land To The West Of Bilborough Road Strelley | Main Built up Area | 311 |
| 107 | Land at Woodhouse Way Nuthall | Main Built up Area | 300 |
| 407 | Land Between A52 Stapleford And Chilwell Lane Bramcote | Main Built up Area | 250 |
| 403 | Bardills Garden Centre Toton Lane Stapleford | Main Built up Area | 150 |
| 132 | Land at Wheatgrass Farm Chilwell (north of tram line) | Main Built up Area | 150 |
| 111 | Land off Moss Drive Bramcote | Main Built up Area | 150 |
| 683 | Land South Of Blenheim Industrial Estate Nuthall | Main Built up Area | 120 |
| 414 | Land Behind Sisley Avenue, Stapleford | Main Built up Area | 99 |
| 410 | Land South Of 45 Baulk Lane Stapleford | Main Built up Area | 92 |
| 412 | Chilwell Lane, Bramcote (sth of Common Lane) | Main Built up Area | 74 |
| 415 | Ashlands Bilborough Road Trowell | Main Built up Area | 44 |
| 602 | The Gables Strelley Lane Strelley | Main Built up Area | 20 |



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural (nursery and associated buildings)

Location:

Adjacent Main Built Up Area

Housing Market:

Strong

Topography:

Minor topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site Prominence:****Neighbours:**

Setting with no adverse effects

Ownership:

Complex site in multiple ownership

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Waterloo Lane 2m from site

Nottingham Road 4m from site

Springwood Nursery 4m from site

Nottingham Road 11m from site

Springwood Nursery 12m from site

Schools (3)Primary (3)

Firbeck Academy 195m from site

Trowell CofE Primary School 456m from site

Portland Spencer Academy 665m from site

Health (2)Dentists (1)

Parklands Dental Care 458m from site

Doctors (1)

Grange Farm Medical Centre 969m from site

Consumer Services (4)Food Retail (2)

Greggs 643m from site

W H Smith At Moto 644m from site

Post Offices (1)

Trowell Post Office 602m from site

Shopping Centres (1)

Montrose Court Local Centre 694m from site

Community Facilities (9)Halls And Community Centres (1)

The Vale Community Centre 429m from site

Leisure Centres (1)

Bramcote Leisure Centre 1314m from site

Libraries (1)

Stapleford Library 1968m from site

Open Spaces (5)

Nottingham Canal (Trowell) Part 3 0m from site

Nottingham Canal (Trowell) Part 2 0m from site

Open Spaces (5)

Pit Lane Open Space 15m from site

Nottingham Canal (Bramcote) 17m from site

Pit Lane Recreation Area 70m from site

Public Houses (1)

Festival Inn 748m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (108ha) of site in Green Belt

Administrative Boundary (5)Borough Ward (3)

3.24% (3.49ha) of site in Stapleford North

5.48% (5.92ha) of site in Bramcote

91.29% (98.59ha) of site in Awsworth Cossall and Trowell

Parish (2)

3.4% (3.67ha) of site in Stapleford Town Council

90.98% (98.26ha) of site in Trowell

Flood (9)Surface Water Flooding (3)

1.42% (1.54ha) of site in Surface Water Flood Map 1 in 30

2.48% (2.67ha) of site in Surface Water Flood Map 1 in 100

6.5% (7.02ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (3)

3.17% (3.42ha) of site in < 25% (Superficial Deposits Flooding)

39.76% (42.94ha) of site in >= 50% <75% (Clearwater)

55.21% (59.63ha) of site in >= 25% <50% (Clearwater and Superficial Deposits Flooding)

Detailed River Network (3)

Below Surface Watercourse (Culvert) dissects site for 146.26m

Above Surface Watercourse (Secondary River) dissects site for 442.83m

Surface Watercourse (Tertiary River) dissects site for 2545.15m

Heritage (12)Listed Buildings (a: within site) (1)

NOTTINGHAM CANAL SWANCAR BRIDGE within site boundary (II)

Listed Buildings (b: around site) (4)

NOTTINGHAM CANAL SWANSEA BRIDGE (II) within 50m of site

NOTTINGHAM CANAL SWANSEA BRIDGE (II) within 100m of site

338, TROWELL ROAD (II) within 250m of site

TROWELL HALL AND ADJOINING GAMEKEEPERS COTTAGE AND GARDEN WALL (II) within 250m of site

Local Interest Buildings (a: within site) (1)

0.1% (0.1ha) of site in Swancar Farm, Trowell (LIE)

Local Interest Buildings (b: around site) (6)

171, 173, 175 & 177 NOTTINGHAM ROAD (SS) within 100m of site

179 NOTTINGHAM ROAD (SS) within 100m of site

181 & 183 NOTTINGHAM ROAD (SS) within 100m of site

Moor Cottages; The Old Workhouse Farm (LIE) within 250m of site

151 NOTTINGHAM ROAD (SS) within 250m of site

157 NOTTINGHAM ROAD (SS) within 250m of site

Natural Environment (17)Agricultural Land Classification (2)

1.38% (1.49ha) of site in URBAN

98.62% (106.51ha) of site in GRADE 4

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

3.17% (3.43ha) of site in Nottingham Canal (Confirmed 1993)

Local Nature Reserves (b: around site) (4)
Pit Lane (Confirmed 25/09/2015) within 50m of site
Nottingham Canal (Confirmed 1993) within 50m of site
Pit Lane (Confirmed 25/09/2015) within 100m of site
Stapleford Hill's Wood (Confirmed 2008) within 250m of site

Local Wildlife Sites (a: within site) (1)
2.41% (2.6ha) of site in Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest')

Local Wildlife Sites (b: around site) (5)
Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest') within 50m of site
Balloon Woods (5/2103 'Long-established woodland site with characteristic flora') within 50m of site
Balloon Woods (5/2103 'Long-established woodland site with characteristic flora') within 100m of site
Stapleford Hill (5/1086 A mosaic of dry acid grassland and oak and birch woodland) within 250m of site
Bramcote Moor Grassland (5/2185 A neutral grassland) within 250m of site

RIGS (b: around site) (3)
Swancar Farm Quarry (An exposure of Coal Measures sandstone with evidence of faulting 1/157) within 50m of site
Swancar Farm Quarry (An exposure of Coal Measures sandstone with evidence of faulting 1/157) within 100m of site
Stapleford Hill (An exposure of the Lenton Sandstone Formation (Lower Mottled Sandstone) showing good cross-bedding 2/1005) within 250m of site

Tree Preservation Orders Group or Woodland (1)
0.11% (0.12ha) of site in BALLOON WOODS CROSS ROADS 2,TROWELL 1984 (TPO/TRO/01/W1)

Landfill (1)
Historic Landfill Sites (1)
1.3% (1.4ha) of site in Birchwood Nursery (Coventry Lane, Bramcote, Nottingham, Nottinghamshire)

Green Infrastructure (9)
Open Spaces (2)
0.4% (0.43ha) of site in Nottingham Canal (Bramcote) (Unrestricted Access: Natural and Semi-Natural Green Space)
2.39% (2.58ha) of site in Nottingham Canal (Trowell) Part 3 (Unrestricted Access: Natural and Semi-Natural Green Space)

Proposed Green Infrastructure Corridors (a: within site) (1)
1358.72m of 2.9 Nottingham Canal dissects site

Proposed Green Infrastructure Corridors (b: around site) (6)
2.21 Trowell to Kimberley within 50m of site
2.11 Erewash to Wollaton Corridor within 50m of site
2.9 Nottingham Canal within 50m of site
2.11 Erewash to Wollaton Corridor within 100m of site
2.21 Trowell to Kimberley within 100m of site
2.10 Bramcote Corridor and Boundary Brook within 250m of site

Access (25)
Public Rights of Way (a: within site) (4)
6.2m of TrowellFP10 (FP) dissects site
51.18m of TrowellFP18 (FP) dissects site
218.58m of BeestonFP79 (FP) dissects site
1131.43m of TrowellFP22 (FP) dissects site

Public Rights of Way (b: around site) (21)
TrowellFP23 (FP) within 50m of site
BeestonFP79 (FP) within 50m of site
TrowellBW12 (BW) within 50m of site
BeestonBW30 (BW) within 50m of site
TrowellBW14 (BW) within 50m of site
TrowellBW15 (BW) within 50m of site
TrowellFP10 (FP) within 50m of site

Public Rights of Way (b: around site) (21)
TrowellFP18 (FP) within 50m of site
TrowellFP22 (FP) within 50m of site
BeestonBW30 (BW) within 100m of site
TrowellBW12 (BW) within 100m of site
TrowellBW14 (BW) within 100m of site
TrowellBW15 (BW) within 100m of site
TrowellFP19 (FP) within 100m of site
TrowellFP23 (FP) within 100m of site
TrowellFP6 (FP) within 100m of site
TrowellFP7 (FP) within 100m of site
BeestonBW78 (BW) within 250m of site
TrowellFP11 (FP) within 250m of site
TrowellBW8 (BW) within 250m of site
StaplefordFP77 (FP) within 250m of site

Other (2)
Coal Referral Area High Risk (1)
54.33% (58.68ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)
100% (108ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 104

| | | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|--|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | | 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/importantnegative |

Site 104: Land off Coventry Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 1. Housing | <p>2069 dwellings.</p> <p>Beeston-like sub-market for affordable homes.</p> <p>Mixed use suggested reducing area for homes (but 108ha. site).</p> <p>Access issue.</p> <p>Local Wildlife Site issue- Nottingham Canal- would need buffer to woodland.</p> <p>Flooding issue- FZ1.</p> <p>Complex site in multiple ownership.</p> <p>0.12ha. of T.P.O.</p> | <p>Masterplan site.</p> <p>Buffer to Nottingham Canal LWS.</p> <p>Tree management plan.</p> |
| 2. Health | <p>Grange Farm Medical Centre 969m.</p> <p>Bramcote Hills Park within 800m.</p> | |
| 3. Heritage | <p>Nottingham Canal Swancar Bridge within site.</p> <p>Trowell Hall and adjoining Gamekeepers Cottage and Garden Wall within 250m. of site.</p> <p>Swancar Farm NDHA on site.</p> | |
| 4. Crime | | |

Site 104: Land off Coventry Lane Bramcote – GREEN BELT SITE

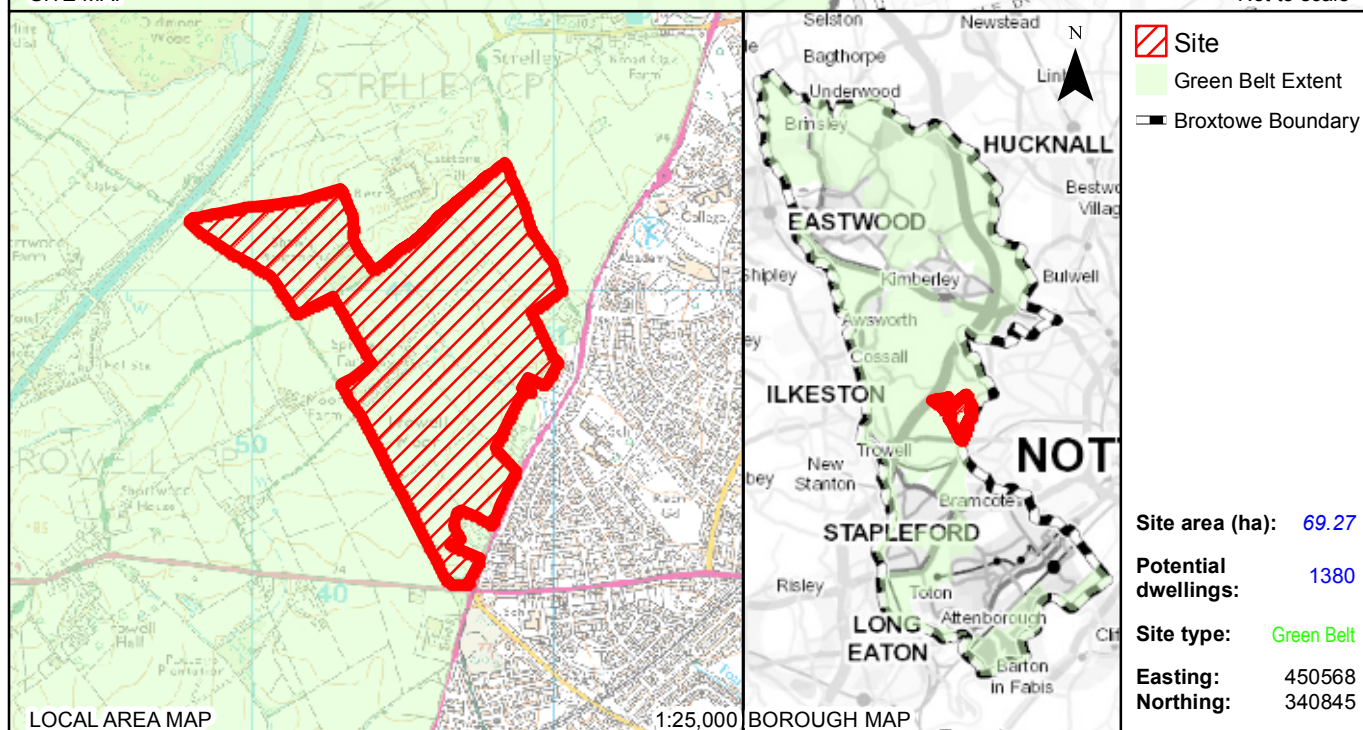
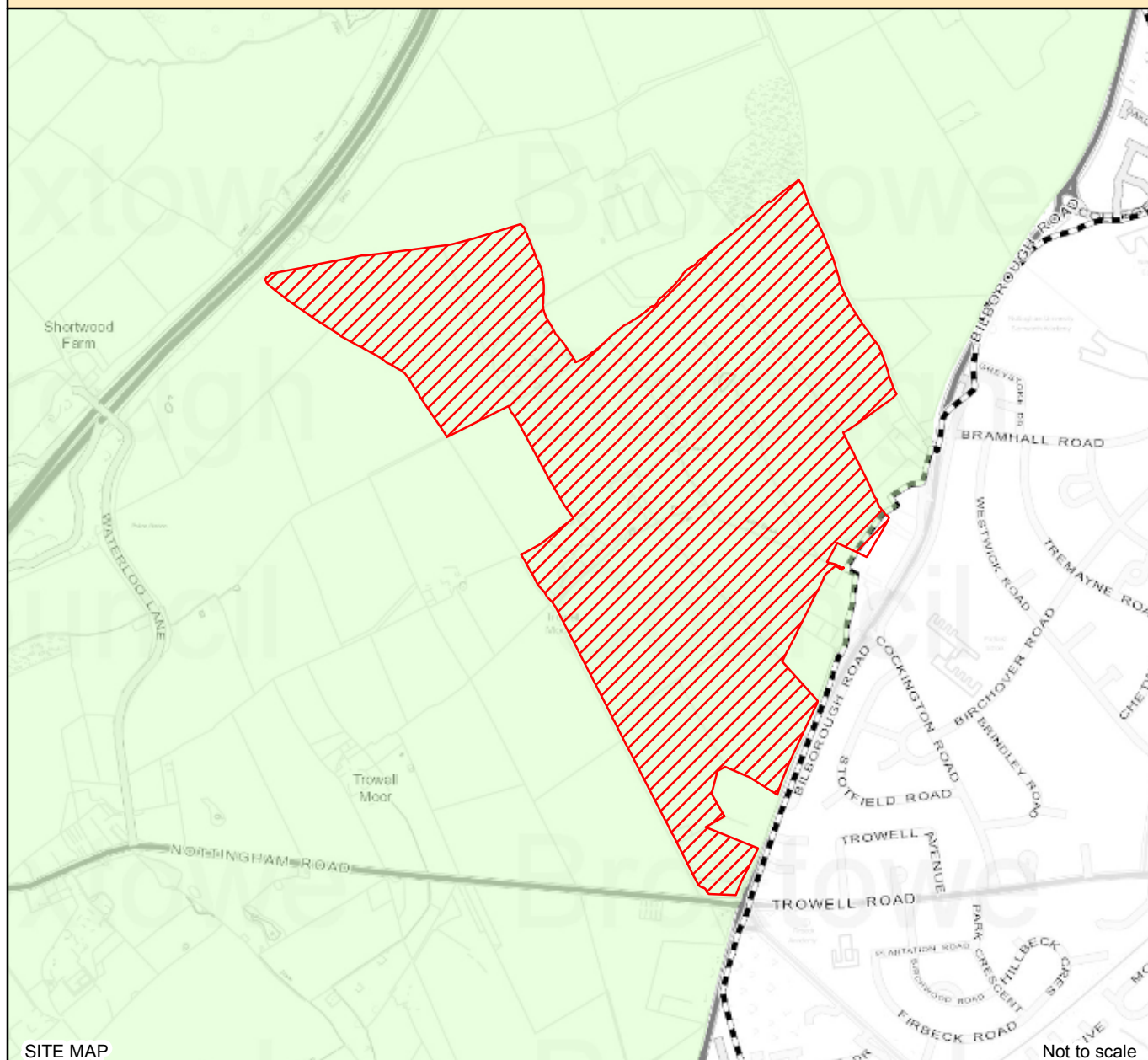
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 5. Social | <p>Trowell CofE Primary School 456m from site.</p> <p>Trowell Post Office 602m from site.</p> <p>Montrose Court local centre 694m from site.</p> <p>The Vale Community Centre 429m from site.</p> <p>Nottingham Canal (Trowell) public open space in part on site.</p> | |
| 6. Biodiversity & Green Infrastructure | Just over 3 hectares of site in Nottingham Canal Local Wildlife Site and Nature Reserve (but only over 3% of site). | Consider Nottingham Canal LNR Management Plan |

Site 104: Land off Coventry Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | <p>This site is a series of mixed agricultural fields with elements of equestrian grazing; it is crossed by the disused Nottingham Canal and various other PRoW, all of which contribute to a medium landscape value. There are concerns that development of the site could result in a perceived coalescence between the settlements of Trowell, Stapleford and Wollaton, as well as increased visibility of the urban edge by virtue of new settlement being built on localised high ground. There is an overall medium landscape susceptibility to change and sensitivity. Visually, the site has value as a recreational resource and forms part of the visual amenity for recreational receptors.</p> <p>However, there is a low visual sensitivity overall.</p> | <p>Protect the rural character of the area, minimising the effect of urban expansion by replicating dispersed settlement edges.</p> <p>Retain and enhance mature vegetation, including along M1.</p> <p>Retain disused Nottingham Canal.</p> <p>Respecting listed building on site.</p> |
| 8. Natural Resources & Flooding | <p>Varied surface watercourses.</p> <p>Majority grade 4 agricultural land.</p> | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Two every 12 minutes on Nottingham Road.</p> <p>Cycle route on Coventry Lane.</p> | Cycle links into an estate. |

Site 104: Land off Coventry Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|-----------------------------------------|----------------------|
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site_Prominence:**

Ridgeline towards west

Neighbours:

Slight adverse effects from adjacent occupiers for development of the site for housing and on line of the HS2 preferred route

Ownership:

Several private owners but solvable issues

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Trowell Road 4m from site

Trowell Road 21m from site

Cockington Road 94m from site

Byley Road 96m from site

Wollaton Vale 96m from site

Schools (4)Primary (3)

Firbeck Academy 201m from site

Portland Spencer Academy 255m from site

Melbury Primary School 791m from site

Secondary (1)

Nottingham University Samworth Academy 441m from site

Health (2)Dentists (1)

Parklands Dental Care 404m from site

Doctors (1)

Grange Farm Medical Centre 484m from site

Consumer Services (4)Food Retail (2)

Greggs 629m from site

W H Smith At Moto 703m from site

Post Offices (1)

Bilborough Post Office 870m from site

Shopping Centres (1)

Bracebridge Drive Local Centre 908m from site

Community Facilities (5)Halls And Community Centres (1)

Birchover Community Centre 417m from site

Leisure Centres (1)

Harvey Hadden Sports Village 1572m from site

Libraries (1)

Ilkeston Library 3318m from site

Open Spaces (1)

Oldmoor Wood 429m from site

Public Houses (1)

Broad Oak 595m from site

Land Use Policy Constraints (1)Green Belt (1)

99.72% (69.07ha) of site in Green Belt

Administrative Boundary (3)Borough Ward (2)

0.71% (0.49ha) of site in Nuthall East and Strelley

99.01% (68.58ha) of site in Awsworth Cossall and Trowell

Parish (1)

99.35% (68.81ha) of site in Trowell

Flood (6)Surface Water Flooding (3)

0.25% (0.17ha) of site in Surface Water Flood Map 1 in 30

0.41% (0.28ha) of site in Surface Water Flood Map 1 in 100

1.97% (1.36ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

0.1% (0.07ha) of site in < 25% (Clearwater)

3.2% (2.22ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 545.46m

Heritage (3)Listed Buildings (b: around site) (1)

338, TROWELL ROAD (II) within 100m of site

Conservation Areas (b: around site) (1)

Strelley within 250m of site

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

MOOR FARMHOUSE (SS) within 250m of site

Natural Environment (6)Agricultural Land Classification (4)

0.99% (0.69ha) of site in URBAN

16.77% (11.61ha) of site in GRADE 4

18.62% (12.9ha) of site in GRADE 2

63.62% (44.07ha) of site in GRADE 3

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

Balloon Woods (5/2103 'Long-established woodland site with characteristic flora') within 100m of site

Tree Preservation Orders Group or Woodland (1)

0.28% (0.2ha) of site in BALLOON WOODS CROSS ROADS, TROWELL 1984 (TPO/TRO/02/W1)

Green Infrastructure (2)Proposed Green Infrastructure Corridors (a: within site) (1)

728.88m of 2.21 Trowell to Kimberley dissects site

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

2.21 Trowell to Kimberley within 50m of site

Access (11)Public Rights of Way (a: within site) (4)

9.61m of TrowellBW14 (BW) dissects site

12.74m of StrelleyBW14 (BW) dissects site

190.59m of StrelleyBW4 (BW) dissects site

858.96m of TrowellBW13 (BW) dissects site

Public Rights of Way (b: around site) (7)

StrelleyBW4 (BW) within 50m of site

StrelleyBW14 (BW) within 50m of site

TrowellBW13 (BW) within 50m of site

TrowellBW14 (BW) within 50m of site

TrowellFP16 (FP) within 50m of site

Public Rights of Way (b: around site) (7)

TrowellFP16 (FP) within 100m of site

BeestonBW30 (BW) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

44.6% (30.89ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (69.27ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 298

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

Site 298: Spring Farm Nottingham Road Trowell Moor – GREEN BELT SITE

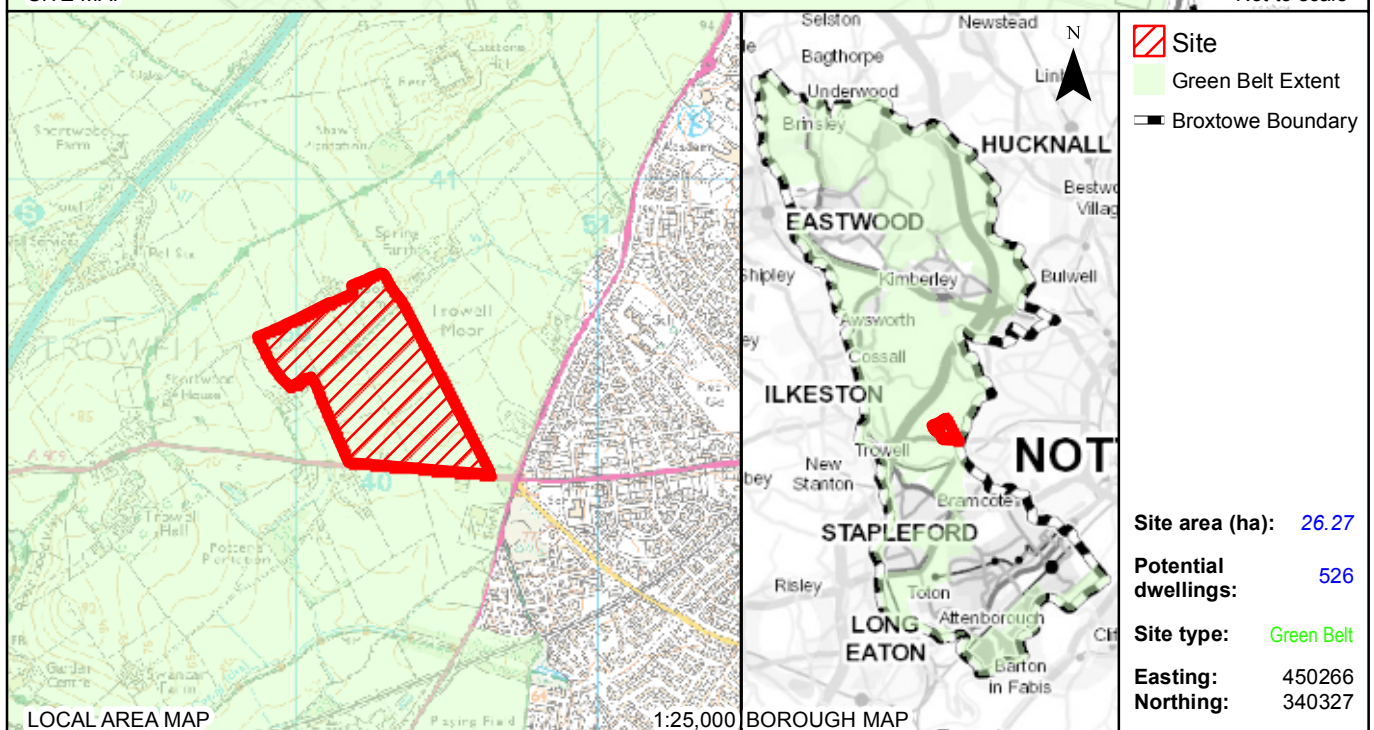
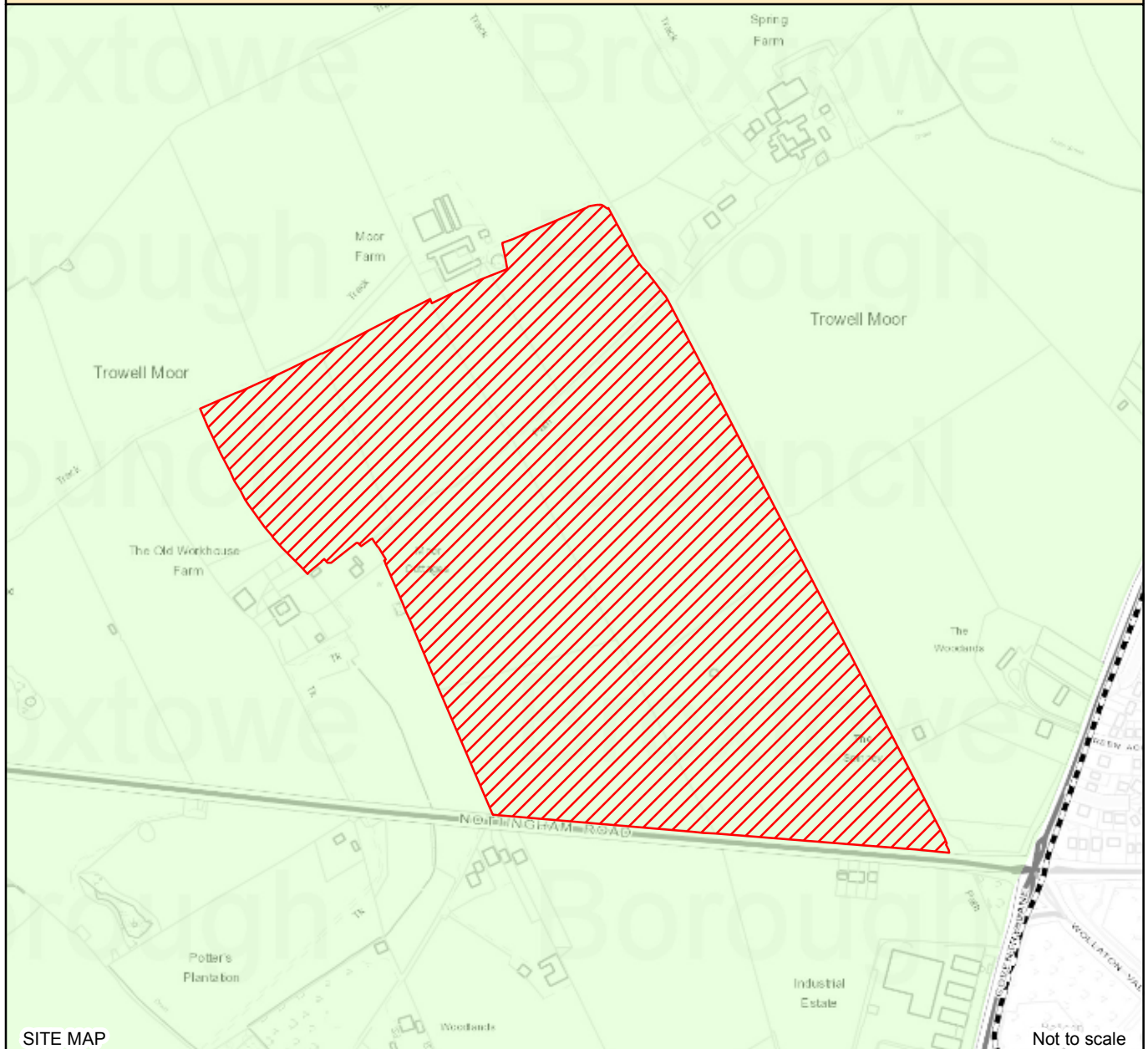
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| 1. Housing | <p>1380 dwellings.</p> <p>Beeston-like sub-market for affordable homes.</p> <p>On HS2 preferred route.</p> <p>Access issue.</p> <p>Local Wildlife Site issue- Nottingham Canal- would need buffer to woodland.</p> <p>Flooding issue- FZ1.</p> <p>0.2ha. of T.P.O.</p> <p>Outline planning application refused 1975- including water issues.</p> | <p>Buffer.</p> <p>Buffer the T.P.O.</p> |
| 2. Health | Grange Farm Medical Centre more than a kilometre away. | |
| 3. Heritage | There are coal mine and colliery monuments on the site. | |
| 4. Crime | | |
| 5. Social | | |

Site 298: Spring Farm Nottingham Road Trowell Moor – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 6. Biodiversity & Green Infrastructure | <p>Balloon Woods local wildlife site and woodland TPO in south eastern corner of site (0.2ha.).</p> <p>Trowell to Kimberley GI corridor on northern boundary.</p> | |
| 7. Environment Landscape | <p>Overall there is a very high landscape susceptibility to change and a high landscape sensitivity. Visual amenity is less sensitive within the study area, but the recognition of visual value arising from the residential amenity.</p> | |
| 8. Natural Resources & Flooding | <p>Tottle Brook dissects the site.</p> <p>Most of the agricultural land is the BMV.</p> | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>At least hourly bus, L11, on Bilborough Road.</p> <p>Cycle route on Bilborough Road.</p> | |
| 12. Employment | <p>Stimulates construction and other jobs.</p> | |

Site 298: Spring Farm Nottingham Road Trowell Moor – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|------------------------------------------|----------------------|
| 13. Innovation | Adjacent Balloon Woods Industrial Estate | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application Urban Extension

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Ridgeline towards west

Neighbours:

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Nottingham Road 3m from site

Nottingham Road 10m from site

Springwood Nursery 99m from site

Trowell Road 124m from site

Springwood Nursery 132m from site

Schools (2)Primary (2)

Firbeck Academy 267m from site

Portland Spencer Academy 655m from site

Health (2)Dentists (1)

Parklands Dental Care 520m from site

Doctors (1)

Grange Farm Medical Centre 991m from site

Consumer Services (2)Food Retail (2)

Greggs 550m from site

W H Smith At Moto 614m from site

Community Facilities (4)Halls And Community Centres (1)

The Vale Community Centre 578m from site

Leisure Centres (1)

Bramcote Leisure Centre 1994m from site

Libraries (1)

Stapleford Library 3121m from site

Public Houses (1)

Gurkha Kitchen 1282m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (26.27ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (26.27ha) of site in Awsworth Cossall and Trowell

Parish (1)

100% (26.27ha) of site in Trowell

Flood (4)Surface Water Flooding (3)

0.62% (0.16ha) of site in Surface Water Flood Map 1 in 30

0.8% (0.21ha) of site in Surface Water Flood Map 1 in 100

4.01% (1.05ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

6.34% (1.66ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (5)Listed Buildings (b: around site) (1)

338, TROWELL ROAD (II) within 250m of site

Local Interest Buildings (b: around site) (4)

MOOR FARMHOUSE (SS) within 50m of site

Moor Cottages; The Old Workhouse Farm (LIE) within 50m of site

Moor Cottages; The Old Workhouse Farm (LIE) within 100m of site

MOOR FARMHOUSE (SS) within 100m of site

Natural Environment (3)Agricultural Land Classification (2)

25.19% (6.62ha) of site in GRADE 3

74.81% (19.65ha) of site in GRADE 4

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

Balloon Woods (5/2103 'Long-established woodland site with characteristic flora') within 250m of site

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

2.21 Trowell to Kimberley within 250m of site

Access (7)Public Rights of Way (a: within site) (2)

389.6m of TrowellFP16 (FP) dissects site

756.57m of TrowellBW14 (BW) dissects site

Public Rights of Way (b: around site) (5)

TrowellFP16 (FP) within 50m of site

TrowellBW14 (BW) within 50m of site

TrowellBW15 (BW) within 100m of site

BeestonBW30 (BW) within 250m of site

TrowellBW13 (BW) within 250m of site

Other (2)Coal Referral Area High Risk (1)

36.77% (9.66ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (26.27ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 178

MBA Site Allocations Sustainability Appraisal
North of Nottingham Road Trowell Moor Site 178 – GREEN BELT SITE

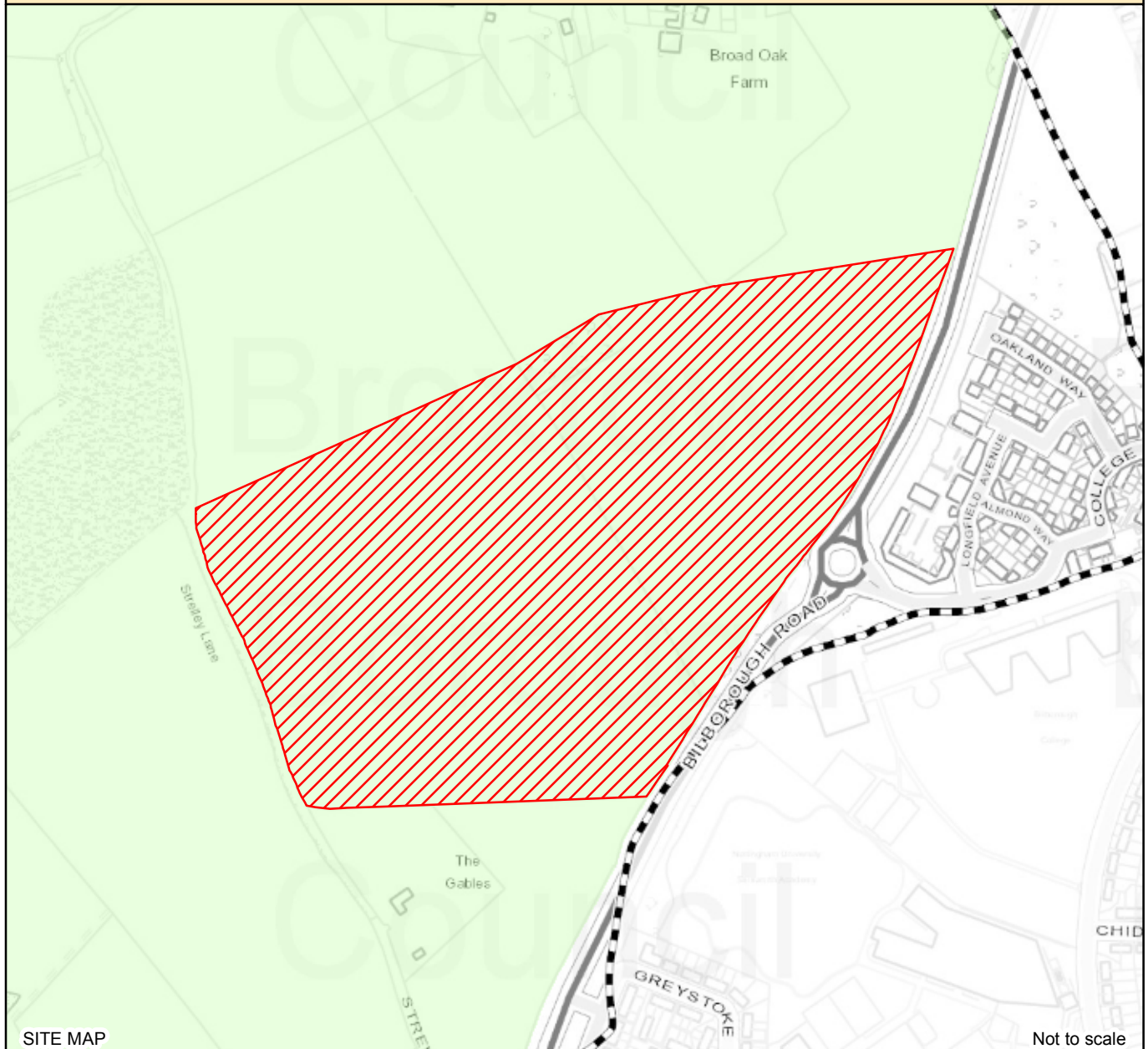
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|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

MBA Site Allocations Sustainability Appraisal
North of Nottingham Road Trowell Moor Site 178 – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>526 dwellings.</p> <p>Beeston-like sub-market for affordable homes.</p> <p>Mixed use suggested reducing area for homes (but 26ha. site).</p> <p>Access issue.</p> <p>Flooding issue- FZ1.</p> | Masterplan site. |
| 2. Health | Grange Farm Medical Centre more than a kilometre away. | |
| 3. Heritage | <p>Within the setting of designated Moor Farmhouse and non-designated Moor Cottages; The Old Workhouse Farm.</p> <p>Coal Mine Monuments on site.</p> | |
| 4. Crime | | |
| 5. Social | The Vale Community Centre 578 m. from site. | |
| 6. Biodiversity & Green Infrastructure | | |

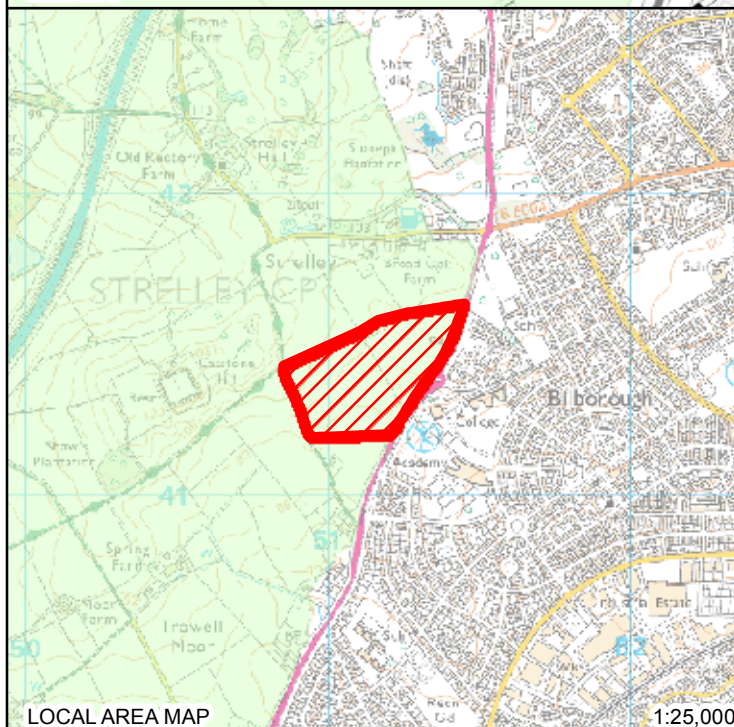
North of Nottingham Road Trowell Moor Site 178 – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 7. Environment Landscape | Overall there is a very high landscape susceptibility to change and a high landscape sensitivity. Visual amenity is less sensitive within the study area. | |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | two service every 12 minutes on Nottingham Road and at least hourly bus service on Bilborough Road. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | Adjacent Balloon Woods Industrial Estate | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

| | |
|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| <p>Site area (ha): 15.58</p> <p>Potential dwellings: 311</p> <p>Site type: Green Belt</p> <p>Easting: 451143</p> <p>Northing: 341399</p> | |

Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Ridgelines towards West

Neighbours:

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

College 4m from site

College 22m from site

Bilborough College 138m from site

Strelly Village 207m from site

Strelly Village 219m from site

Schools (5)Primary (3)

Melbury Primary School 168m from site

Portland Spencer Academy 701m from site

Westbury School 861m from site

Secondary (2)

Nottingham University Samworth Academy 282m from site

Westbury School 850m from site

Health (2)Dentists (1)

Bilborough Dental Practice 611m from site

Doctors (1)

Dr Khalique A & Partner 612m from site

Consumer Services (4)Food Retail (2)

The Co-operative Food 684m from site

Heron Foods 700m from site

Post Offices (1)

Bilborough Post Office 653m from site

Shopping Centres (1)

Bracebridge Drive Local Centre 655m from site

Community Facilities (5)Halls And Community Centres (1)

Bilborough Community Centre 614m from site

Leisure Centres (1)

Harvey Hadden Sports Village 1124m from site

Libraries (1)

Kimberley Library 3312m from site

Open Spaces (1)

College Way Open Space 141m from site

Public Houses (1)

Broad Oak 295m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (15.58ha) of site in Green Belt

Administrative Boundary (1)Borough Ward (1)

100% (15.58ha) of site in Nuthall East and Strelley

Flood (3)Surface Water Flooding (3)

0.28% (0.04ha) of site in Surface Water Flood Map 1 in 30

0.5% (0.08ha) of site in Surface Water Flood Map 1 in 100

1.81% (0.28ha) of site in Surface Water Flood Map 1 in 1000

Heritage (9)Scheduled Ancient Monuments (b: around site) (1)

Coal mining remains at Broad Oak Farm within 50m of site

Conservation Areas (b: around site) (1)

Strelley within 250m of site

Local Interest Buildings (b: around site) (7)

LILAC COTTAGE (LI) within 250m of site

BROAD OAK FARMHOUSE (SS) within 250m of site

HARBOUR GRACE (SS) within 250m of site

MODEL COTTAGE AND BARN (LI) within 250m of site

TERRACE OF COTTAGES (LI) within 250m of site

WOODMANS COTTAGE (SS) within 250m of site

COTTAGE ADJACENT TO LILAC COTTAGE (LI) within 250m of site

Natural Environment (3)Agricultural Land Classification (3)

0.51% (0.08ha) of site in GRADE 3

5.42% (0.84ha) of site in URBAN

94.07% (14.65ha) of site in GRADE 2

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

2.21 Trowell to Kimberley within 50m of site

2.21 Trowell to Kimberley within 100m of site

Access (4)Public Rights of Way (b: around site) (4)

StrelleyBW4 (BW) within 50m of site

TrowellBW13 (BW) within 50m of site

TrowellBW13 (BW) within 100m of site

StrelleyBW4 (BW) within 100m of site

Other (2)Coal Referral Area High Risk (1)

5.35% (0.83ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (15.58ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 588

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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 |

Site 588: Land to the West of Bilborough Road Strelley – GREEN BELT SITE

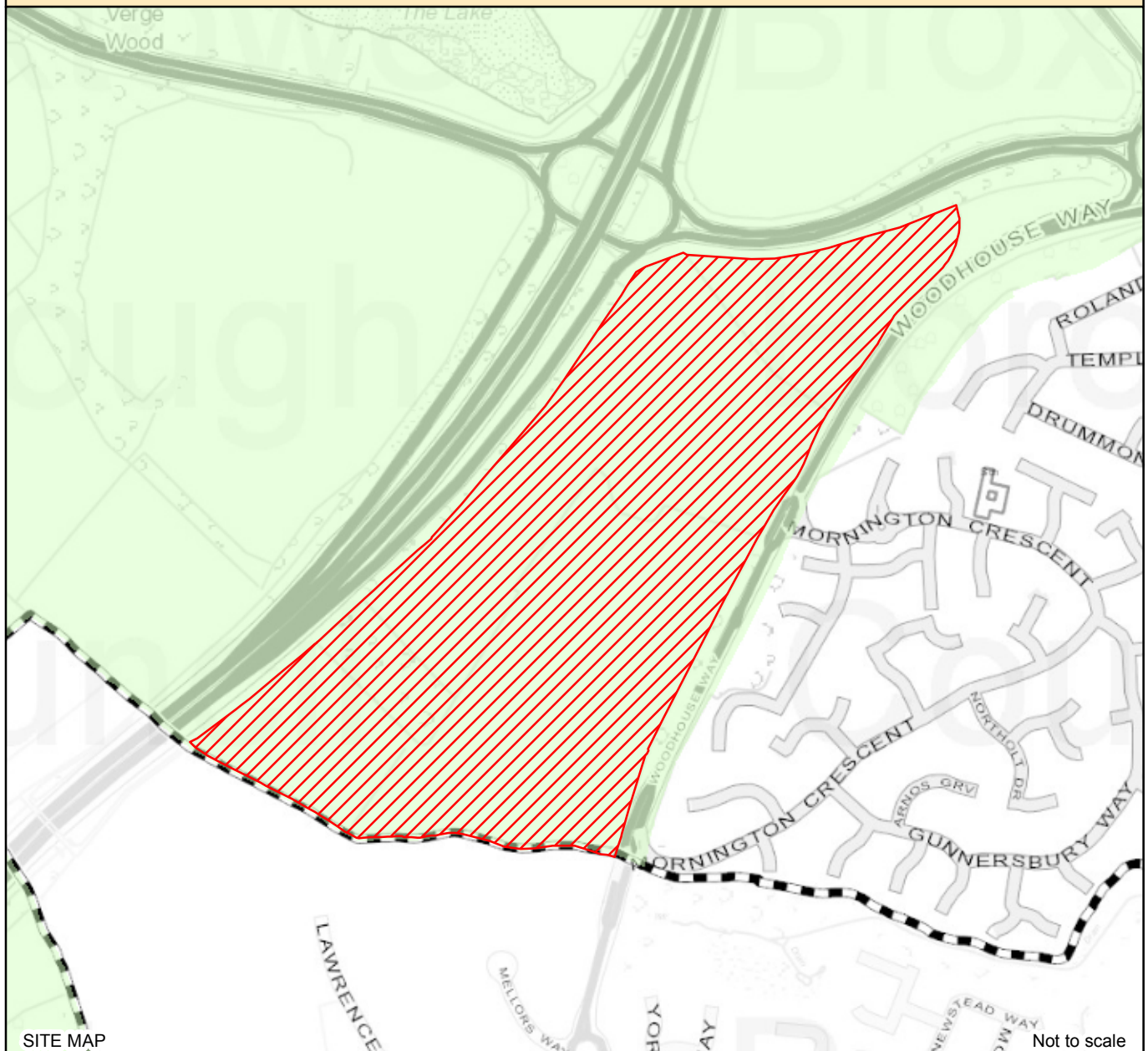
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1. Housing | <p>311 dwellings.</p> <p>Moderate sub-market for affordable homes viability.</p> <p>Mixed use suggested reducing area for homes (but 15ha. site).</p> <p>Access issue.</p> <p>Flooding issue- FZ1.</p> <p>Within non-designated heritage assets area for proposed extension to Strelley Conservation Area which may substantially affect the appropriateness of the site's design for homes.</p> | <p>Masterplan site.</p> <p>Strelley CA character appraisal and management plan.</p> |
| 2. Health | Strelley Recreational Ground | Local public open space as Bilborough Road is a significant barrier |

Site 588: Land to the West of Bilborough Road Strelley – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 3. Heritage | <p>Adjacent to Scheduled Monument “Coal Mining remains at Broad Oak Farm”.</p> <p>Within non-designated heritage assets area for proposed extension to Strelley Conservation Area which may substantially affect the appropriateness of the site.</p> <p>It is the estate village character and its views across agricultural fields and parkland that the conservation area seeks to protect.</p> <p>Across agricultural land and Catstone Hill to the west is a significant view.</p> | Should be exemplar in terms of design |
| 4. Crime | | |
| 5. Social | <p>The Co-operative Food 684m.; Bilborough Post Office 653 m.</p> <p>Trowell to Kimberley GI corridor on north-west corner of site.</p> | |
| 6. Biodiversity & Green Infrastructure | | |

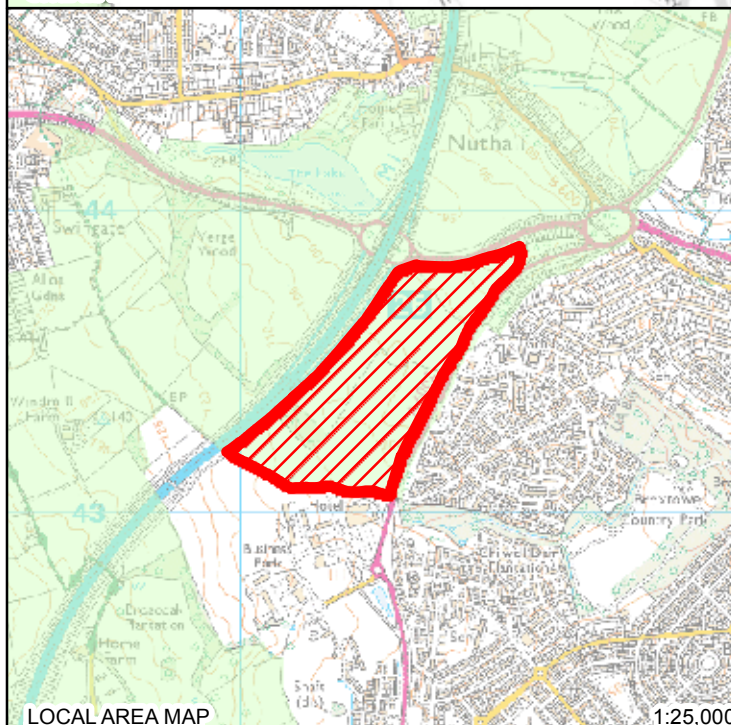
Site 588: Land to the West of Bilborough Road Strelley – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 7. Environment Landscape | The site is in a series of arable fields and equestrian grazing situated in a triangle of land between the M1, A6002 and A609. The landscape susceptibility is high owing to the potential for damage to the historic features, as well as the potential for perceived coalescence between settlements. Overall there is a medium landscape sensitivity. The site is recognised as having low visual value despite the conservation area designation. There is, however, a medium visual susceptibility to change arising from the recreational value of the visual amenity and the medium number of potential receptors. Overall the visual sensitivity is low. | |
| 8. Natural Resources & Flooding | Majority of the site is on Grade 2 agricultural land. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | L33 hourly peak service and others; W3 half hourly peak service weekdays. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 32.35

Potential dwellings: 300

Site type: Green Belt

Easting: 451451

Northing: 343428

Source of Site:

Refused 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Moderate

Topography:

No topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

No significant ridgelines.

Neighbours:

Significant adverse effects from adjacent motorway for development of the site for housing. HS2 proposal if approved renders site unlikely.

Ownership:

Several private owners but solvable issues

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Willesden Green 170m from site

Canterbury Close 179m from site

Canterbury Close 191m from site

Willesden Green 210m from site

Wimbledon Drive 287m from site

Schools (5)Primary (5)

Mornington Primary School 229m from site

Djamogly Strelley Academy 533m from site

Horsendale Primary School 568m from site

Larkfields Infant School 936m from site

Larkfields Junior School 987m from site

Health (1)Doctors (1)

106m from site

Consumer Services (3)Food Retail (2)

Spar Assarts Farm 141m from site

Jefferies Newsagents 844m from site

Shopping Centres (1)

Mornington Crescent Local Centre 118m from site

Community Facilities (9)Halls And Community Centres (1)

Nuthall Methodist Church 424m from site

Leisure Centres (1)

Kimberley Leisure Centre 1593m from site

Libraries (1)

Kimberley Library 1722m from site

Open Spaces (5)

Assarts Farm Open Space 31m from site

Redbridge Drive Play Area 152m from site

Open Spaces (5)

Verge Wood 330m from site

Broad oak Plantation 343m from site

Nuthall Temple Centre 407m from site

Public Houses (1)

Old Moor Lodge 65m from site

Land Use Policy Constraints (1)Green Belt (1)

99.87% (32.31ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

99.61% (32.23ha) of site in Nuthall East and Strelley

Parish (1)

99.87% (32.31ha) of site in Nuthall

Flood (3)Surface Water Flooding (3)

0.02% (0.01ha) of site in Surface Water Flood Map 1 in 30

0.19% (0.06ha) of site in Surface Water Flood Map 1 in 100

0.5% (0.16ha) of site in Surface Water Flood Map 1 in 1000

Heritage (1)Conservation Areas (b: around site) (1)

Nuthall within 250m of site

Natural Environment (9)Agricultural Land Classification (2)

23% (7.44ha) of site in GRADE 4

77% (24.91ha) of site in GRADE 2

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

4.29% (1.39ha) of site in M1 Woodland (5/755 A notable coal-measures woodland)

Local Wildlife Sites (b: around site) (6)

Chilwell Dam Plantation (2/985 'A deciduous plantation with a variety of habitats and a high species diversity - of botanical and zoological value') within 50m of site

Chilwell Dam Plantation (2/985 'A deciduous plantation with a variety of habitats and a high species diversity - of botanical and zoological value') within 100m of site

Temple Lake (1/31 'A valuable water body with an excellent flora and fauna') within 250m of site

Hempshill Roundabout (2/316 'An interesting grassland with several notable species') within 250m of site

Broxtowe District Boundary Hedge (2/315 An ancient parish boundary hedge and species-rich calcareous grassland.) within 250m of site

Verge Wood (2/317 'Deciduous woodland with a characteristic and notable ground flora') within 250m of site

Green Infrastructure (3)Proposed Green Infrastructure Corridors (a: within site) (1)

460.13m of 2.6 A610 Swingate dissects site

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

2.6 A610 Swingate within 50m of site

2.5 Kimberley Central Corridor within 100m of site

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

NuthallFP9 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

7.1% (2.3ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (32.35ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 107

MBA Site Allocations Sustainability Appraisal
107 Land at Woodhouse Way Nuthall – 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 |

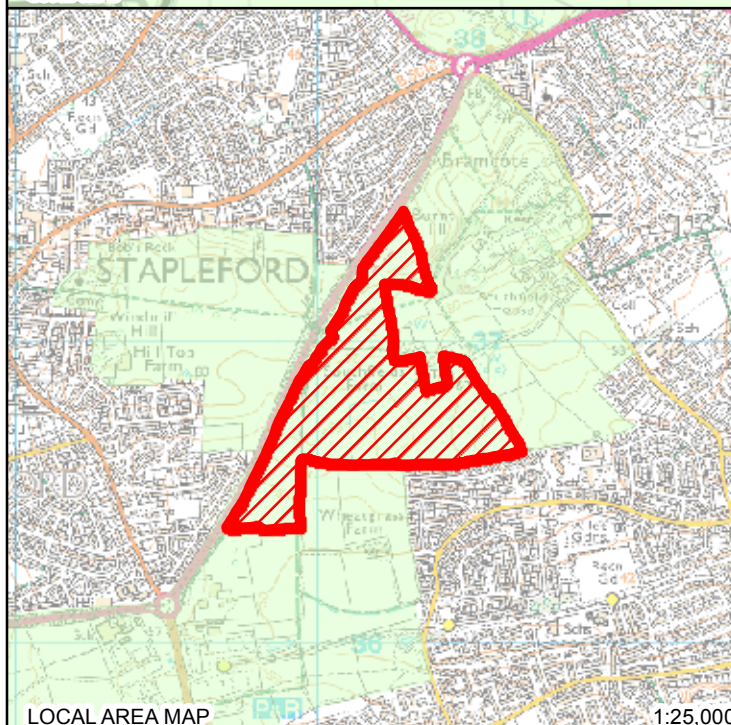
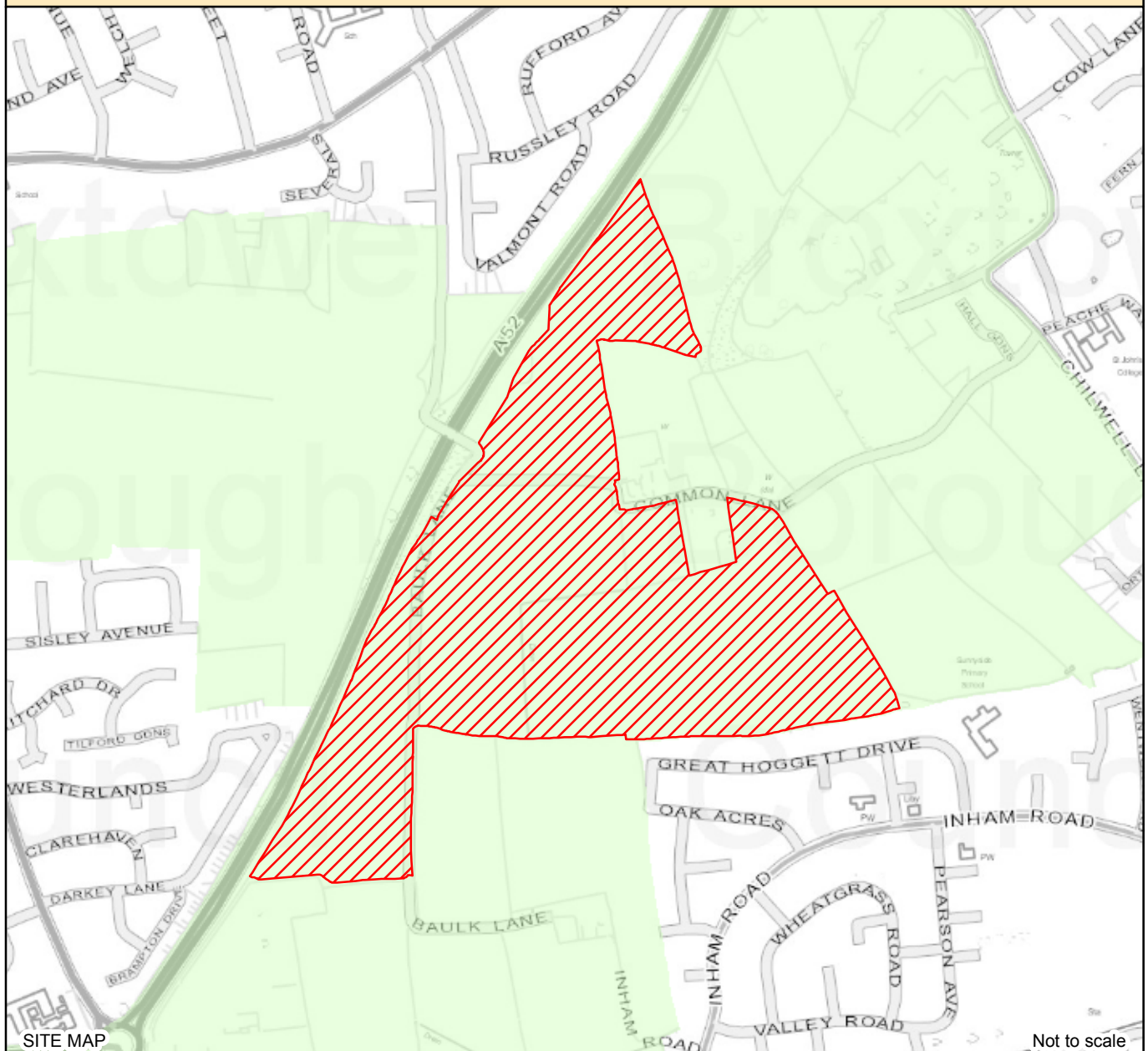
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1. Housing | 300 homes but subject to Green Belt; Tribal SUE report also considered site unsuitable due to coalescence risk. Issues would include access, relationship with adjacent business park and noise and pollution from the Motorway. The preferred route for a High Speed 2 Railway shows the line to dissect the site reducing potential dwelling numbers significantly. Planning application (13/00277/OUT) was refused for 620 dwellings, however, developer now thinks that despite the HS2 constraint it is possible to achieve approximately 300 dwellings on the site without compromising the route. | Noise attenuation methods. Ecological evidence use from EIA. |
| 2. Health | GP service on Assarts Farm; as are public open spaces; but over Woodhouse Way. | Footpath on West of Woodhouse way and enhanced crossing. |
| 3. Heritage | Possible Bell Pit on site. | |
| 4. Crime | | |

107 Land at Woodhouse Way Nuthall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 5. Social | Nuthall Methodist Church 424m from site. Oldmoor Lodge pub 65m. | On site primary school. |
| 6. Biodiversity & Green Infrastructure | M1 woodland on site. | Buffer and management masterplan. |
| 7. Environment Landscape | The site is a series of arable fields sitting immediately north of the Nottingham Business Park, between the M1, A610 and A6002. There is considerable urban influence within the study area arising from the presence of the urban edge of Nottingham, as well as estates in the newer half of Nuthall. The location of the site means that there is a limited degree of tranquillity and this factors into the low landscape value. In terms of the low landscape susceptibility, there is no loss of key characteristics and the site is an extension of the existing urban edge. Overall, the landscape sensitivity is also low. There is little on site that is of visual value, and the visual containment of the site lends itself to a low visual susceptibility. The visual sensitivity is also low. | Retain and enhance existing mature vegetation. |

107 Land at Woodhouse Way Nuthall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| 8. Natural Resources & Flooding | Majority of site Grade 2. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Near subway on Nuthall Roundabout and Nottingham Road on Greater Nottingham Cycle Network.</p> <p>At least hourly bus services L33 and 728, plus Phoenix Park NET P&R.</p> | Safe access across Nuthall Roundabout. |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | Adjacent Nottingham Business Park. | |
| 14. Economic Structure | | |



- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 34.68

Potential dwellings: 250

Site type: Green Belt

Easting: 450183

Northing: 336801

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Strong

Topography:

Minor topographical constraints - North of the site is not considered to be developable because of the topography

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site Prominence:**

Prominent Area for Special Protection to North of site

Neighbours:

A52 could create some noise issue

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Vacant

Public Transport (9)Bus Stops (5)

Great Hoggett Drive 191m from site

Oak Acre 195m from site

Valmont Road 335m from site

Toton Lane 340m from site

Clarehaven 354m from site

Tram Stops (4)

Toton Park and Ride 453m from site

Inham Road 532m from site

Eskdale Drive 576m from site

Bramcote Lane 839m from site

Schools (10)Primary (7)

Sunnyside Primary and Nursery School 115m from site

Eskdale Junior School 572m from site

Wadsworth Fields Primary School 577m from site

Alderman Pounder Infant School 600m from site

Bramcote CofE Primary School 751m from site

St John's Church of England Primary School 816m from site

Fairfield Primary School 852m from site

Secondary (3)

George Spencer Academy 386m from site

Alderman White School and Language College 566m from site

Bramcote Park Business and Enterprise School 849m from site

Health (2)Dentists (1)

323m from site

Doctors (1)

472m from site

Consumer Services (3)Food Retail (2)

Deepak Food Store 108m from site

The Farm Shop 431m from site

Post Offices (1)

Bramcote Post Office 467m from site

Community Facilities (9)Halls And Community Centres (1)

Chilwell Community Centre 151m from site

Leisure Centres (1)

Bramcote Leisure Centre 686m from site

Libraries (1)

Inham Nook Library 151m from site

Open Spaces (5)

Burnt Hill Wood 0m from site

Sunnyside Junior School 128m from site

Judson Avenue Open Space 194m from site

Inham Nook Allotments 238m from site

King George's Park 326m from site

Public Houses (1)

Inham Nook 152m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (34.68ha) of site in Green Belt

Administrative Boundary (3)Borough Ward (3)

0.2% (0.07ha) of site in Chilwell West

17.09% (5.93ha) of site in Toton and Chilwell Meadows

82.71% (28.68ha) of site in Bramcote

Flood (4)Surface Water Flooding (3)

0.25% (0.09ha) of site in Surface Water Flood Map 1 in 30

0.41% (0.14ha) of site in Surface Water Flood Map 1 in 100

1.64% (0.57ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

17.65% (6.12ha) of site in < 25% (Clearwater)

Heritage (3)Conservation Areas (b: around site) (2)

Bramcote within 50m of site

Bramcote within 100m of site

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

Wheatgrass Farm (LIE) within 250m of site

Natural Environment (4)Agricultural Land Classification (2)

30.88% (10.71ha) of site in GRADE 2

69.12% (23.97ha) of site in GRADE 3

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

Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') within 50m of site

Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') within 100m of site

Green Infrastructure (3)Proposed Green Infrastructure Corridors (a: within site) (1)

211.02m of 2.22 A52 Corridor South East of Stapleford dissects site

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

2.22 A52 Corridor South East of Stapleford within 50m of site

2.12 Stapleford to Chilwell Urban Corridor within 250m of site

Access (16)**Public Rights of Way (a: within site) (3)**

214.04m of BeestonFP22 (FP) dissects site
278.31m of BeestonBW26 (BW) dissects site
672.62m of BeestonBW21 (BW) dissects site

Public Rights of Way (b: around site) (13)

StaplefordBW21 (BW) within 50m of site
BeestonBW26 (BW) within 50m of site
BeestonBW27 (BW) within 50m of site
BeestonBW21 (BW) within 50m of site
BeestonFP22 (FP) within 50m of site
BeestonFP25 (FP) within 50m of site
StaplefordFP12 (FP) within 100m of site
BeestonBW27 (BW) within 100m of site
StaplefordBW21 (BW) within 100m of site
BeestonFP25 (FP) within 100m of site
BeestonBW28 (BW) within 250m of site
BeestonFP101 (FP) within 250m of site
BeestonFP122 (FP) within 250m of site

Other (1)**National Character Areas (1)**

100% (34.68ha) of site in Sherwood

End of report for site 407

Site 407: Land between A52 Stapleford and Chilwell Lane Bramcote – 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/importantnegative |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 1. Housing | <p>250 homes.</p> <p>Some constraints to housing delivery:</p> <ul style="list-style-type: none"> • A52 noise (buffer required) • Woodland (Burnt Hill) • Topography • Adjacent to LWS • Landscape designations • Access issues • Public Rights of Way and Greenways (Saved Policy RC16) cross site. <p>Strong potential for affordable housing.</p> <p>However, despite above constraints, 100+ houses still deliverable.</p> | Noise buffer. |
| 2. Health | <p>Bramcote Surgery 472m from site.</p> <p>King George's Park 326m from site.</p> | Ensure access to village facilities. |

Site 407: Land between A52 Stapleford and Chilwell Lane Bramcote – GREEN BELT SITE

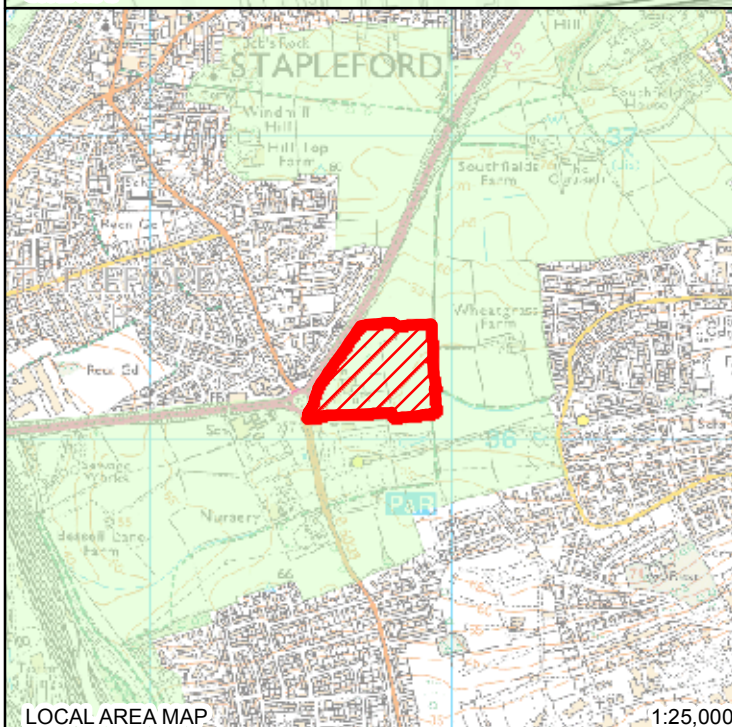
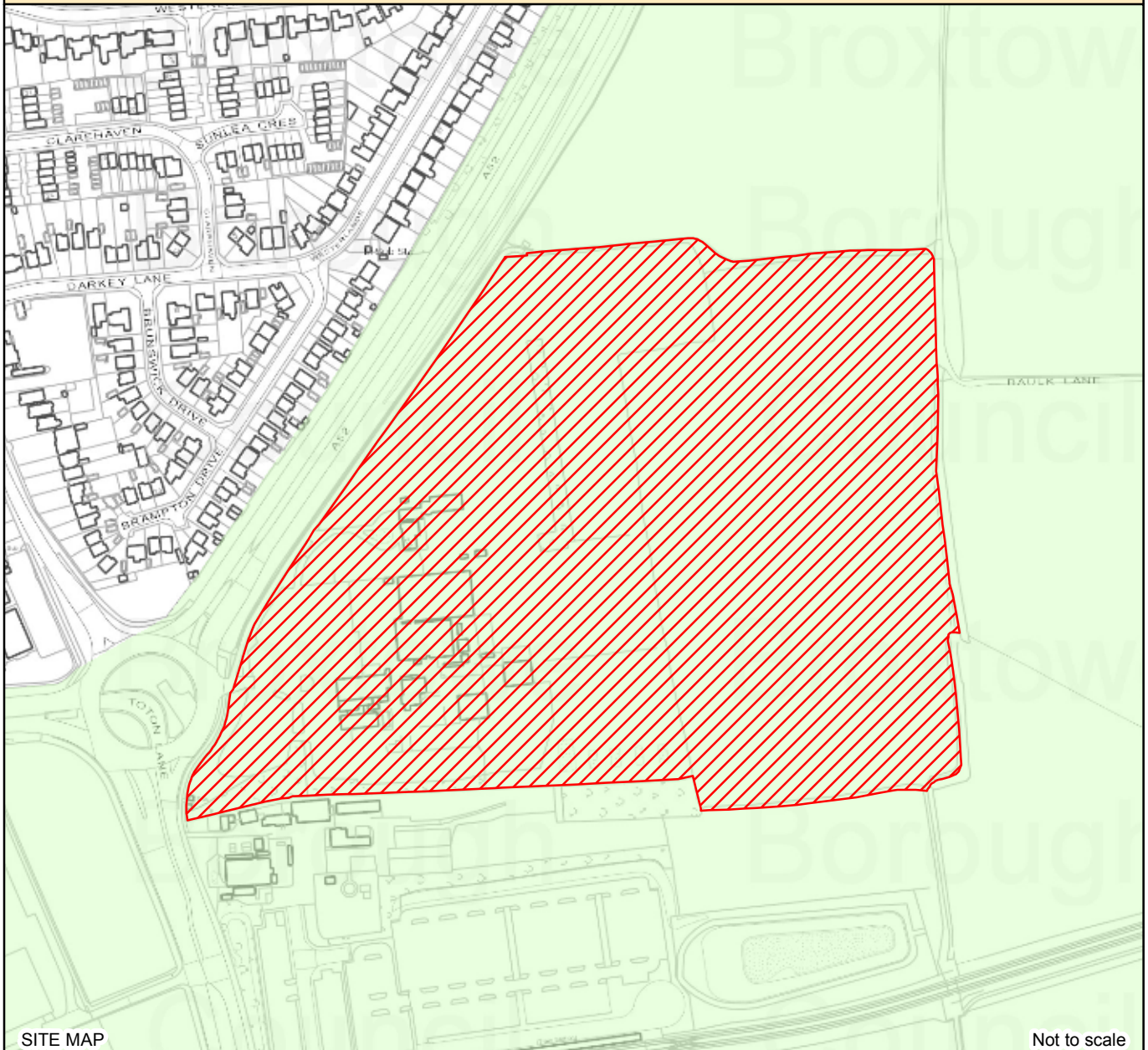
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 3. Heritage | Abuts and within significant views as identified in the Bramcote Conservation Area Appraisal. | Masterplan |
| 4. Crime | | |
| 5. Social | Bramcote CofE Primary School 751m. from site. George Spencer Academy 386m. from site. Bramcote Post Office 467m. from site. Bramcote Leisure Centre 686m. from site. Inham Nook Library 151m. from site. King George's Park 326m. from site. | |
| 6. Biodiversity & Green Infrastructure | Adjacent to LWS- Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') and T.P.O. | Woodland buffer. |

Site 407: Land between A52 Stapleford and Chilwell Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | <p>Northern part has considerable conservation value – adjacent Bramcote Conservation Area and Mature Landscape Area and it contains several listed buildings and TPOs. The land cover of the site is a mixture of farmland, recreational land and residential properties. There is considerable potential for loss of historic character and village vernacular as a result of development on the site; in addition, the site forms part of a break in what is otherwise a heavily populated area. Overall, the site has a high landscape sensitivity and medium visual sensitivity.</p> <p>Southern part of the site is a series of arable fields bounded by the edge of Chilwell, Bramcote Conservation Area and the A52. It acts as a green finger between the settlements of Beeston (Toton) and Stapleford (Bramcote Hills) and as such has a medium landscape susceptibility and sensitivity; there is also potential for conflicts with the Bramcote Conservation Area and its village vernacular. Visually, there is a medium visual sensitivity to development on the site, which forms part of the overall visual amenity for residential and recreational receptors.</p> | <p>Minor northern part of site unable to be mitigated due to high landscape sensitivity and loss of historic elements.</p> <p>Southern part:</p> <p>Consider designation of Local Green Space about the site and/or Nature Improvement Area.</p> <p>Exemplar design.</p> <p>Along A52, retain and enhance all mature vegetation on site.</p> <p>Landscape buffer to north and east to protect the conservation area at Bramcote and prevent coalescence.</p> |
| 8. Natural Resources & Flooding | Majority of site is BMV agricultural land. | |

Site 407: Land between A52 Stapleford and Chilwell Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Toton Park and Ride 453m. from site.</p> <p>Tram route part of Greater Nottingham Cycle Network.</p> <p>At least quarter hourly '36' bus services in Chilwell and half hourly 18 service in Bramcote.</p> | Urban design transport routes to support development. |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | Integrate with Toton economic development. |
| 14. Economic Structure | | |



- Site
- Green Belt Extent
- Broxtowe Boundary

Site area (ha): 10.17

Potential dwellings: 150

Site type: Green Belt

Easting: 449768

Northing: 336210

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Garden Centre

Location:

Adjacent Main Built Up Area

Housing Market:

Strong

Topography:

Minor topographical constraints

Brownfield or Greenfield:

Site predominantly Brownfield

Landscape Character:**Landscape Quality:****Site Prominence:**

Fairly prominent location

Neighbours:

Moderate adverse effects from adjacent occupiers for development of the site for housing

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (7)Bus Stops (5)

NET Park & Ride 139m from site

Toton Lane 251m from site

Toton Lane 253m from site

Clarehaven 327m from site

Clarehaven 334m from site

Tram Stops (2)

Toton Park and Ride 156m from site

Inham Road 481m from site

Schools (5)Primary (4)

Eskdale Junior School 827m from site

Fairfield Primary School 854m from site

Sunnyside Primary and Nursery School 883m from site

Alderman Pounder Infant School 992m from site

Secondary (1)

George Spencer Academy 196m from site

Consumer Services (2)Food Retail (2)

Christ Cares News 487m from site

Chilwell Mini Market 662m from site

Community Facilities (8)Halls And Community Centres (1)

Chilwell Community Centre 766m from site

Leisure Centres (1)

Bramcote Leisure Centre 1787m from site

Libraries (1)

Inham Nook Library 766m from site

Open Spaces (4)

Judson Avenue Open Space 272m from site

Eskdale Drive Open Space 414m from site

Archers Field Recreation Ground 440m from site

Field Lane Estate Open Space 459m from site

Public Houses (1)

Magpie 201m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (10.17ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (2)

0.14% (0.01ha) of site in Chilwell West

99.86% (10.15ha) of site in Toton and Chilwell Meadows

Flood (3)Surface Water Flooding (3)

0.28% (0.03ha) of site in Surface Water Flood Map 1 in 30

1.68% (0.17ha) of site in Surface Water Flood Map 1 in 100

22.25% (2.26ha) of site in Surface Water Flood Map 1 in 1000

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

Wheatgrass Farm (LIE) within 250m of site

Natural Environment (2)Agricultural Land Classification (2)

0.98% (0.1ha) of site in URBAN

99.02% (10.07ha) of site in GRADE 2

Green Infrastructure (4)Proposed Green Infrastructure Corridors (a: within site) (2)

220.01m of 2.12 Stapleford to Chilwell Urban Corridor dissects site

278.56m of 2.22 A52 Corridor South East of Stapleford dissects site

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

2.12 Stapleford to Chilwell Urban Corridor within 50m of site

2.22 A52 Corridor South East of Stapleford within 50m of site

Access (6)Public Rights of Way (a: within site) (2)

39.14m of BeestonBW27 (BW) dissects site

173.2m of BeestonBW21 (BW) dissects site

Public Rights of Way (b: around site) (4)

BeestonBW21 (BW) within 50m of site

BeestonBW28 (BW) within 50m of site

BeestonBW27 (BW) within 50m of site

BeestonBW28 (BW) within 100m of site

Other (1)National Character Areas (1)

100% (10.17ha) of site in Sherwood

End of report for site 403

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

403: Bardills Garden Centre Toton Lane Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 1. Housing | <p>150 homes.</p> <p>Constraints:</p> <ul style="list-style-type: none"> • Potential access / highway safety issues • Noise from A52 / buffers possibly needed • Public rights of way along boundaries only. <p>Sufficient land for 150 even discounting for constraints.</p> <p>Strong potential for affordable housing.</p> | Noise buffer. |
| 2. Health | <p>Hillside Medical Centre over a kilometre from site- 20 mins.+ by walking and bus.</p> <p>Public open space over 400m.</p> | Internal public open space. |
| 3. Heritage | | |
| 4. Crime | | |

403: Bardills Garden Centre Toton Lane Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5. Social | <p>George Spencer Academy 196m. from site.</p> <p>Christ Cares News 487m. from site. Chilwell Mini Market 662m. from site.</p> <p>Magpie pub 201m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | Interrupts the Stapleford to Chilwell Urban Corridor GI. | |

403: Bardills Garden Centre Toton Lane Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
| 7. Environment Landscape | The area is a series of arable fields sitting between Beeston (Toton) and Stapleford; it also incorporates a terminus of the NET tram line - including associated infrastructure and open space - and Bardills Garden Centre. These aspects give the site an urbanised feel. The high degree of human influence across the study area means that there is little tranquillity and the landscape value is overall low. When taken into account with the low landscape susceptibility, this contributes to the overall low landscape sensitivity within the study area. Visually, the site contains indicators of value, giving an overall medium visual value. There are a high number of potential receptors and a number of open views, although others are constrained by vegetation and built form. Overall the visual susceptibility and sensitivity are both medium. | Retain and enhance existing mature vegetation including TPOs. |
| 8. Natural Resources & Flooding | Majority of site is BMV agricultural land. | |
| 9. Waste | Demolition of garden centre. | Demolition site waste management plan. |
| 10. Energy & Climate Change | | |

403: Bardills Garden Centre Toton Lane Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| 11. Transport | <p>Toton HS2 station less than a kilometre.</p> <p>Toton Park and Ride 156m. from site.</p> <p>Tram route part of Greater Nottingham Cycle Network (although not direct into the Park and Ride).</p> <p>Hourly 510 bus service.</p> | Urban design transport routes connections to support development. |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | Integrate with Toton economic development. |
| 14. Economic Structure | | |



Not to scale



1:25,000

BOROUGH MAP

 Site
 Green Belt Extent
 Broxtowe Boundary

Site area (ha): 28.86

Potential dwellings:

Site type: Green Belt

Easting: 450130

Northings: 336198

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Strong

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Site would be highly visible from the A52

Neighbours:

Setting with no adverse effects, apart from the A52

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Unknown

Public Transport (8)Bus Stops (5)

Valley Road 58m from site

Eskdale Drive 176m from site

NET Park & Ride 200m from site

Oak Acre 209m from site

Caldbeck Court 427m from site

Tram Stops (3)

Inham Road 106m from site

Toton Park and Ride 257m from site

Eskdale Drive 646m from site

Schools (5)Primary (3)

Eskdale Junior School 444m from site

Sunnyside Primary and Nursery School 503m from site

Alderman Pounder Infant School 604m from site

Secondary (2)

George Spencer Academy 582m from site

Alderman White School and Language College 941m from site

Health (1)Doctors (1)

Hillside Medical Centre 866m from site

Consumer Services (3)Food Retail (2)

Chilwell Mini Market 362m from site

Deepak Food Store 390m from site

Post Offices (1)

Sunnyside Post Office 861m from site

Community Facilities (9)Halls And Community Centres (1)

Chilwell Community Centre 401m from site

Leisure Centres (1)

Bramcote Leisure Centre 1477m from site

Libraries (1)

Inham Nook Library 401m from site

Open Spaces (5)

Eskdale Drive Open Space 46m from site

Field Lane Estate Open Space 164m from site

Judson Avenue Open Space 327m from site

Inham Wood 356m from site

Inham Nook Recreation Ground 460m from site

Public Houses (1)

Inham Nook 433m from site

Land Use Policy Constraints (1)Green Belt (1)

99.92% (20.55ha) of site in Green Belt

Administrative Boundary (3)Borough Ward (3)

0.18% (0.04ha) of site in Bramcote

0.33% (0.07ha) of site in Toton and Chilwell Meadows

99.49% (20.46ha) of site in Chilwell West

Flood (5)Surface Water Flooding (3)

3.57% (0.73ha) of site in Surface Water Flood Map 1 in 30

5.74% (1.18ha) of site in Surface Water Flood Map 1 in 100

21.16% (4.35ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

0.01% (0ha) of site in < 25% (Clearwater)

0.3% (0.06ha) of site in < 25% (Clearwater and Superficial Deposits Flooding)

Heritage (1)Local Interest Buildings (a: within site) (1)

1.82% (0.37ha) of site in Wheatgrass Farm (LIE)

Natural Environment (3)Agricultural Land Classification (3)

8.81% (1.81ha) of site in URBAN

11.48% (2.36ha) of site in GRADE 3

79.71% (16.39ha) of site in GRADE 2

Local Plan 2004 (2)

99.92% (20.55ha) of site in Green Belt 2004

446.74m of Cator Lane Chilwell to Baulk Lane Stapleford dissects site

Green Infrastructure (5)Proposed Green Infrastructure Corridors (a: within site) (1)

410.83m of 2.12 Stapleford to Chilwell Urban Corridor dissects site

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

2.23 Toton Sidings to Chilwell within 50m of site

2.12 Stapleford to Chilwell Urban Corridor within 50m of site

2.23 Toton Sidings to Chilwell within 100m of site

2.22 A52 Corridor South East of Stapleford within 250m of site

Access (6)Public Rights of Way (a: within site) (2)

132.42m of BeestonBW27 (BW) dissects site

347.23m of BeestonBW28 (BW) dissects site

Public Rights of Way (b: around site) (4)

BeestonBW27 (BW) within 50m of site

BeestonBW21 (BW) within 50m of site

BeestonBW28 (BW) within 50m of site

BeestonBW21 (BW) within 100m of site

Other (1)National Character Areas (1)

100% (20.56ha) of site in Sherwood

MBA Site Allocations Sustainability Appraisal
Site 132: Land at Wheatgrass Farm Chilwell – 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/importantnegative |

Site 132: Land at Wheatgrass Farm Chilwell – GREEN BELT SITE

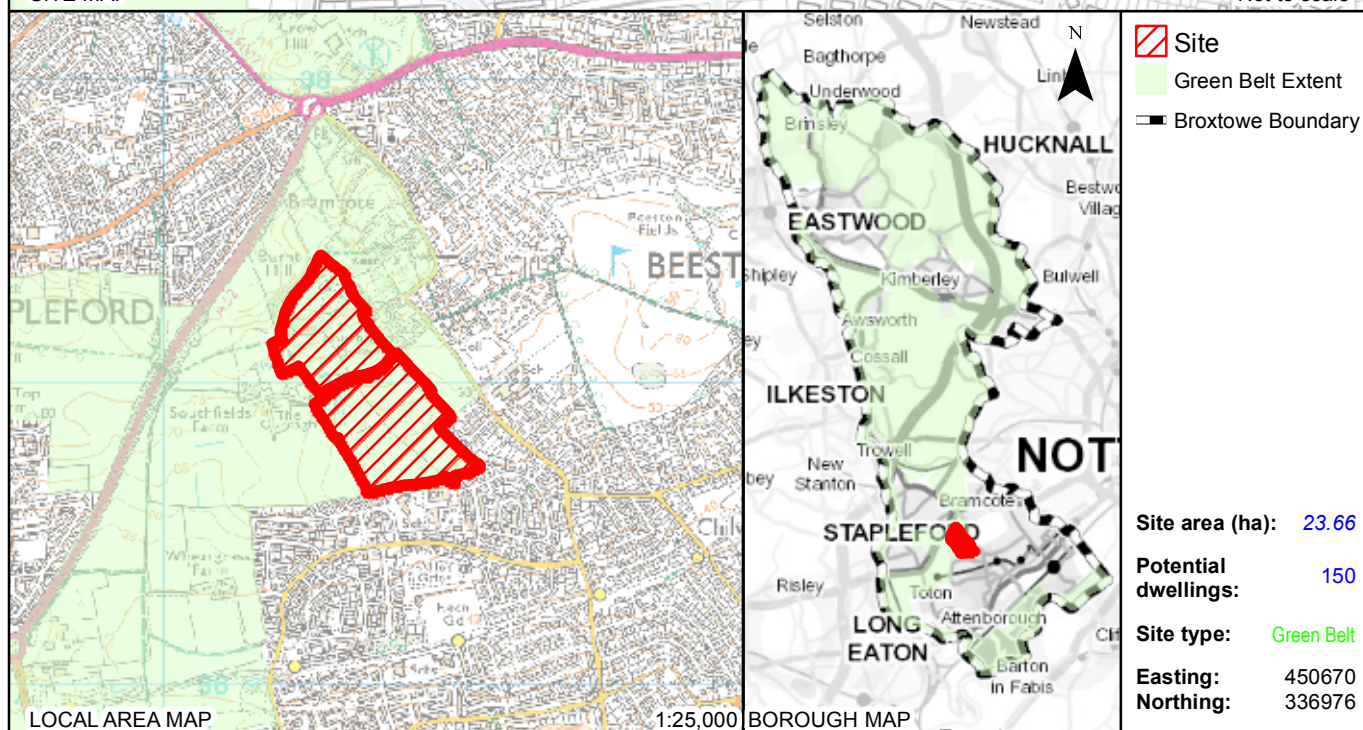
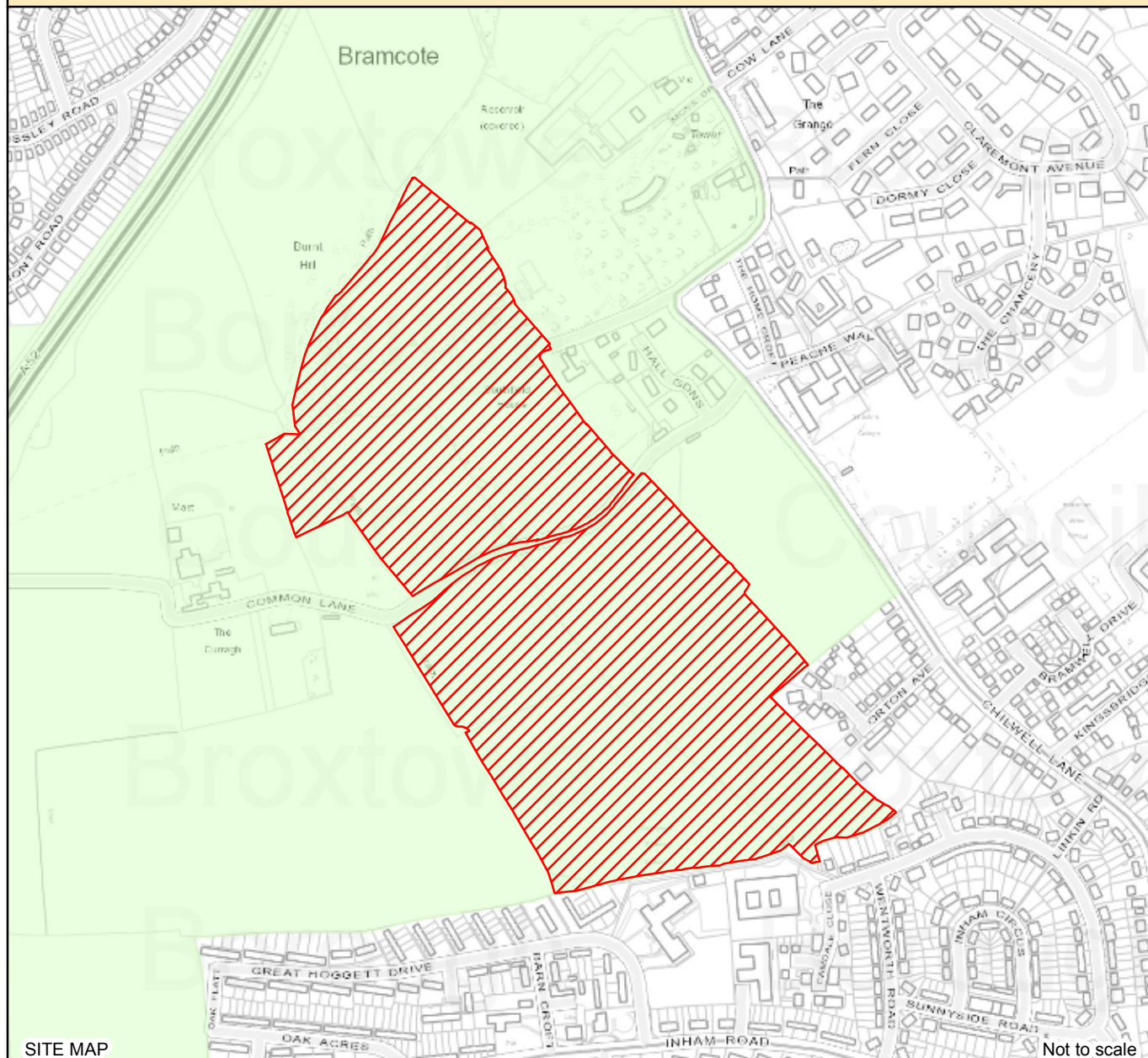
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 1. Housing | <p>150 homes.</p> <p>Part of a Strategic Location for Growth in the Core Strategy.</p> <p>NET route would limit development.</p> <p>Constraints include Public Rights of Way and Greenways (Saved Policy RC16).</p> <p>Prominent rising land.</p> <p>Good access potential.</p> <p>Good potential for affordable housing.</p> | |
| 2. Health | <p>The Valley Surgery 866m. from site.</p> <p>Eskdale Drive Public Open Space 15m. from site.</p> | Ensure access to village facilities. |
| 3. Heritage | Wheatgrass Farm is itself a non-designated heritage asset of which the land is a setting. | Masterplan |
| 4. Crime | | |

Site 132: Land at Wheatgrass Farm Chilwell – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 5. Social | <p>Chilwell Community Centre 401m. from site.</p> <p>George Spencer Academy 582m. from site.</p> <p>Chilwell Mini Market 185m. from site.</p> <p>Bramcote Leisure Centre 686m. from site.</p> <p>Inham Nook Library 401m. from site.</p> | Ensure access to village facilities. |
| 6. Biodiversity & Green Infrastructure | Covers the Stapleford to Chilwell Urban Corridor GI. | |
| 7. Environment Landscape | <p>The area is a series of arable fields bounded by the edge of Toton, Bramcote Conservation Area and the A52. It acts as a green finger between the settlements of Beeston (Toton) and Stapleford (Bramcote Hills) and as such has a medium landscape susceptibility and sensitivity. Visually, there is a medium visual sensitivity to development on the site, which forms part of the overall visual amenity for residential and recreational receptors.</p> | Exemplar design. |
| 8. Natural Resources & Flooding | Majority of site is BMV agricultural land. | |

Site 132: Land at Wheatgrass Farm Chilwell – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Inham Road tram stop 95m. from site. Toton Park and Ride 255m. from site.</p> <p>Tram route part of Greater Nottingham Cycle Network.</p> <p>At least quarter hourly '36' bus services in Chilwell.</p> | Urban design transport routes to support development. |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | Integrate with Toton economic development. |
| 14. Economic Structure | | |



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Strong

Topography:

Severe topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site_Prominence:****Neighbours:**

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (9)Bus Stops (5)

Alderman White School 126m from site

Alderman White School 131m from site

Chilwell Lane 141m from site

Chilwell Lane 149m from site

Great Hoggett Drive 185m from site

Tram Stops (4)

Eskdale Drive 518m from site

Bramcote Lane 583m from site

Inham Road 624m from site

Cator Lane 804m from site

Schools (8)Primary (6)

Sunnyside Primary and Nursery School 46m from site

Bramcote CofE Primary School 522m from site

Alderman Pounder Infant School 570m from site

Eskdale Junior School 573m from site

Wadsworth Fields Primary School 779m from site

Bramcote Hills Primary School 971m from site

Secondary (2)

Alderman White School and Language College 206m from site

Bramcote Park Business and Enterprise School 847m from site

Health (2)Dentists (1)

519m from site

Doctors (1)

553m from site

Consumer Services (3)Food Retail (2)

Deepak Food Store 111m from site

Bramcote Stores 286m from site

Post Offices (1)

Sunnyside Post Office 234m from site

Community Facilities (9)Halls And Community Centres (1)

Chilwell Community Centre 153m from site

Leisure Centres (1)

Bramcote Leisure Centre 617m from site

Libraries (1)

Inham Nook Library 153m from site

Open Spaces (5)

Burnt Hill Wood 4m from site

Sunnyside Junior School 19m from site

King George's Park 137m from site

Inham Nook Allotments 226m from site

St Lukes Church 255m from site

Public Houses (1)

Inham Nook 148m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (23.66ha) of site in Green Belt

Administrative Boundary (1)Borough Ward (1)

100% (23.66ha) of site in Bramcote

Flood (5)Surface Water Flooding (3)

0.07% (0.02ha) of site in Surface Water Flood Map 1 in 30

0.11% (0.03ha) of site in Surface Water Flood Map 1 in 100

2.32% (0.55ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

0.69% (0.16ha) of site in < 25% (Superficial Deposits Flooding)

44.99% (10.64ha) of site in < 25% (Clearwater)

Heritage (12)Listed Buildings (b: around site) (5)

STABLES AND COACH HOUSE AT SOUTHFIELD HOUSE (II) within 50m of site

SOUTHFIELD HOUSE AND THE COTTAGE AND BOUNDARY WALL (II) within 50m of site

STABLES AND COACH HOUSE AT SOUTHFIELD HOUSE (II) within 100m of site

SOUTHFIELD HOUSE AND THE COTTAGE AND BOUNDARY WALL (II) within 100m of site

THE GROVE (II) within 250m of site

Conservation Areas (a: within site) (1)

16.88% (3.99ha) of site in Bramcote

Conservation Areas (b: around site) (1)

Bramcote within 50m of site

Local Interest Buildings (b: around site) (5)

The Old Cottage (LICA) within 50m of site

The Old Cottage (LICA) within 100m of site

4 The Home Croft (LICA) within 250m of site

Harvey House (LICA) within 250m of site

Outbuildings at Manor Court (LICA) within 250m of site

Natural Environment (16)Agricultural Land Classification (3)

15.79% (3.74ha) of site in GRADE 3

20.69% (4.9ha) of site in GRADE 2

63.52% (15.03ha) of site in URBAN

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

King George's Park (Confirmed 2008) within 250m of site

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

11% (2.6ha) of site in Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora')

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

Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') within 50m of site

Tree Preservation Orders Group or Woodland (7)

0.14% (0.03ha) of site in BESSELL LANE 1987 (TPO/STA/03/A1)

0.15% (0.04ha) of site in BRAMCOTE 1968 (TPO/BRA/01/W2)

0.2% (0.05ha) of site in BRAMCOTE 1968 (TPO/BRA/01/G4)

0.28% (0.07ha) of site in BRAMCOTE 1968 (TPO/BRA/01/G3)

0.3% (0.07ha) of site in BRAMCOTE 1968 (TPO/BRA/01/G5)

0.49% (0.12ha) of site in BRAMCOTE 1968 (TPO/BRA/01/W4)

6.53% (1.55ha) of site in BRAMCOTE 1968 (TPO/BRA/01/W3)

Tree Preservation Orders Single (3)

BRAMCOTE VILLAGE 1991 within site boundary (TPO/BRA/10/T51)

MOSS DRIVE BRAMCOTE 1994 within site boundary (TPO/BRA/12/T1)

BRAMCOTE VILLAGE 1991 within site boundary (TPO/BRA/10/T52)

Green Infrastructure (2)

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

2.22 A52 Corridor South East of Stapleford within 250m of site

2.10 Bramcote Corridor and Boundary Brook within 250m of site

Access (9)

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

198.96m of BeestonFP25 (FP) dissects site

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

BeestonFP25 (FP) within 50m of site

BeestonFP22 (FP) within 50m of site

BeestonFP22 (FP) within 100m of site

BeestonFP23 (FP) within 100m of site

BeestonBW26 (BW) within 250m of site

BeestonFP98 (FP) within 250m of site

BeestonFP45 (FP) within 250m of site

BeestonBW39 (BW) within 250m of site

Other (1)

National Character Areas (1)

100% (23.66ha) of site in Sherwood

End of report for site 111

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| 1. Housing | <p>150 homes</p> <p>Significant constraints on northern part:</p> <ul style="list-style-type: none"> • Topography • Woodland • Landscape designations, LWS • Part in Conservation Area. <p>Sufficient land remaining for 150 dwellings.</p> <p>Southern part of site largely free from constraints.</p> <p>Strong potential for affordable housing.</p> | Focus development in southern part. |
| 2. Health | <p>Bramcote Surgery 553m. from site.</p> <p>King George's Park 137m from site.</p> | |

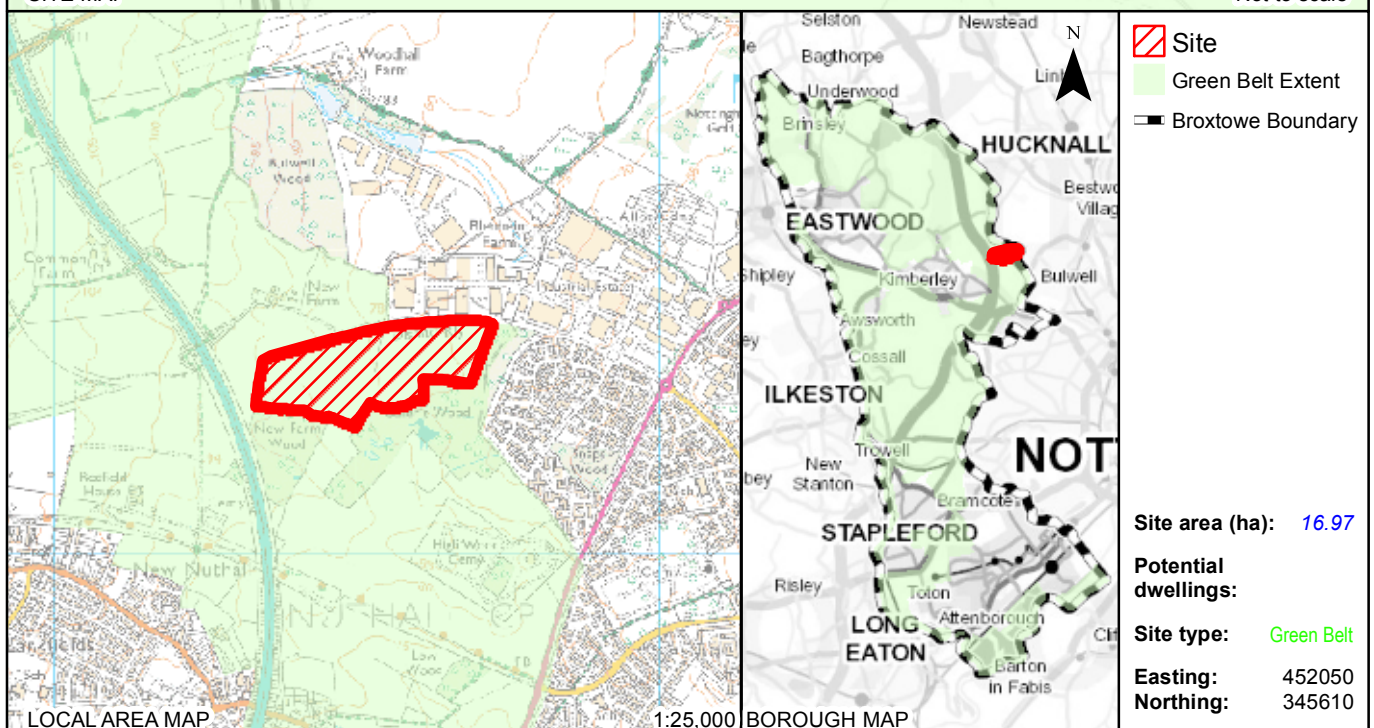
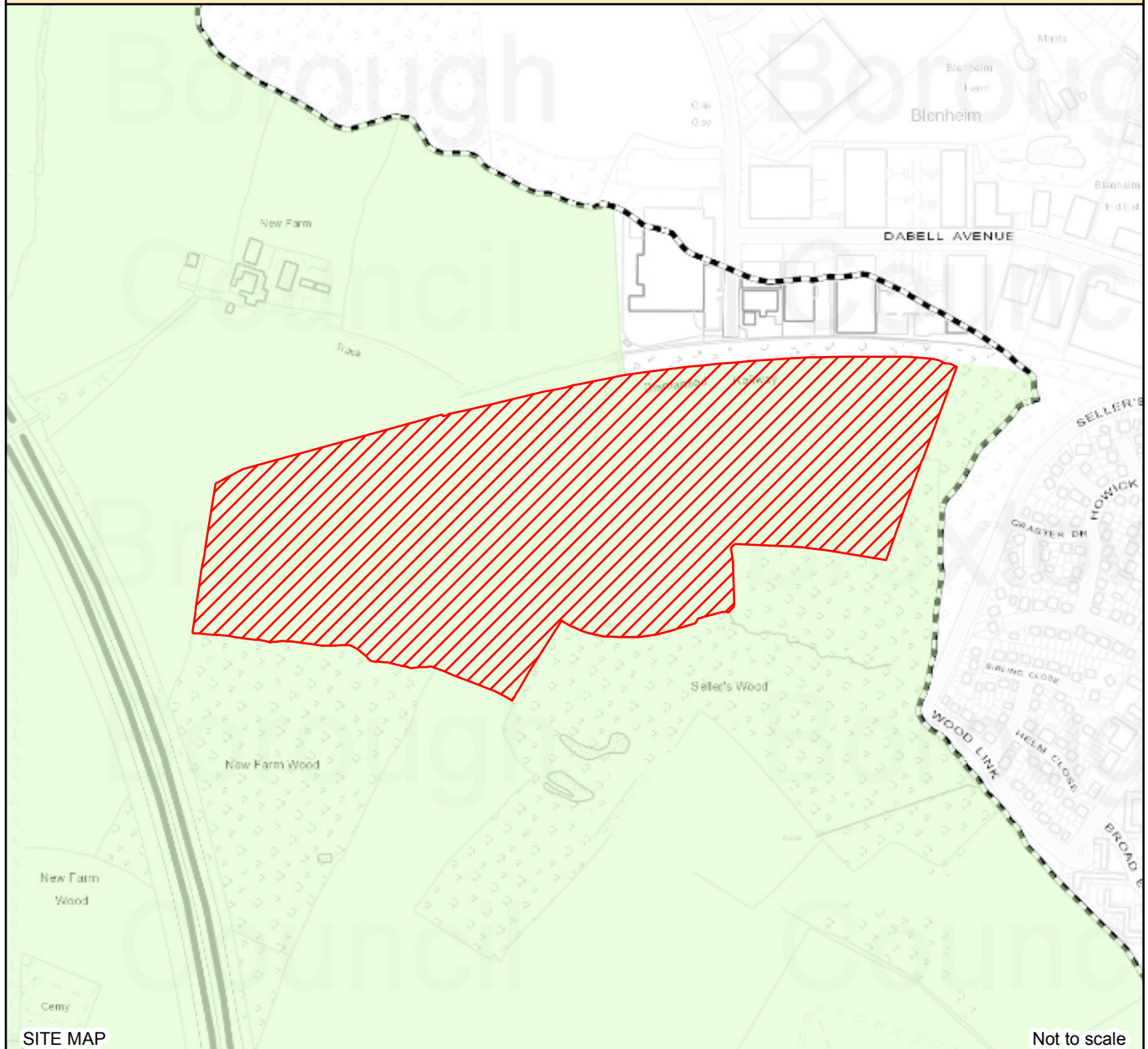
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 3. Heritage | <p>Abuts and within significant views as identified in the Bramcote Conservation Area Appraisal.</p> <p>Bramcote Hall Monument site on the Site surrounded by the remnant of the park on the Site, including the Haha. Remnants of the garden terraces still survive. The Grounds of Bramcote Hall including the Terraced area are therefore non-designated heritage assets.</p> <p>Well Monument on site.</p> | Masterplan |
| 4. Crime | | |

Site 111: Land off Moss Drive Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 5. Social | <p>Bramcote CofE Primary School 522m from site.</p> <p>Alderman White School and Language College 206m. from site.</p> <p>Bramcote Lane Stores 286m. from site.</p> <p>Sunnyside Post Office 234m. from site.</p> <p>Bramcote Leisure Centre 617m. from site.</p> <p>Inham Nook Library 153m. from site.</p> <p>King George's Park 137m. from site.</p> <p>St Lukes Church 255m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | <p>Adjacent King George's Park LNR.</p> <p>11% (2.6ha) of site in Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora').</p> <p>Encloses TPOs.</p> | <p>Develop away from LNR, LWS and TPOs.</p> <p>Woodland buffer.</p> |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | <p>Bramcote MLA north of Common Lane and Burnt Hill Prominent Area for Special Protection.</p> <p>Northern part has considerable conservation value - a Conservation Area or Mature Landscape Area and several listed buildings and TPOs. The land cover of the site is a mixture of farmland, recreational land and residential properties. There is considerable potential for loss of historic character and village vernacular as a result of development on the site; in addition, the site forms part of a break in what is otherwise a heavily populated area. Overall, the site has a high landscape sensitivity and medium visual sensitivity.</p> | <p>Northern site unable to be mitigated due to high landscape sensitivity and loss of historic elements.</p> <p>Southern part:</p> <p>Consider designation of Local Green Space about the site and/or Nature Improvement Area.</p> <p>Exemplar design.</p> <p>Landscape buffer to north and east to protect the conservation area at Bramcote and prevent coalescence.</p> |
| 8. Natural Resources & Flooding | Just under half of site is BMV agricultural land. | Avoiding BMV land may significantly reduce the developable area. |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11. Transport | <p>Eskdale Drive tram stop 518m. from site.</p> <p>Common Lane quiet cycle route/Bramcote Greenway cycle route.</p> <p>At least quarter hourly '36' bus services in Chilwell and half hourly 18 service in Bramcote.</p> | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application Pre Application Discussions

Existing Use:**Location:**

Within Main Built Up Area

Housing Market:**Topography:****Brownfield or Greenfield:****Landscape Character:****Landscape Quality:****Site Prominence:****Neighbours:****Ownership:****Operational or tenancy issues:****Public Transport (5)**Bus Stops (5)

Centurion Business Centre 119m from site

Centurion Business Park 125m from site

Caterpillar 128m from site

Centurion Business Centre 129m from site

Sellers Wood Drive West H&R 149m from site

Schools (1)Secondary (1)

The Bulwell Academy 972m from site

Consumer Services (3)Food Retail (2)

Select 684m from site

Aldi 755m from site

Shopping Centres (1)

Limekiln Court 706m from site

Community Facilities (7)Halls And Community Centres (1)

St. John's Family Centre 309m from site

Leisure Centres (1)

Kimberley Leisure Centre 1447m from site

Libraries (1)

Kimberley Library 1799m from site

Open Spaces (3)

Sellers Wood 0m from site

New Farm Wood 0m from site

Nuthall Cemetery 370m from site

Public Houses (1)

The Lime Kiln 668m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (16.97ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (16.97ha) of site in Nuthall East and Strelley

Parish (1)

100% (16.97ha) of site in Nuthall

Flood (6)Surface Water Flooding (3)

0.1% (0.02ha) of site in Surface Water Flood Map 1 in 30

0.38% (0.06ha) of site in Surface Water Flood Map 1 in 100

Surface Water Flooding (3)

1.74% (0.3ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

42.91% (7.28ha) of site in < 25% (Clearwater)

57.09% (9.69ha) of site in >= 25% <50% (Clearwater)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 255.45m

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

New Farm (LIE) within 250m of site

Natural Environment (13)Agricultural Land Classification (2)

42.19% (7.16ha) of site in GRADE 2

57.81% (9.81ha) of site in GRADE 3

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

0.02% (0ha) of site in Land South Of Blenheim Industrial Estate Nuthall (2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')

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

Land South Of Blenheim Industrial Estate Nuthall (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site

Land South Of Blenheim Industrial Estate Nuthall (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site

Land South Of Blenheim Industrial Estate Nuthall (2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora') within 50m of site

Land South Of Blenheim Industrial Estate Nuthall (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 100m of site

Land South Of Blenheim Industrial Estate Nuthall (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 100m of site

Land South Of Blenheim Industrial Estate Nuthall (1/30 'An ancient deciduous woodland with a characteristic ground flora') within 250m of site

Land South Of Blenheim Industrial Estate Nuthall (2/1002 'An area of notable calcareous grassland and pond') within 250m of site

SSSI (b: around site) (3)

Seller's Wood within 50m of site

Seller's Wood within 100m of site

Bulwell Wood within 250m of site

Local Plan 2004 (1)

100% (16.97ha) of site in Green Belt 2004

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

2.15 Sellers Wood and New Farm Wood within 50m of site

2.8 Kimberley Cutting within 50m of site

2.15 Sellers Wood and New Farm Wood within 100m of site

2.8 Kimberley Cutting within 100m of site

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

NuthallFP1 (FP) within 250m of site

Other (1)National Character Areas (1)

100% (16.97ha) of site in Southern Magnesian Limestone

End of report for site 683

Nuthall Site Allocations Sustainability Appraisal Green Belt Review site Nuthall

| | | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|-------------------------------|
| | | | | | | | | | | | | | | | 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 |

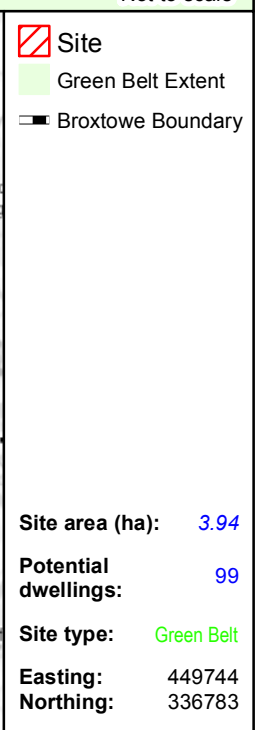
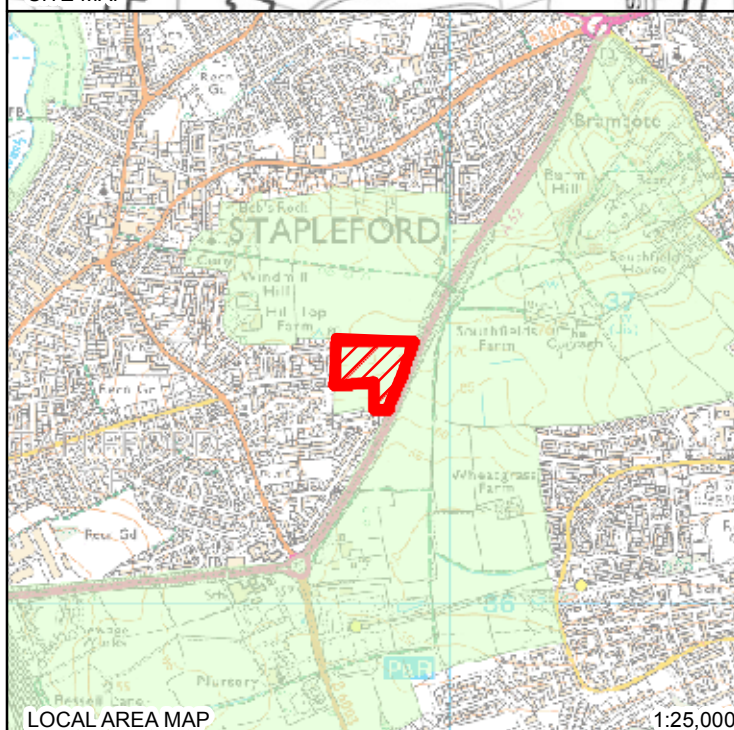
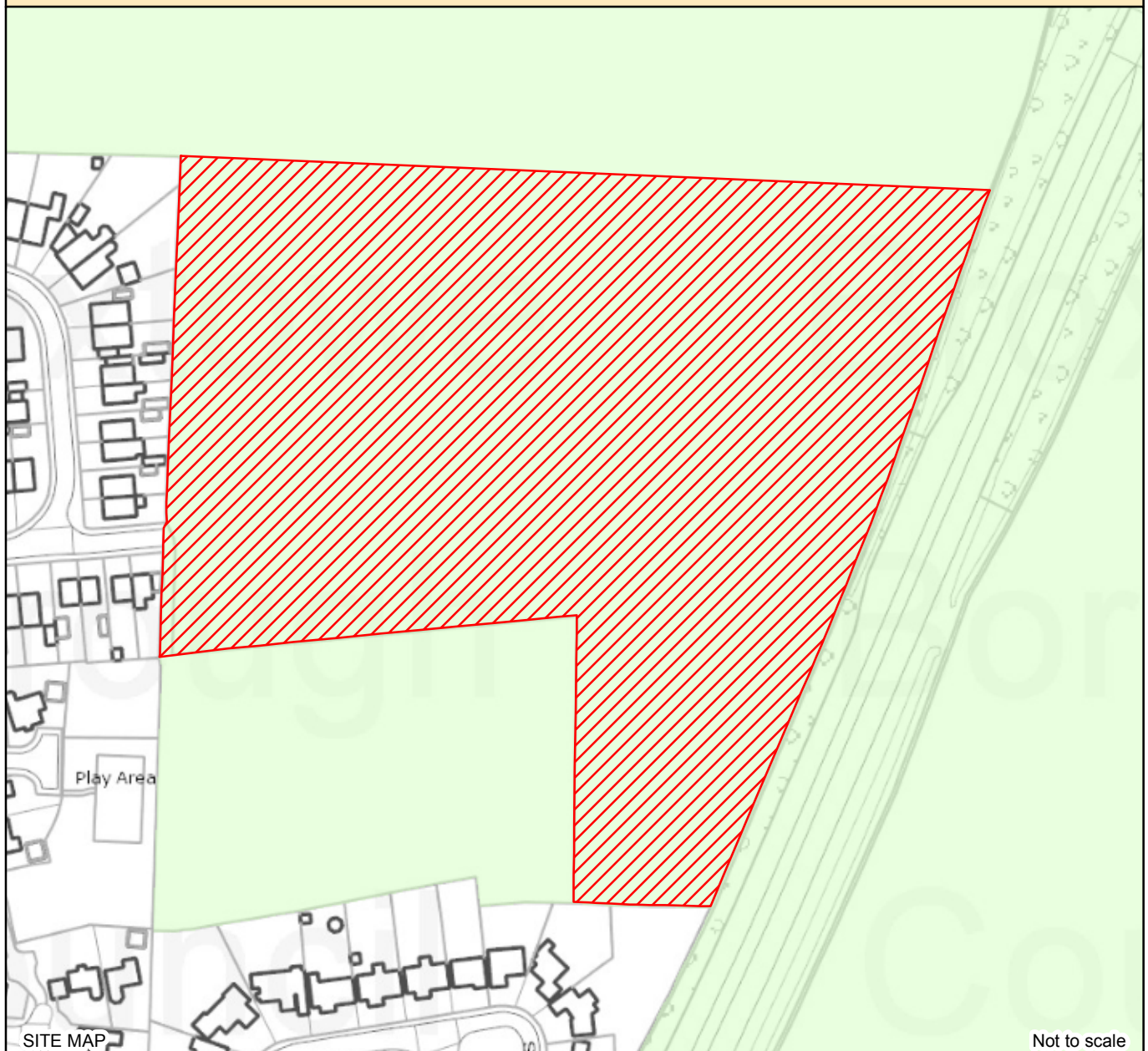
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 1. Housing | 120 homes. | |
| 2. Health | <p>2 km. to nearest GP service in Bulwell; 17 mins. by public transport on quarter hourly Yellow Line services.</p> <p>New green infrastructure is proposed as no existing formal public open space.</p> | New green infrastructure part of mixed use. |
| 3. Heritage | New Farm non designated heritage asset, of which this site is part of the setting, within 250 metres. | |
| 4. Crime | | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 5. Social | <p>The Temple Centre Nuthall over a kilometre from site.</p> <p>Nuthall Cemetery 370m from site.</p> <p>Bulwell about a kilometre away is to be enhanced to a Town Centre under Core Strategy Policy 6 5. b).</p> | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>6. Biodiversity & Green Infrastructure</p> | <p>Seller's Wood SSSI ("A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest"), a NWT Nature Reserve, adjacent to site.</p> <p>Site also lies within the Impact Risk Zone buffer for Bulwell Wood SSSI; an ancient deciduous woodland (in Ashfield) with a characteristic ground flora, together with a valuable clean-water pool, a small pond and a scrubby green lane (the latter in Broxtowe).</p> <p>A minimal amount of the site encloses Blenheim Disused Railway LWS; "An interesting wooded disused railway supporting a valuable and rather calcareous ground flora". New Farm Wood LWS is close; "An interesting deciduous woodland with a notable flora reflecting the varied underlying geology".</p> <p>Enhanced GI part of mixed land use.</p> | <p>Buffer (the Secretary of State has supported the arguments for a 15m buffer around affected ancient woodland) and management masterplan. Natural England would welcome opportunities here for more woodland as part of the green space and opportunities to link between Seller's Wood and Bulwell Wood, looking for a move towards 'Lawton Principles of bigger, better, more joined-up' for planning the GI and biodiversity gains for this site. Planning the site development in this way would reduce woodland fragmentation and provide links between existing areas of woodland habitat in the locality. Again it would welcome opportunities for engagement with developers through its DAS Service for maximising green infrastructure at this site.</p> |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 7. Environment Landscape | <p>The site is a series of arable fields, ancient woodland and industrial land on the edge of Hucknall and Bulwell. The M1 motorway forms the western site boundary. The study area incorporates a number of recreational and conservation features and is closely representative of the LCA in which it sits; these factors contribute to a medium landscape value.</p> <p>Development of the site could result in perceived coalescence between the settlements of Bulwell, Nuthall and Hucknall, as well as increased urbanisation on the rural edge of Hucknall. There is a medium landscape sensitivity. A large number of potential receptors are present and views across and within the site contribute to the experience of recreational receptors. Overall there is a medium visual sensitivity.</p> | |
| 8. Natural Resources & Flooding | Grades 2 and 3 agricultural land. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Quarter hourly Yellow Line services from Seller's Wood Drive. | |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|--------------------------------------------------------------------------------------|----------------------|
| 12. Employment | Access to Blenheim Industrial Estate. Stimulates construction and other jobs. | |
| 13. Innovation | High technology users on Blenheim Industrial Estate. | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Visible from the A52

Neighbours:

Slight adverse effects from adjacent A52

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Unknown

Public Transport (7)Bus Stops (5)

Blake Road 298m from site

Blake Road 306m from site

Clarehaven 382m from site

Clarehaven 387m from site

Portland Crescent 419m from site

Tram Stops (2)

Toton Park and Ride 719m from site

Inham Road 862m from site

Schools (6)Primary (5)

St John's Church of England Primary School 620m from site

Fairfield Primary School 662m from site

Wadsworth Fields Primary School 867m from site

Sunnyside Primary and Nursery School 940m from site

William Lilley Infant and Nursery School 988m from site

Secondary (1)

George Spencer Academy 582m from site

Health (2)Dentists (1)

808m from site

Doctors (1)

573m from site

Consumer Services (3)Food Retail (2)

Sandicliffe Garage & Convenience 535m from site

Christ Cares News 543m from site

Post Offices (1)

Stapleford Post Office 817m from site

Community Facilities (7)Halls And Community Centres (1)

Cliffe Hill Community Centre 738m from site

Leisure Centres (1)

Bramcote Leisure Centre 1376m from site

Libraries (1)

Stapleford Library 835m from site

Open Spaces (3)

Judson Avenue Open Space 0m from site

Stapleford Cemetery 336m from site

Queen Elizabeth Park 426m from site

Public Houses (1)

Magpie 443m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (3.94ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (3.94ha) of site in Stapleford South East

Parish (1)

100% (3.94ha) of site in Stapleford Town Council

Flood (1)Surface Water Flooding (1)

2.01% (0.08ha) of site in Surface Water Flood Map 1 in 1000

Natural Environment (1)Agricultural Land Classification (1)

100% (3.94ha) of site in GRADE 3

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

2.22 A52 Corridor South East of Stapleford within 50m of site

2.22 A52 Corridor South East of Stapleford within 100m of site

Access (7)Public Rights of Way (a: within site) (1)

37.92m of BeestonFP122 (FP) dissects site

Public Rights of Way (b: around site) (6)

BeestonFP122 (FP) within 50m of site

BeestonBW21 (BW) within 100m of site

StaplefordFP12 (FP) within 250m of site

StaplefordBW21 (BW) within 250m of site

BeestonFP22 (FP) within 250m of site

BeestonBW26 (BW) within 250m of site

Other (1)National Character Areas (1)

100% (3.94ha) of site in Sherwood

End of report for site 414

MBA Site Allocations Sustainability Appraisal
Site 414: Land behind Sisley Avenue Stapleford – 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/importantnegative |

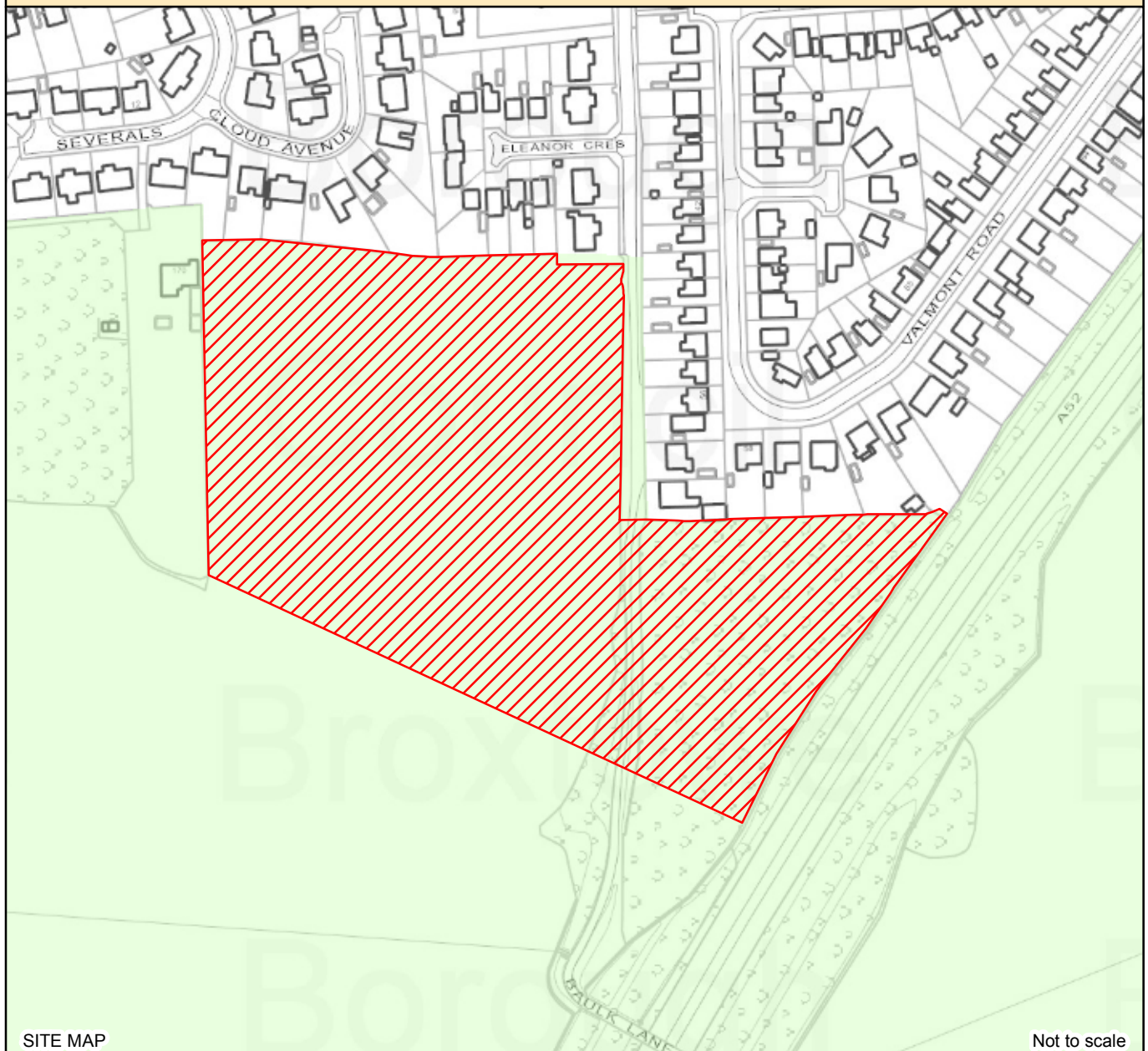
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. Housing | <p>99 homes.</p> <p>Good access to site. Noise from the A52 may reduce site area but there is still sufficient land to accommodate up to 99 dwellings.</p> <p>Minor topographical constraints.</p> <p>Moderate local housing market with good potential for affordable housing.</p> | Noise buffer. |
| 2. Health | <p>Hillside Medical Centre 573m. from site.</p> <p>Judson Avenue Open Space adjoins to south-west.</p> | Ensure access to town facilities. |
| 3. Heritage | | |
| 4. Crime | | |

Site 414: Land behind Sisley Avenue Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 5. Social | <p>St John's Church of England Primary School 620m. from site.</p> <p>George Spencer Academy 582m. from site.</p> <p>Christ Cares News 543m. from site.</p> | |
| 6. Biodiversity & Green Infrastructure | Adjacent to LWS- Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') and T.P.O. | Woodland buffer. |
| 7. Environment Landscape | This is a prominent area set in a break within the settlement of Stapleford between Stapleford and Toton. The site is arable farmland, with residential properties adjacent and the A52 dual carriageway on the remaining side. There is a high visual susceptibility which stems from the prominence of the site in the local area and its visibility. | Retain and enhance existing mature vegetation. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |

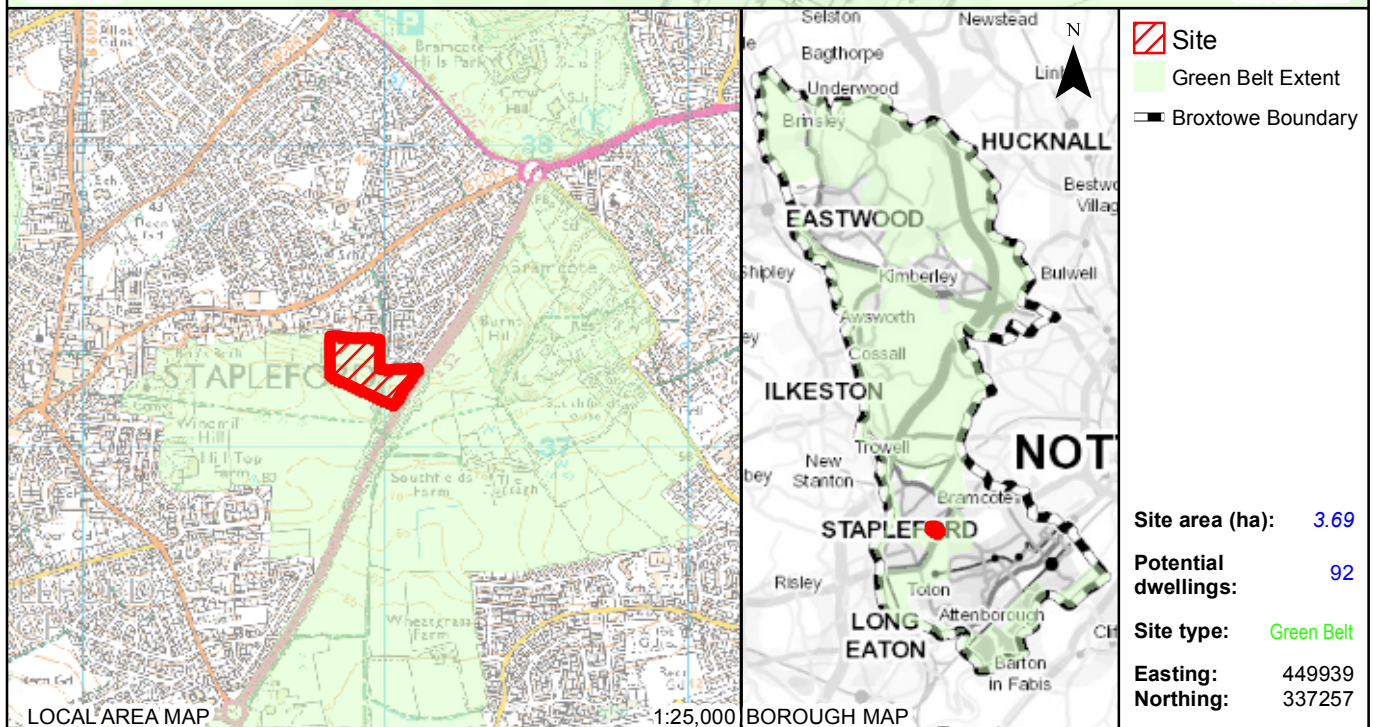
Site 414: Land behind Sisley Avenue Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|-----------------------------|-----------------------------------------------------------------|-----------------------------|
| 10. Energy & Climate Change | | |
| 11. Transport | Toton Park and Ride 719m. from site. Hourly 510 bus service. | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Partially visible from the A52

Neighbours:

Slight adverse effects from adjacent A52

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Owner-Occupied

Public Transport (5)Bus Stops (5)

Nottingham Road 146m from site

Nottingham Road 185m from site

Valmont Road 298m from site

West Avenue 300m from site

Ewe Lamb Lane 310m from site

Schools (7)Primary (7)

Wadsworth Fields Primary School 372m from site

St John's Church of England Primary School 497m from site

Albany Junior School 884m from site

Sunnyside Primary and Nursery School 921m from site

Albany Infant and Nursery School 949m from site

Fairfield Primary School 960m from site

Bramcote CofE Primary School 981m from site

Health (2)Dentists (1)

307m from site

Doctors (1)

122m from site

Consumer Services (3)Food Retail (2)

Sandiccliffe Garage & Convenience 184m from site

Sainsburys Supermarkets Ltd 600m from site

Post Offices (1)

Bramcote Post Office 654m from site

Community Facilities (8)Halls And Community Centres (1)

Memorial Hall 874m from site

Leisure Centres (1)

Bramcote Leisure Centre 922m from site

Libraries (1)

Inham Nook Library 932m from site

Open Spaces (4)

Burnt Hill Wood 234m from site

Stapleford Cemetery 447m from site

Central Avenue Recreation Ground 450m from site

Ewe Lamb Lane Allotments 450m from site

Public Houses (1)

Nags Head And Plough 672m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (3.69ha) of site in Green Belt

Administrative Boundary (3)Borough Ward (2)

16.18% (0.6ha) of site in Bramcote

83.82% (3.09ha) of site in Stapleford South East

Parish (1)

85.65% (3.16ha) of site in Stapleford Town Council

Flood (4)Surface Water Flooding (2)

0.3% (0.01ha) of site in Surface Water Flood Map 1 in 100

1.42% (0.05ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

21.6% (0.8ha) of site in < 25% (Clearwater)

78.4% (2.89ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)

Heritage (3)Listed Buildings (b: around site) (1)

289, DERBY ROAD (II) within 250m of site

Conservation Areas (b: around site) (2)

Nottingham Road Stapleford within 250m of site

Bramcote within 250m of site

Natural Environment (4)Agricultural Land Classification (2)

2.5% (0.09ha) of site in GRADE 3

97.5% (3.6ha) of site in URBAN

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

Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') within 250m of site

RIGS (b: around site) (1)

Sandiccliffe Garage, Stapleford (A sequence of exposures revealing the Colwick Formation (Waterstones) lying unconformably upon the Nottingham Castle Formation (Bunter Pebble Beds) 2/1007) within 250m of site

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

2.22 A52 Corridor South East of Stapleford within 50m of site

2.22 A52 Corridor South East of Stapleford within 100m of site

Access (7)Public Rights of Way (a: within site) (1)

99.49m of StaplefordBW21 (BW) dissects site

Public Rights of Way (b: around site) (6)

StaplefordBW21 (BW) within 50m of site

StaplefordFP12 (FP) within 100m of site

BeestonFP22 (FP) within 100m of site

BeestonFP101 (FP) within 100m of site

BeestonBW21 (BW) within 100m of site

BeestonBW26 (BW) within 250m of site

Other (1)National Character Areas (1)

100% (3.69ha) of site in Sherwood

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

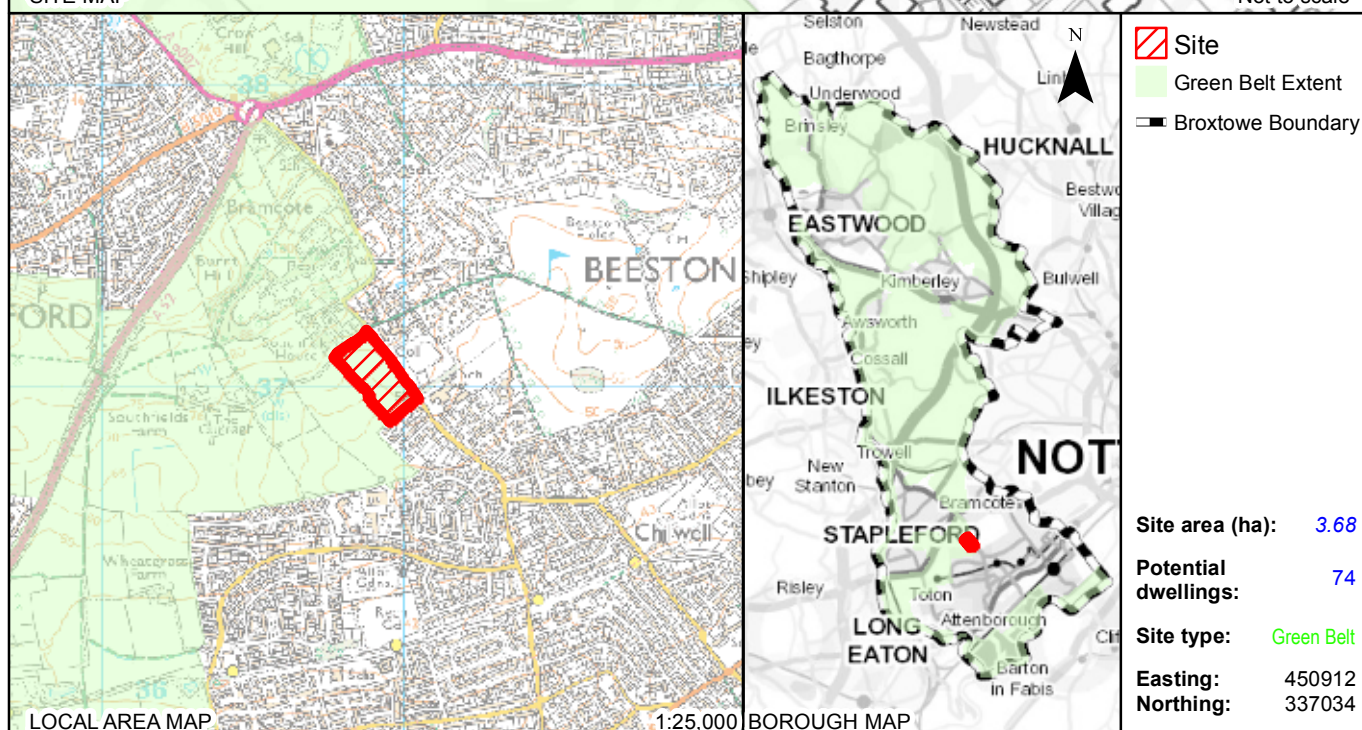
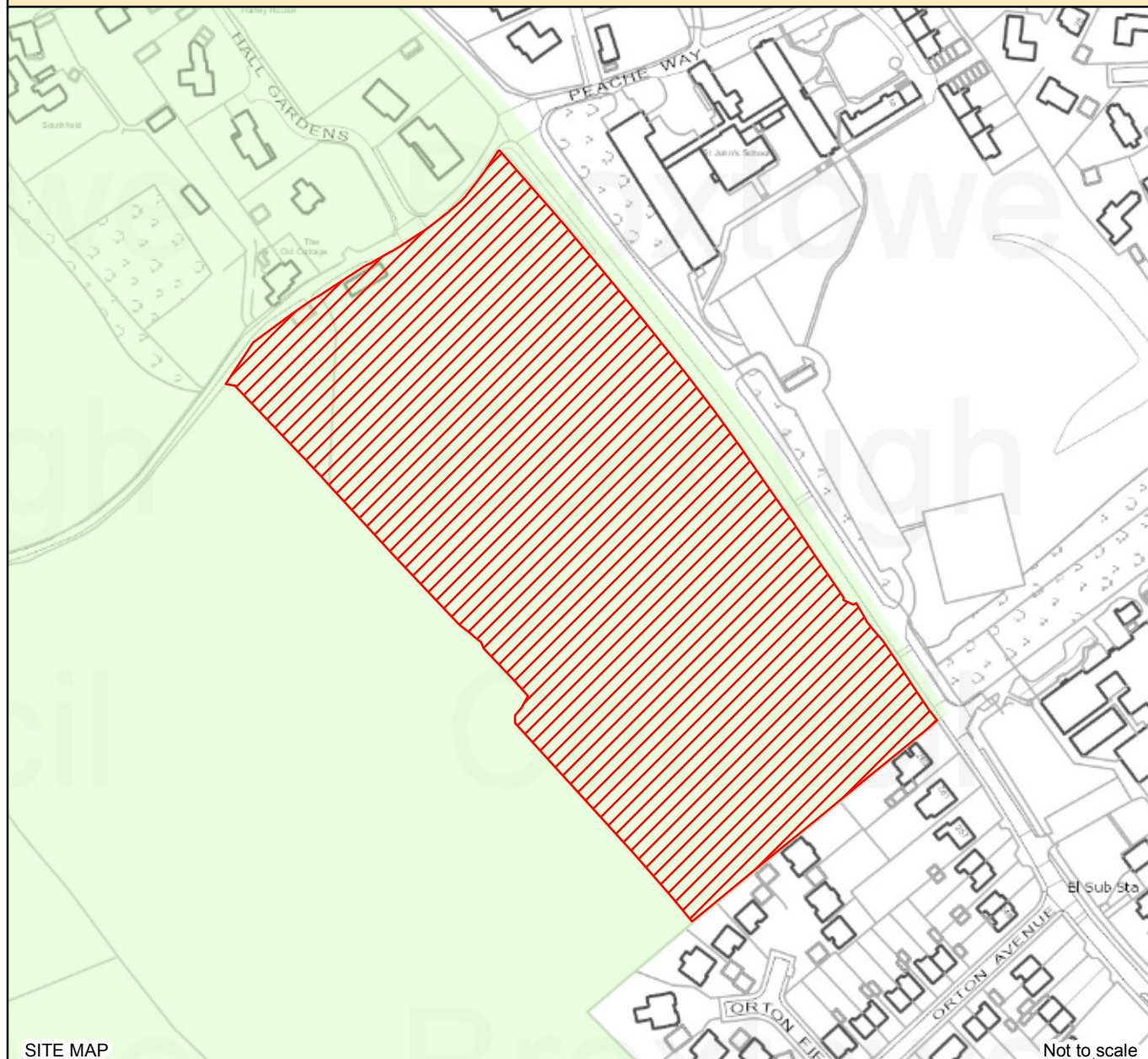
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1. Housing | <p>92 homes.</p> <p>Constraints include:</p> <ul style="list-style-type: none"> • Public right of way crosses the site • Topographic constraints. <p>Sufficient development land considered to be available to accommodate 92 dwellings despite the identified constraints.</p> <p>Moderate local housing market with good potential for affordable housing.</p> | |
| 2. Health | Hillside Medical Centre 122m. from site. | Ensure access to town facilities. |
| 3. Heritage | | |
| 4. Crime | | |

Site 410: Land South of 45 Baulk Lane Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 5. Social | Wadsworth Fields Primary School 372m. from site. Sandcliffe Garage & Convenience 184m. from site. Bramcote Post Office 654m. from site. | |
| 6. Biodiversity & Green Infrastructure | A52 Corridor South East of Stapleford secondary GI corridor to south-east. | Enhance Corridor which may also act as a buffer to the A52. |
| 7. Environment Landscape | This is a prominent area set in a break within the settlement of Stapleford between Stapleford and Toton. The site is arable farmland, with residential properties adjacent and the A52 dual carriageway on the remaining side. There is a high visual susceptibility which stems from the prominence of the site in the local area and its visibility. | Retain and enhance existing mature vegetation. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

Site 410: Land South of 45 Baulk Lane Stapleford – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 11. Transport | <p>Baulk Lane is a quiet cycle route.</p> <p>At least quarter hourly bus services on Nottingham Road- i4; 18, 510 (connections to neighbouring towns).</p> | |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Agricultural

Location:

Adjacent Main Built Up Area

Housing Market:

Strong

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Visible site

Neighbours:

Setting with no adverse effects

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (9)Bus Stops (5)

Alderman White School 0m from site

Chilwell Lane 4m from site

Chilwell Lane 13m from site

Alderman White School 16m from site

Moss Drive 310m from site

Tram Stops (4)

Eskdale Drive 735m from site

Bramcote Lane 769m from site

Cator Lane 924m from site

Inham Road 976m from site

Schools (5)Primary (4)

Sunnyside Primary and Nursery School 321m from site

Bramcote CofE Primary School 532m from site

Alderman Pounder Infant School 787m from site

Eskdale Junior School 834m from site

Secondary (1)

Alderman White School and Language College 86m from site

Health (2)Dentists (1)

906m from site

Doctors (1)

742m from site

Consumer Services (3)Food Retail (2)

Bramcote Stores 433m from site

Deepak Food Store 452m from site

Post Offices (1)

Sunnyside Post Office 425m from site

Community Facilities (9)Halls And Community Centres (1)

Chilwell Community Centre 478m from site

Leisure Centres (1)

Bramcote Leisure Centre 882m from site

Libraries (1)

Inham Nook Library 478m from site

Open Spaces (5)

Sunnyside Junior School 255m from site

St Lukes Church 282m from site

Beeston Fields Golf Course 343m from site

King George's Park 376m from site

Burnt Hill Wood 382m from site

Public Houses (1)

Inham Nook 454m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (3.68ha) of site in Green Belt

Administrative Boundary (1)Borough Ward (1)

100% (3.68ha) of site in Bramcote

Flood (2)Ground Water Flooding (2)

6.18% (0.23ha) of site in < 25% (Superficial Deposits Flooding)

65.81% (2.42ha) of site in < 25% (Clearwater)

Heritage (21)Listed Buildings (b: around site) (5)

THE GROVE (II) within 100m of site

THE MANOR HOUSE AND ADJOINING TERRACE (II*) within 250m of site

BRAMCOTE MANOR GATEWAY AND WALLS AND ADJOINING SHED (II) within 250m of site

STABLES AND COACH HOUSE AT SOUTHFIELD HOUSE (II) within 250m of site

SOUTHFIELD HOUSE AND THE COTTAGE AND BOUNDARY WALL (II) within 250m of site

Conservation Areas (b: around site) (2)

Bramcote within 50m of site

Bramcote within 100m of site

Local Interest Buildings (b: around site) (14)

The Old Cottage (LICA) within 50m of site

The Old Cottage (LICA) within 100m of site

Outbuildings at Manor Court (LICA) within 100m of site

4 The Home Croft (LICA) within 100m of site

3 Manor Court (LICA) within 250m of site

Harvey House (LICA) within 250m of site

Building at St John's Cottage (LICA) within 250m of site

Bramcote House (LICA) within 250m of site

4 Manor Court (LICA) within 250m of site

2 Manor Court (LICA) within 250m of site

5 Manor Court (LICA) within 250m of site

8 Manor Court (LICA) within 250m of site

7 Manor Court (LICA) within 250m of site

6 Manor Court (LICA) within 250m of site

Natural Environment (3)Agricultural Land Classification (1)

100% (3.68ha) of site in URBAN

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

Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') within 250m of site

Tree Preservation Orders Single (1)

BRAMCOTE VILLAGE 1991 within site boundary (TPO/BRA/10/T39)

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

2.10 Bramcote Corridor and Boundary Brook within 50m of site

2.10 Bramcote Corridor and Boundary Brook within 100m of site

Access (5)Public Rights of Way (b: around site) (5)

BeestonBW39 (BW) within 50m of site

BeestonFP98 (FP) within 50m of site

BeestonFP98 (FP) within 100m of site

BeestonBW39 (BW) within 100m of site

BeestonFP38 (FP) within 250m of site

Other (1)National Character Areas (1)

100% (3.68ha) of site in Sherwood

End of report for site 412

MBA Site Allocations Sustainability Appraisal
Site 412: Chilwell Lane Bramcote – 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/importantnegative |

MBA Site Allocations Sustainability Appraisal
Site 412: Chilwell Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>74 homes</p> <p>Strong potential for affordable housing.</p> | |
| 2. Health | <p>Bramcote Surgery under 800m. from site.</p> <p>King George's Park 376m. from site.</p> | |
| 3. Heritage | <p>Abuts and within significant views as identified in the Bramcote Conservation Area Appraisal.</p> <p>No harm to other heritage assets.</p> | Masterplan |
| 4. Crime | | |

MBA Site Allocations Sustainability Appraisal
Site 412: Chilwell Lane Bramcote – GREEN BELT SITE

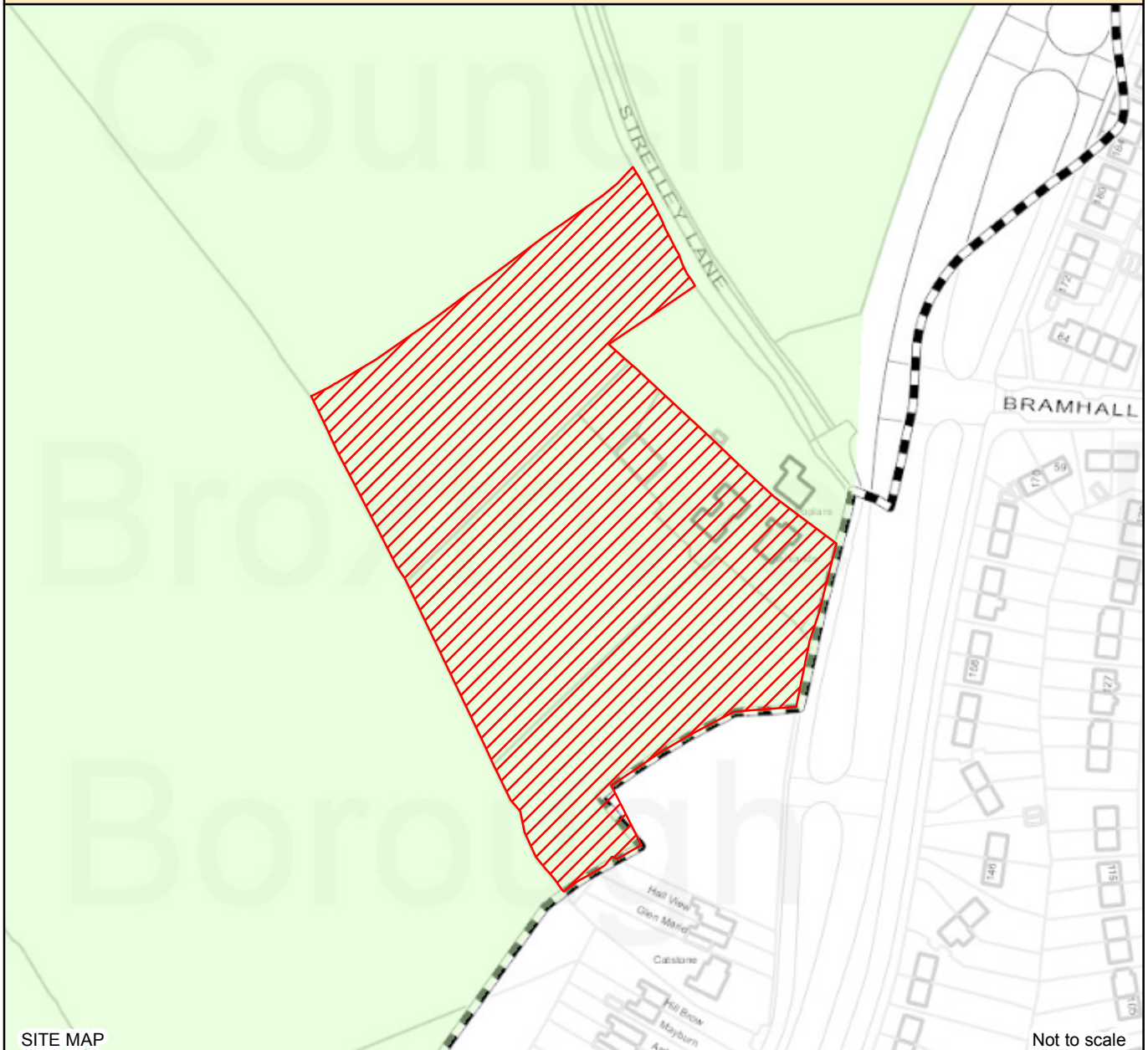
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| 5. Social | <p>Bramcote CofE Primary School 532m. from site.</p> <p>Alderman White School and Language College 86m. from site.</p> <p>Bramcote Lane Stores 433m. from site.</p> <p>Sunnyside Post Office 234m. from site.</p> <p>Bramcote Leisure Centre 617m. from site.</p> <p>Inham Nook Library 478m. from site.</p> <p>King George's Park 376m. from site.</p> <p>St Lukes Church 282m from site.</p> | |
| 6. Biodiversity & Green Infrastructure | TPO/BRA/10 T39 Oak on site. | Develop away from TPO. |

MBA Site Allocations Sustainability Appraisal
Site 412: Chilwell Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | The area is a series of arable fields bounded by the edge of Toton, Bramcote Conservation Area and the A52. It acts as a green finger between the settlements of Beeston (Toton) and Stapleford, and, as such, has a medium landscape susceptibility and sensitivity; there is also potential for conflicts with the Bramcote Conservation Area and its village vernacular. Visually, there is a medium visual sensitivity to development on the site, which forms part of the overall visual amenity for residential and recreational receptors. | Landscape buffer to north and east to protect the conservation area at Bramcote and prevent coalescence. Exemplar design. Retain TPO. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Eskdale Drive and Bramcote Lane tram stops 735m. and 769m. from site respectively.</p> <p>Common Lane quiet cycle route/Bramcote Greenway cycle route.</p> <p>At least quarter hourly '36' bus services in Chilwell and half hourly 18 service in Bramcote.</p> | |

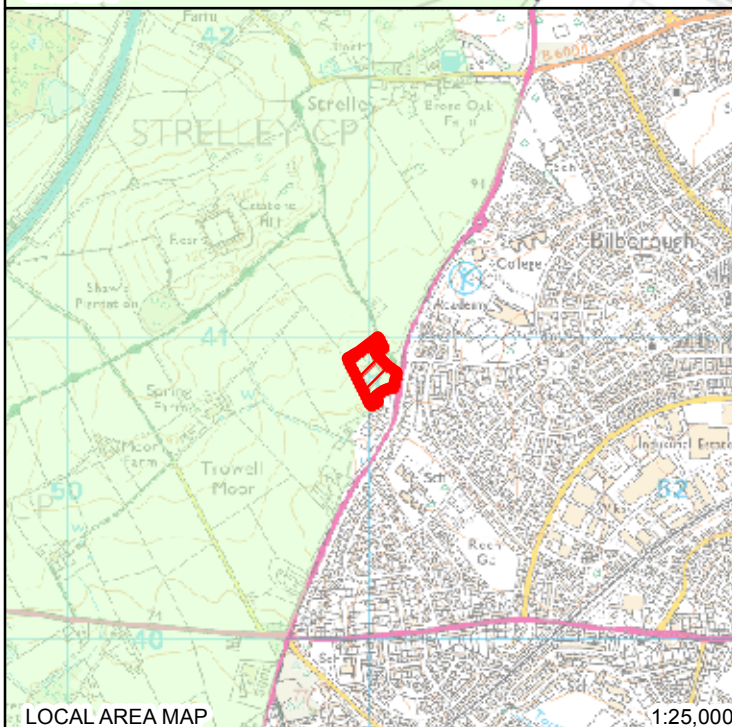
MBA Site Allocations Sustainability Appraisal
Site 412: Chilwell Lane Bramcote – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|-----------------------------------------|----------------------|
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000



BOROUGH MAP

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| | Site |
| | Green Belt Extent |
| | Broxtowe Boundary |
| <p>Site area (ha): 1.85</p> <p>Potential dwellings: 44</p> <p>Site type: Green Belt</p> <p>Easting: 451010</p> <p>Northing: 340886</p> | |

Source of Site:

Pre-Application 3rd Party Submission

Existing Use:**Location:**

Adjacent Main Built Up Area

Housing Market:**Topography:**

No topographical constraints

Brownfield or Greenfield:

Site predominantly Greenfield

Landscape Character:**Landscape Quality:****Site Prominence:**

N/A

Neighbours:**Ownership:****Operational or tenancy issues:****Public Transport (5)**Bus Stops (5)

Bilborough Road 94m from site

Bilborough Road 97m from site

Tremayne Road 227m from site

Tremayne Road 252m from site

Stotfield Road 276m from site

Schools (4)Primary (3)

Portland Spencer Academy 310m from site

Firbeck Academy 841m from site

Melbury Primary School 853m from site

Secondary (1)

Nottingham University Samworth Academy 421m from site

Health (2)Dentists (1)

Parklands Dental Care 741m from site

Doctors (1)

Grange Farm Medical Centre 457m from site

Consumer Services (4)Food Retail (2)

The Co-operative Food 880m from site

Heron Foods 925m from site

Post Offices (1)

Bilborough Post Office 825m from site

Shopping Centres (1)

Bracebridge Drive Local Centre 869m from site

Community Facilities (4)Halls And Community Centres (1)

Birchover Community Centre 452m from site

Leisure Centres (1)

Harvey Hadden Sports Village 1549m from site

Libraries (1)

Kimberley Library 3821m from site

Public Houses (1)

Gurkha Kitchen 739m from site

Land Use Policy Constraints (1)Green Belt (1)

99.71% (1.84ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

98.91% (1.83ha) of site in Awsworth Cossall and Trowell

Parish (1)

99.71% (1.84ha) of site in Trowell

Flood (2)Surface Water Flooding (1)

2.2% (0.04ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

61.04% (1.13ha) of site in < 25% (Clearwater)

Natural Environment (1)Agricultural Land Classification (1)

100% (1.85ha) of site in GRADE 2

Access (2)Public Rights of Way (b: around site) (2)

StrelleyBW4 (BW) within 50m of site

StrelleyBW4 (BW) within 100m of site

Other (2)Coal Referral Area High Risk (1)22.66% (0.42ha) of site in
DEVELOPMENT_HIGH_RISK_AREANational Character Areas (1)100% (1.85ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 415

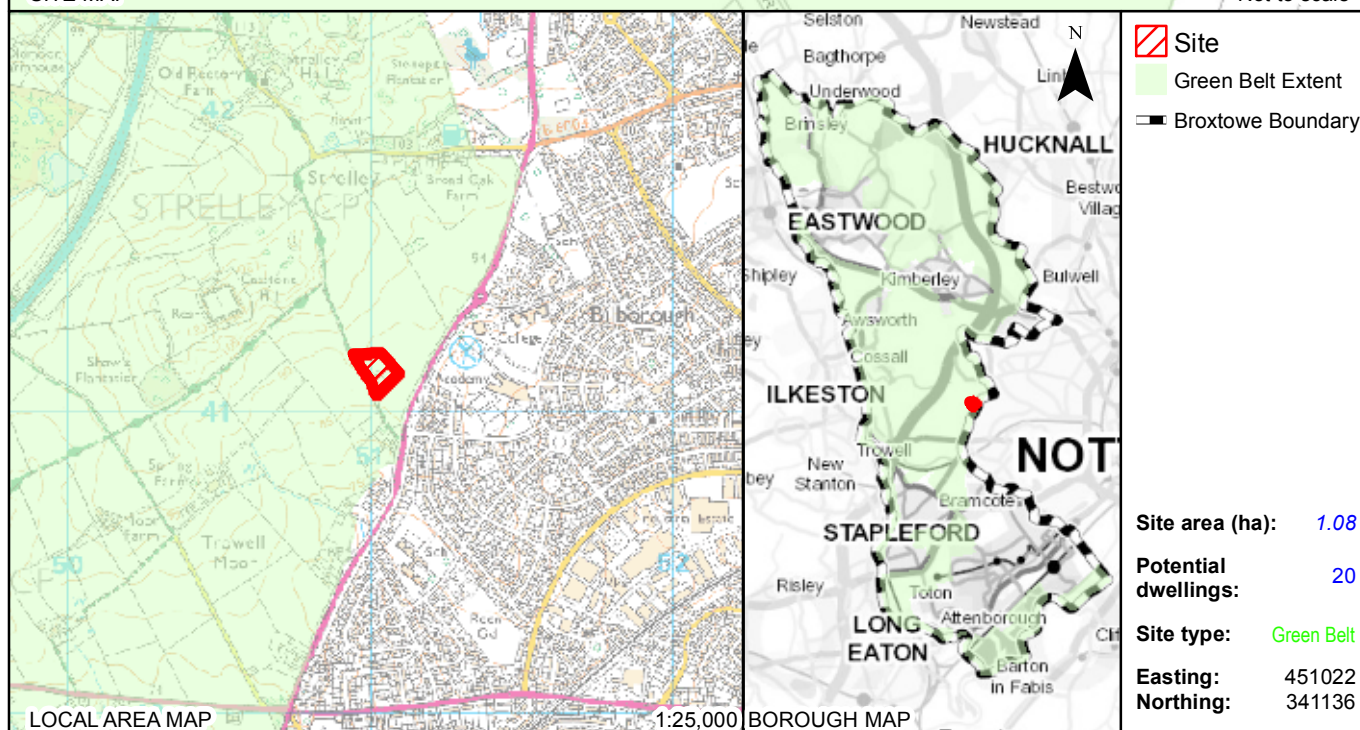
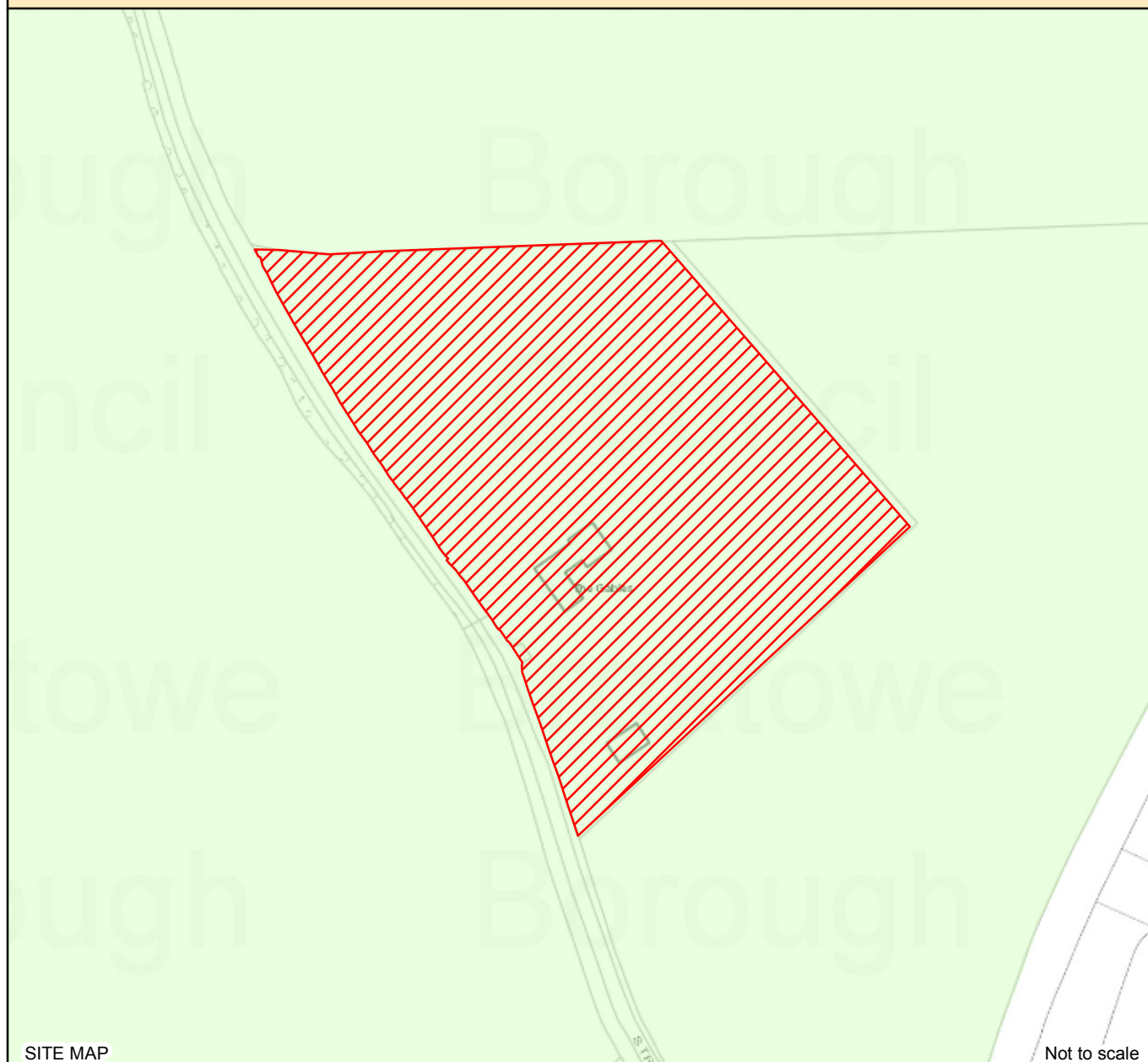
MBA Site Allocations Sustainability Appraisal
Site 415: Ashlands Bilborough Road Trowell – GREEN BELT SITE

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| 1. Housing | <p>44 homes.</p> <p>Constraint of possibility of flooding from nearby small watercourses but no constraints have been identified which would reduce housing numbers.</p> <p>Good potential for affordable housing.</p> | |
| 2. Health | Grange Farm Medical Centre 457m. from site. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Portland Spencer Academy (Primary) 310m. from site.</p> <p>Nottingham University Samworth Academy 421m. from site.</p> <p>Parklands Dental Care 741m. from site.</p> <p>Bilborough Post Office 825m. from site.</p> | Safe crossing of Bilborough Road. |
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | <p>The area is a series of arable fields and equestrian grazing situated in a triangle of land between the M1, A6002 and A609. The landscape susceptibility is high owing to the potential for perceived coalescence between settlements. Overall there is a medium landscape sensitivity. The area is recognised as having low visual value. There is, however, a medium visual susceptibility to change arising from the recreational value of the visual amenity and the medium number of potential receptors. Overall the visual sensitivity is low.</p> | <p>Retain and enhance existing mature vegetation.</p> <p>Exemplar design.</p> |
| 8. Natural Resources & Flooding | Site is BMV agricultural land. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

Site 415: Ashlands Bilborough Road Trowell – GREEN BELT SITE

| | | |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 11. Transport | Greater Nottingham Cycle Network on Bilborough Road. 35 bus service every 10 mins.; hourly L33 service on Bilborough Road; L11 hourly Link Line; W3 every 20mins.; hourly L3 'shoppers' bus. | |
| 12. Employment | | |
| 13. Innovation | Glaisdale Park Industrial Estate about 400m. | |
| 14. Economic Structure | | |



Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Residential property with large garden and adjacent paddock.

Location:

Within Main Built Up Area

Housing Market:**Topography:****Brownfield or Greenfield:**

Predominantly Greenfield

Landscape Character:**Landscape Quality:****Site Prominence:****Neighbours:****Ownership:****Operational or tenancy issues:****Public Transport (5)**Bus Stops (5)

College 160m from site

Bilborough Road 197m from site

College 206m from site

Bilborough Road 207m from site

Tremayne Road 308m from site

Schools (3)Primary (2)

Portland Spencer Academy 572m from site

Melbury Primary School 717m from site

Secondary (1)

Nottingham University Samworth Academy 374m from site

Health (2)Dentists (1)

Bilborough Dental Practice 781m from site

Doctors (1)

Grange Farm Medical Centre 645m from site

Consumer Services (4)Food Retail (2)

The Co-operative Food 856m from site

Heron Foods 893m from site

Post Offices (1)

Bilborough Post Office 806m from site

Shopping Centres (1)

Bracebridge Drive Local Centre 837m from site

Community Facilities (4)Halls And Community Centres (1)

Wollaton Grange Community Centre 682m from site

Leisure Centres (1)

Harvey Hadden Sports Village 1482m from site

Libraries (1)

Kimberley Library 3617m from site

Public Houses (1)

The Pelican 718m from site

Land Use Policy Constraints (1)Green Belt (1)

100% (1.08ha) of site in Green Belt

Administrative Boundary (1)Borough Ward (1)

100% (1.08ha) of site in Nuthall East and Strelley

Natural Environment (1)Agricultural Land Classification (1)

100% (1.08ha) of site in GRADE 2

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

2.21 Trowell to Kimberley within 250m of site

Access (3)Public Rights of Way (b: around site) (3)

StrelleyBW4 (BW) within 50m of site

StrelleyBW4 (BW) within 100m of site

TrowellBW13 (BW) within 250m of site

Other (1)National Character Areas (1)

100% (1.08ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report for site 602

MBA Site Allocations Sustainability Appraisal
Site 602: 602 The Gables Strelley Lane Strelley – 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/importantnegative |

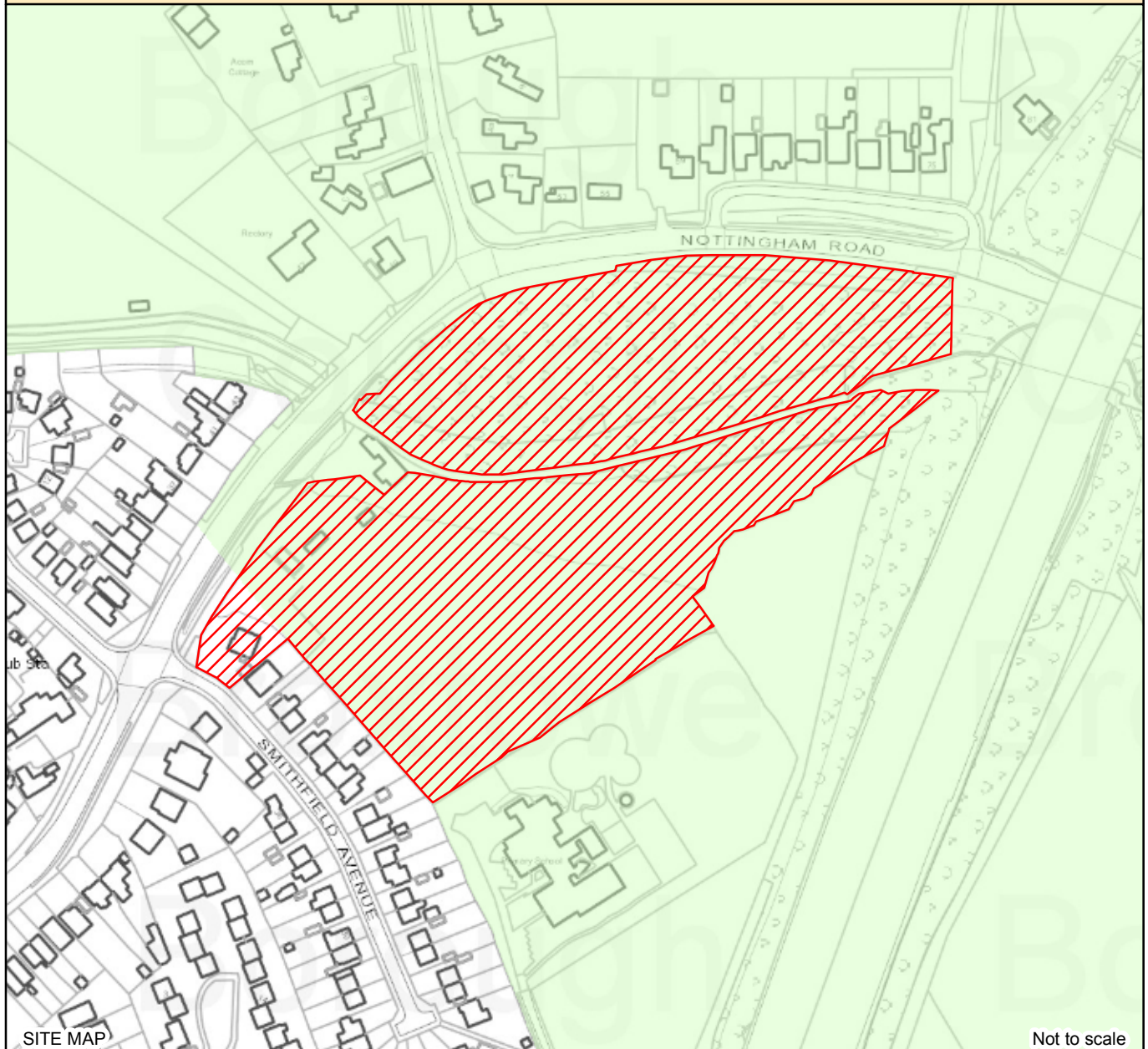
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| 1. Housing | 20 homes. Good potential for affordable housing. | |
| 2. Health | Grange Farm Medical Centre 645m. from site. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | Nottingham University Samworth Academy 374m. from site. Bilborough Dental Practice 781m. from site. Bilborough Post Office 806m. from site. The Pelican pub 718m. from site. | Safe crossing of Bilborough Road. |
| 6. Biodiversity & Green Infrastructure | | |
| 7. Environment Landscape | The area is a series of arable fields and equestrian grazing situated in a triangle of land between the M1, A6002 and A609. At its northern extent it contains a scheduled monument and part of the Strelley village conservation area, which contribute - along with the network of PRoW and representativeness of the study area - to a medium landscape value. The landscape susceptibility is high owing to the potential for damage to the historic features, as well as the potential for perceived coalescence between settlements. Overall there is a medium landscape sensitivity. The area is recognised as having low visual value despite the conservation area designation. There is, however, a medium visual susceptibility to change arising from the recreational value of the visual amenity and the medium number of potential receptors. Overall the visual sensitivity is low. | Retain and enhance existing mature vegetation. Exemplar design. |
| 8. Natural Resources | Site is BMV agricultural land. | |

| | | |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | <p>Greater Nottingham Cycle Network on Bilborough Road.</p> <p>4-800m.- 35 bus service every 10 mins.; hourly L33 service on Bilborough Road; L11 hourly Link Line; W3 every 20mins.; hourly L3 'shoppers' bus.</p> | |
| 12. Employment | | |
| 13. Innovation | | |
| 14. Economic Structure | | |

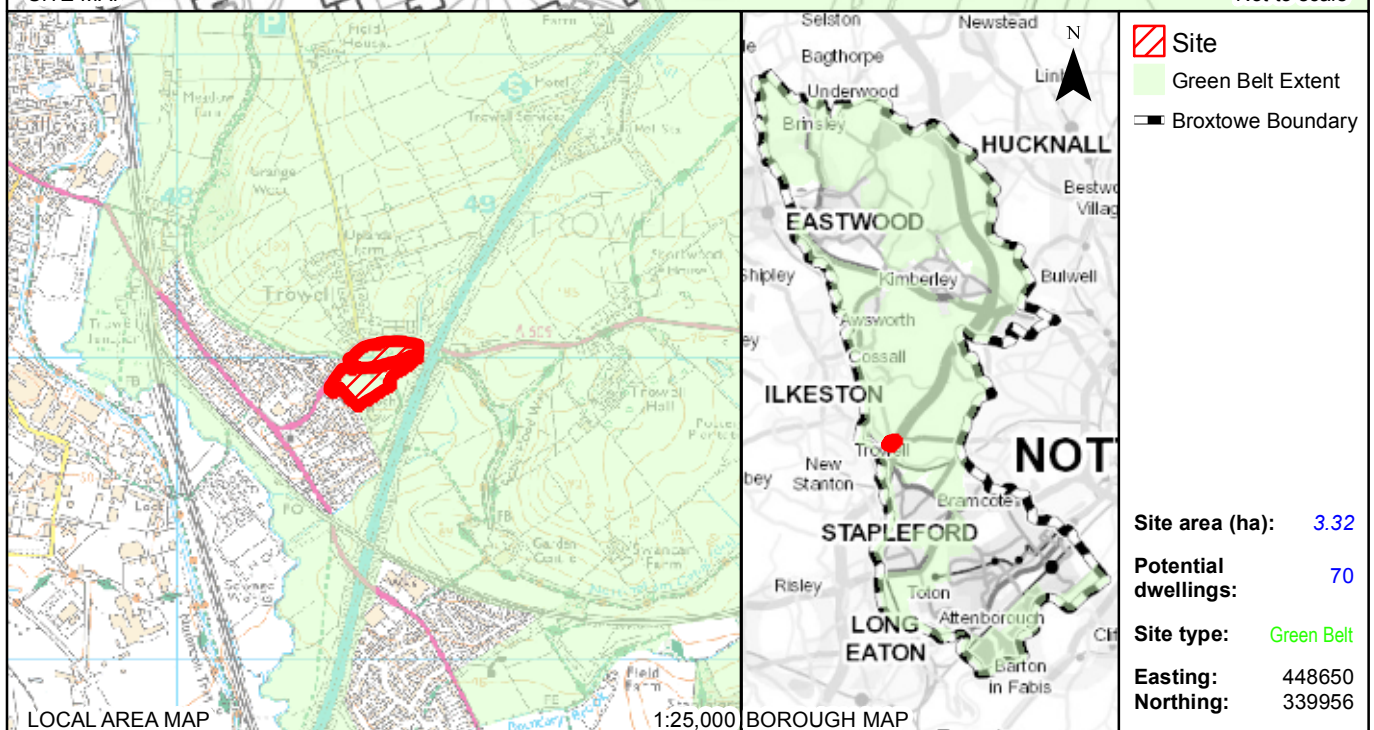
Other Rural

Rejected Sites

| Site | Site Name | Settlement | Number of Dwellings |
|------|-----------------------------------------------------------|-------------------|---------------------|
| 189 | Land At Smithfield Avenue Trowell | Other Rural | 70 |
| 513 | Land Belonging To Stubbing Wood Farm Watnall Road Watnall | Adjacent Hucknall | 66 |



Not to scale



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Source of Site:

Pre-Application 3rd Party Submission

Existing Use:

Agricultural and canal

Location:

Adjacent Other Rural

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

Visible from both the Canal and M1

Neighbours:

Adjacent to the M1

Ownership:

Unknown

Operational or tenancy issues:

Unknown

Public Transport (5)Bus Stops (5)

Nottingham Road 10m from site

Nottingham Road 19m from site

Motorway Bridge 28m from site

Motorway Bridge 132m from site

St Helens Crescent 226m from site

Schools (1)Primary (1)

Trowell CofE Primary School 58m from site

Consumer Services (3)Food Retail (2)

Festival Store 259m from site

W H Smith At Moto 813m from site

Post Offices (1)

Trowell Post Office 319m from site

Community Facilities (8)Halls And Community Centres (1)

Festival Inn 174m from site

Leisure Centres (1)

Bramcote Leisure Centre 2677m from site

Libraries (1)

Stapleford Library 2622m from site

Open Spaces (4)

Nottingham Canal (Trowell) Part 1 0m from site

Nottingham Canal (Trowell) Part 2 64m from site

Trowell Parish Hall 145m from site

St Helens Church 170m from site

Public Houses (1)

Festival Inn 178m from site

Land Use Policy Constraints (1)Green Belt (1)

97.46% (3.24ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

100% (3.32ha) of site in Awsworth Cossall and Trowell

Parish (1)

100% (3.32ha) of site in Trowell

Flood (6)Surface Water Flooding (3)

5.21% (0.17ha) of site in Surface Water Flood Map 1 in 30

7.28% (0.24ha) of site in Surface Water Flood Map 1 in 100

11.34% (0.38ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

26.07% (0.87ha) of site in < 25% (Superficial Deposits Flooding)

73.93% (2.45ha) of site in >= 25% <50% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 23.86m

Heritage (18)Listed Buildings (b: around site) (6)

53, NOTTINGHAM ROAD (II) within 50m of site

53, NOTTINGHAM ROAD (II) within 100m of site

STABLES AT NUMBER 4 (II) within 250m of site

RECTORY FARMHOUSE AND ADJOINING BOUNDARY WALL (II) within 250m of site

CHURCH OF ST HELEN (II*) within 250m of site

4, NOTTINGHAM ROAD (II) within 250m of site

Local Interest Buildings (b: around site) (12)

55 NOTTINGHAM ROAD (SS) within 50m of site

36 NOTTINGHAM ROAD (SS) within 50m of site

36 NOTTINGHAM ROAD (SS) within 100m of site

19 NOTTINGHAM ROAD AND ADJOINING SCHOOL (SS) within 100m of site

55 NOTTINGHAM ROAD (SS) within 100m of site

TROWELL LODGE (SS) within 100m of site

15 & 17 NOTTINGHAM ROAD (SS) within 100m of site

101 NOTTINGHAM ROAD (SS) within 250m of site

UPLANDS FARMHOUSE (SS) within 250m of site

107 NOTTINGHAM ROAD (SS) within 250m of site

109 NOTTINGHAM ROAD (SS) within 250m of site

CHURCH FARMHOUSE (SS) within 250m of site

Natural Environment (6)Agricultural Land Classification (1)

100% (3.32ha) of site in GRADE 4

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

19.4% (0.64ha) of site in Nottingham Canal (Confirmed 1993)

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

Nottingham Canal (Confirmed 1993) within 50m of site

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

8.81% (0.29ha) of site in Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest')

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

Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest') within 50m of site

Motorway Grassland, Trowell (2/267 'A species-rich stepped grassland with scrub') within 100m of site

Green Infrastructure (3)Open Spaces (1)

19.34% (0.64ha) of site in Nottingham Canal (Trowell) Part 1 (Unrestricted Access: Natural and Semi-Natural Green Space)

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

138.92m of 2.9 Nottingham Canal dissects site

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

2.9 Nottingham Canal within 50m of site

Access (11)Public Rights of Way (a: within site) (2)

46.26m of TrowellFP25 (FP) dissects site

134.49m of TrowellFP6 (FP) dissects site

Public Rights of Way (b: around site) (9)

TrowellBW26 (BW) within 50m of site

TrowellFP25 (FP) within 50m of site

TrowellFP6 (FP) within 50m of site

TrowellBW26 (BW) within 100m of site

TrowellFP24 (FP) within 100m of site

TrowellFP23 (FP) within 100m of site

TrowellFP10 (FP) within 250m of site

TrowellFP27 (FP) within 250m of site

TrowellFP17 (FP) within 250m of site

Other (2)Coal Referral Area High Risk (1)

42.53% (1.41ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (3.32ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report for site 189

Other Rural Site Allocations Sustainability Appraisal
Site 189: Land At Smithfield Avenue Trowell – 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/importantnegative |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>70 homes.</p> <p>Constraints include:</p> <ul style="list-style-type: none"> • Public Rights of Way cross the site • Site divided by Nottingham Canal (disused) • Grade II listed building within 50m of site • 19.4% (0.64ha) of site in Nottingham Canal Local Nature Reserve • 8.81% (0.29ha) of site in Nottingham Canal (Trowell to Balloon Wood) Local Wildlife Site ('A valuable length of disused canal, and associated woodland, of botanical and zoological interest') <p>Good potential access. Moderate housing market area. Good quality housing stock in adjacent area. Good potential for affordable housing.</p> <p>Sufficient site area (3.3 hectares) to accommodate the proposed level of housing, even when taking the constraints into consideration.</p> | |

Site 189: Land At Smithfield Avenue Trowell – GREEN BELT SITE

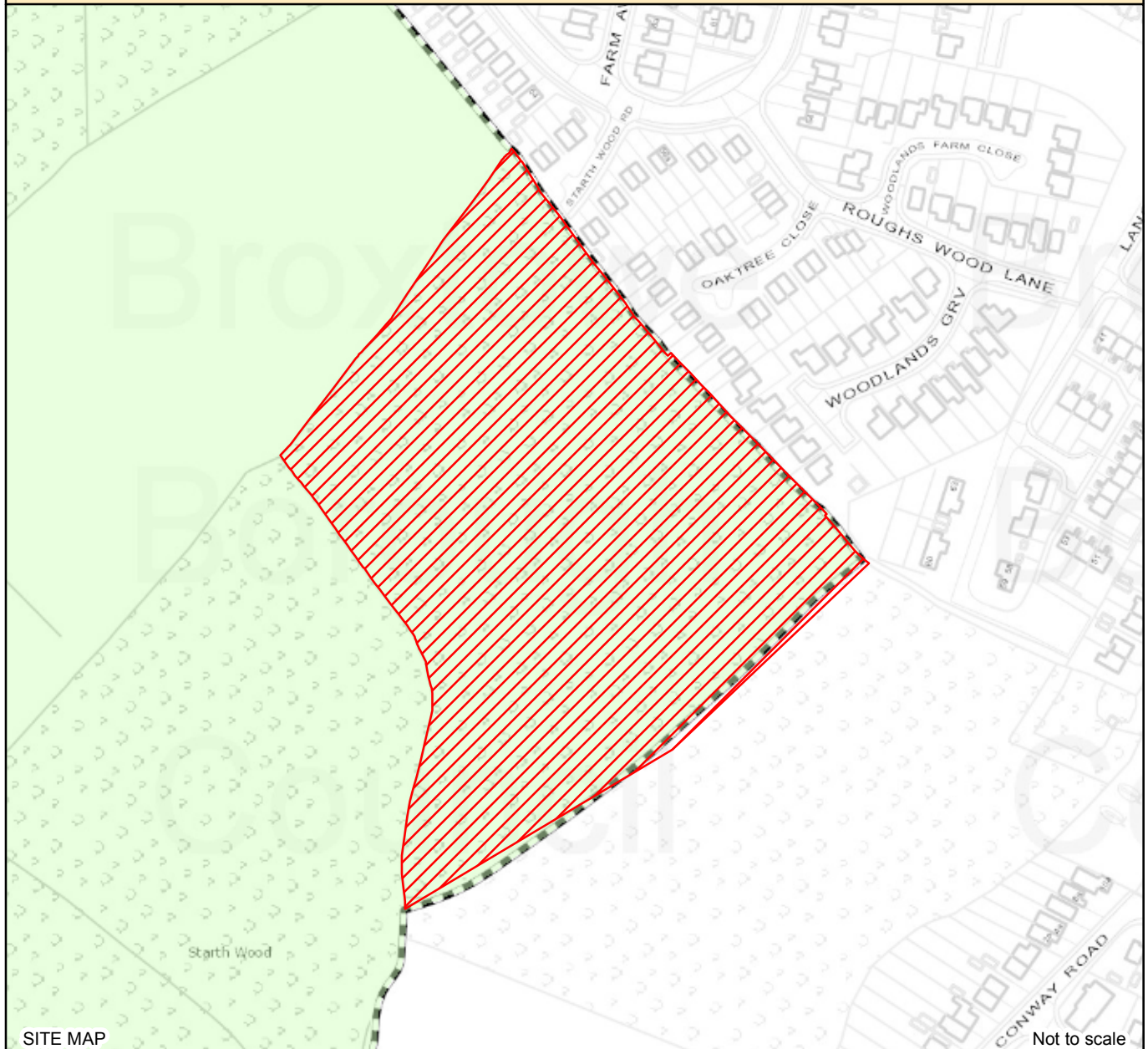
| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 2. Health | GP services over a kilometre from site in Ilkeston; 12 minutes by public transport. | |
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Trowell CofE Primary School 58m. from site.</p> <p>Festival Store 259m. from site.</p> <p>W H Smith At Moto 813m. from site.</p> <p>Trowell Post Office 319m. from site.</p> <p>Festival Inn 174m. from site.</p> <p>Nottingham Canal (Trowell) through site.</p> <p>Trowell Parish Hall 145m. from site.</p> <p>St Helens Church 170m. from site.</p> | Ensure access to village facilities. |

Site 189: Land At Smithfield Avenue Trowell – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 6. Biodiversity & Green Infrastructure | <p>19.4% (0.64ha) of site in Nottingham Canal Local Nature Reserve (Confirmed 1993).</p> <p>8.81% (0.29ha) of site in Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest').</p> | Enhance remaining Nottingham Canal GI Corridor. |
| 7. Environment Landscape | This area is a mixture of rough ground, a primary school and a small area of woodland situated between the edge of Trowell and the M1 embankment. The study area is of low scenic quality and relatively degraded, in addition there is a low susceptibility to change. The site is generally enclosed by built form, vegetation and transport infrastructure and therefore there is a low visual sensitivity to development of the site. | Planting on M1 embankment |
| 8. Natural Resources & Flooding | Flood risk issues and noise/air quality from the Motorway would need investigating. | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |

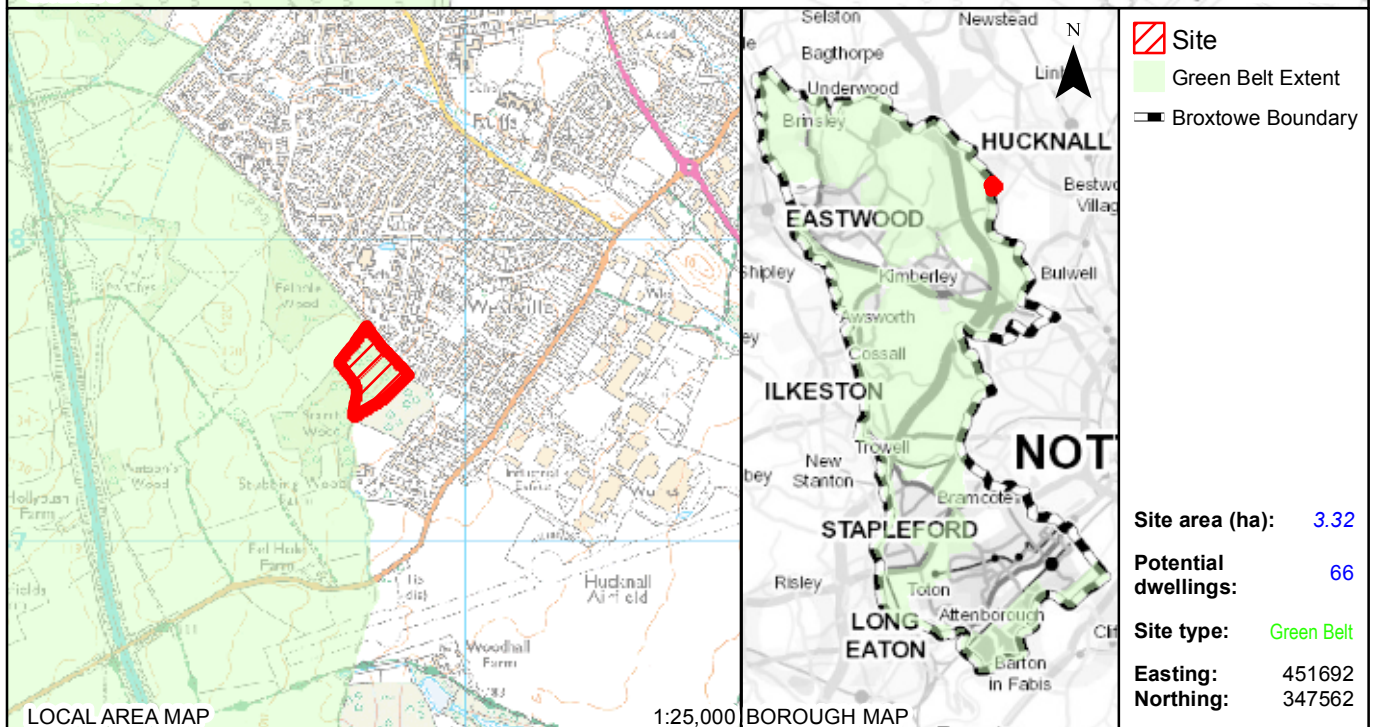
Site 189: Land At Smithfield Avenue Trowell – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 11. Transport | <p>The Nottingham Canal is a cycle route.</p> <p>The “two” every 12 minutes on Nottingham Road. The 15 at least half hourly, and the 20/21 every hour, on Stapleford Road.</p> | Safeguard Nottingham Canal route. |
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | | |
| 14. Economic Structure | | |



SITE MAP

Not to scale



LOCAL AREA MAP

1:25,000

BOROUGH MAP

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Source of Site:

Pre-Application Pre Application Discussions

Existing Use:

Agriculture

Location:

Adjacent Hucknall

Housing Market:

Moderate

Topography:

Minor topographical constraints

Brownfield or Greenfield:

100% Greenfield Site

Landscape Character:**Landscape Quality:****Site_Prominence:**

N/A

Neighbours:

Setting with no adverse effects

Ownership:

No ownership problems; all owners supporting development

Operational or tenancy issues:

Site is Owner-Occupied

Public Transport (5)Bus Stops (5)

Eelwood Road 91m from site

Roughs Wood Lane 108m from site

Eelwood Road 108m from site

Roughs Wood Lane 139m from site

Astral Grove 248m from site

Schools (1)Secondary (1)

The Holgate Academy 891m from site

Consumer Services (4)Food Retail (2)

Sainsbury's Local 754m from site

The Co-operative Food 775m from site

Post Offices (1)

Nabbs Lane Post Office 937m from site

Shopping Centres (1)

Whyburn Precinct 790m from site

Community Facilities (6)Halls And Community Centres (1)

St. John's Family Centre 2220m from site

Leisure Centres (1)

Kimberley Leisure Centre 2840m from site

Libraries (1)

Edgewood library 199m from site

Open Spaces (2)

Starth Wood 0m from site

Eelhole Wood 89m from site

Public Houses (1)

Nabb Inn 907m from site

Land Use Policy Constraints (1)Green Belt (1)

98.09% (3.25ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

95.71% (3.17ha) of site in Watnall and Nuthall West

Parish (1)

98.09% (3.25ha) of site in Greasley

Flood (4)Surface Water Flooding (3)

0.91% (0.03ha) of site in Surface Water Flood Map 1 in 30

1.64% (0.05ha) of site in Surface Water Flood Map 1 in 100

13.57% (0.45ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (3.32ha) of site in >= 25% <50% (Clearwater)

Natural Environment (5)Agricultural Land Classification (2)

21.53% (0.71ha) of site in GRADE 3

78.47% (2.6ha) of site in URBAN

Local Wildlife Sites (b: around site) (3)

Starth Wood (2/319 'Species-rich deciduous coppice with standards') within 50m of site

Starth Wood (2/319 'Species-rich deciduous coppice with standards') within 100m of site

Eelhole Wood (5/19 A valuable, deciduous woodland with areas of open acidic and grassland in an urban setting) within 100m of site

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

2.4 Watnall Coppice to Kimberley Cutting within 100m of site

Other (1)National Character Areas (1)

100% (3.32ha) of site in Southern Magnesian Limestone

End of report for site 513

| | | | | | | | | | | | | | | |
|------------|-----------|-------------|----------|-----------|----------------------------------------|------------------------------|---------------------------------|----------|------------|---------------|----------------|----------------|------------------------|-----------------------------------------------------------------------|
| | | | | | | | | | | | | | | 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/importantnegative |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| 1. Housing | <p>66 homes.</p> <p>Issues / constraints include:</p> <ul style="list-style-type: none"> • Potential access • Impact upon Group TPO to the west of the site • Eelhole Wood Local Wildlife Site within 100m of site; Starth Wood Local Wildlife Site within 100m of site • Minor topographical issues. <p>Moderate local housing market area. Reasonably good potential for affordable housing.</p> <p>Proposed level of housing achievable considering 3.3 hectare site area.</p> | |
| 2. Health | GP services in Hucknall less than 400m. away. | |

Site 513: Land Belonging To Stubbing Wood Farm Watnall Road Watnall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 3. Heritage | | |
| 4. Crime | | |
| 5. Social | <p>Sainsbury's Local 754m. from site, The Co-operative Food 775m. from site, Whyburn Precinct 790m. from site.</p> <p>Edgewood library 199m. from site.</p> | Ensure access to town facilities. |
| 6. Biodiversity & Green Infrastructure | <p>Adjacent Starth Wood (2/319 'Species-rich deciduous coppice with standards'); and Eelhole Wood (5/19 A valuable, deciduous woodland with areas of open acidic and grassland in an urban setting) within 100m of site.</p> | Buffer to woodland. |

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7. Environment Landscape | The area is a series of arable fields, ancient woodland and rough ground immediately to the west of the urban edge of Hucknall. There is an inbuilt medium landscape value arising from the strong representativeness of the LCA and the number of recreational features in the study area. The susceptibility to change within the landscape of the study area is also medium due to the loss of the ancient woodland resource, as well as the considerable potential for perceptions of urbanisation to increase. Overall there is a medium landscape sensitivity. Visually, there is little visual value, but the susceptibility is medium due to the high number of potential receptors and the contribution of the area to recreational and residential amenity. The visual sensitivity is medium. | Retain and enhance mature vegetation Landscape buffer western half of site in order to mitigate urbanising impacts, also retaining ancient woodland. |
| 8. Natural Resources & Flooding | | |
| 9. Waste | | |
| 10. Energy & Climate Change | | |
| 11. Transport | Hourly 8AOT bus service to Nottingham and Hucknall Town Service every 10 mins. | |

Site 513: Land Belonging To Stubbing Wood Farm Watnall Road Watnall – GREEN BELT SITE

| SA Objectives | Appraisal of Site | Ideas for mitigation |
|------------------------|------------------------------------------------|----------------------|
| 12. Employment | Stimulates construction and other jobs. | |
| 13. Innovation | Hucknall Industrial Park less than 400m. away. | |
| 14. Economic Structure | | |