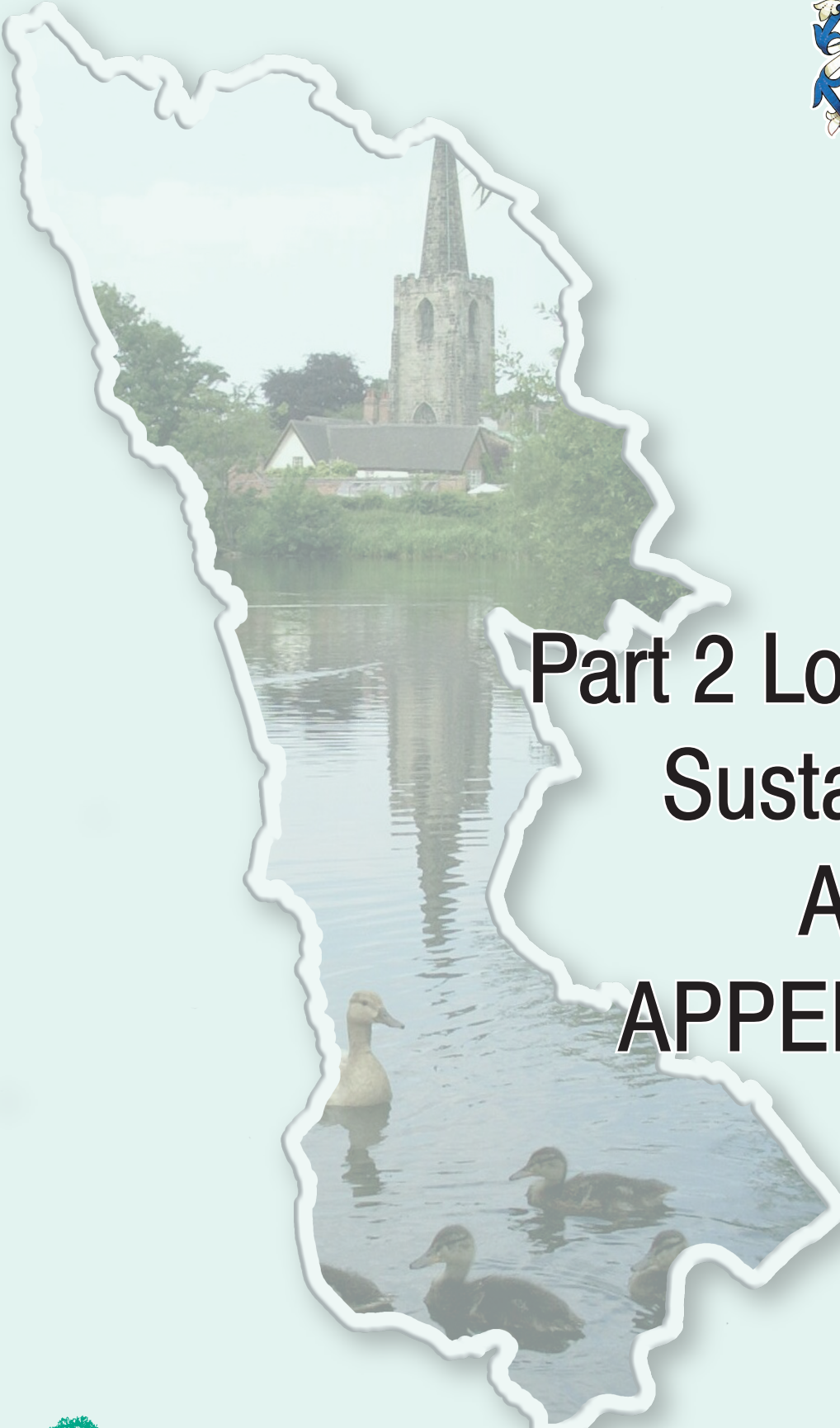




Broxtowe
Borough
COUNCIL

A large, irregular white outline of the Broxtowe map is centered on the page. Inside this outline is a scenic photograph of a church with a tall spire, situated on a grassy bank next to a body of water. Several ducks are swimming in the water in the foreground. The background of the entire page is a light blue sky with soft white clouds.

Part 2 Local Plan Sustainability Appraisal APPENDICES Part A



Contents

Appendix 1A:	13
Policy 1: Flood Risk	14
Table 1 : Policy 1: Flood Risk Option A – include a policy	15
Table 2: Policy 1: Flood Risk Option A – include a policy	16
Table 3: Policy 1: Flood Risk Option B – no policy (no Part 2 Local Plan policy)	17
Table 4: Policy 1: Flood Risk Option B – no policy (no Part 2 Local Plan policy)	18
Policy 2: Site Allocations	21
Policy 3: Main Built up Area Site Allocations	22
Table 5: Main Built up Area Site Summary	23
Table 6: Policy 3.1 Chetwynd Barracks	26
Table 7: Policy 3.1 Chetwynd Barracks	27
Table 8: Policy 3.2 Land in the Vicinity of the HS2 Station at Toton	33
Table 9: Policy 3.2 Land in the Vicinity of the HS2 Station at Toton	34
Table 10: Policy 3.3 Bramcote (East of Coventry Lane)	42
Table 11: Policy 3.3 Bramcote (East of Coventry Lane)	43
Table 14: Policy 3.4 Stapleford (West of Coventry Lane)	58
Table 15: Policy 3.4 Stapleford (West of Coventry Lane)	59
Table 16: Policy 3.5 Severn Trent, Beeston	64
Table 17: Policy 3.5 Severn Trent, Beeston	65
Table 18: Policy 3.6 Beeston Maltings	70
Table 19: Policy 3.6 Beeston Maltings	71
Table 20: Policy 3.7 Cement Depot, Beeston	76
Table 21: Policy 3.7 Cement Depot, Beeston	77
Table 22: Policy 3.8 Land Fronting Wollaton Road, Beeston	82
Table 23: Policy 3.8 Land Fronting Wollaton Road, Beeston	83
Main Built up Area –Rejected Sites	84
Table 24: Site 104: Land off Coventry Lane, Trowell Moor	88
Table 25: Site 104: Land off Coventry Lane, Trowell Moor	89
Table 26: Site 298: Spring Farm Nottingham Road, Trowell Moor	94
Table 27: Site 298: Spring Farm Nottingham Road, Trowell Moor	95
Table 28: Site 178 : North of Nottingham Road, Trowell Moor	98
Table 29: Site 178 : North of Nottingham Road, Trowell Moor	99
Table 30: Site 588: Land to the West of Bilborough Road, Strelley	102
Table 31: Site 588: Land to the West of Bilborough Road, Strelley	103
Table 32: Site 107: Land off Woodhouse Way, Nuthall	106
Table 33: Site 107: Land off Woodhouse Way, Nuthall	107
Table 34: Site 407: Land between A52 Stapleford and Chilwell Lane, Bramcote	112
Table 35: Site 407: Land between A52 Stapleford and Chilwell Lane, Bramcote	113
Table 36: Site 403: Bardills Garden Centre Toton Lane, Stapleford	118
Table 37: Site 403: Bardills Garden Centre Toton Lane, Stapleford	119

Table 38: Site 132: Land at Wheatgrass Farm, Chilwell	124
Table 39: Site 132: Land at Wheatgrass Farm, Chilwell	125
Table 40: Site 111: Land off Moss Drive, Bramcote	132
Table 41: Site 111: Land off Moss Drive, Bramcote	133
Table 42: Site 683: South of Blenheim Industrial Estate, Nuthall	138
Table 43: Site 683: South of Blenheim Industrial Estate, Nuthall	139
Table 44: Site 414: Land behind Sisley Avenue, Stapleford	144
Table 45: Site 414: Land behind Sisley Avenue, Stapleford	145
Table 46: Site 410: Land South of 45 Baulk Lane, Stapleford	148
Table 47: Site 410: Land South of 45 Baulk Lane, Stapleford	149
Table 48: Site 415: Ashlands Bilborough Road, Trowell	152
Table 49: Site 415: Ashlands Bilborough Road, Trowell	153
Table 50: Site 412: Chilwell Lane, Bramcote	156
Table 51: Site 412: Chilwell Lane, Bramcote	157
Table 52: Site 602: The Gables Strelley Lane, Strelley	162
Table 53: Site 602: The Gables Strelley Lane, Strelley	163
Policy 4: Awsworth Site Allocations	165
Table 54: Awsworth Site Summary	165
Table 55: Policy 4.1 Land West of Awsworth (within the bypass)	168
Table 56: Policy 4.1 Land West of Awsworth (within the bypass)	169
Table 57: Awsworth Rejected (remainder of Green Belt Review Area)	174
Table 58: Awsworth Rejected (remainder of Green Belt Review Area)	175
Table 59: Site 192: West of Awsworth Lane/South of Newtons Lane, Cossall	180
Table 60: Site 192: West of Awsworth Lane/South of Newtons Lane, Cossall	181
Table 61: Site 190: North of Barlows Cottages Lane, Awsworth	186
Table 62: Site 190: North of Barlows Cottages Lane, Awsworth	187
Policy 5: Brinsley Site Allocation	190
Table 63: Brinsley Site Summary	191
Table 64: Policy 5.1 East of Church Lane, Brinsley	194
Table 65: Policy 5.1 East of Church Lane, Brinsley	195
Brinsley Rejected Sites	197
Table 66: Site 198: East of Church Lane, Brinsley (2016 Original SHLAA Site)	200
Table 67: Site 198: East of Church Lane, Brinsley (2016 Original SHLAA Site)	201
Table 68: Site 197: Cordy Lane, Brinsley (as proposed by Brinsley Parish Council)	206
Table 69: Site 197: Cordy Lane, Brinsley (as proposed by Brinsley Parish Council)	207
Table 70: Site 197: Cordy Lane, Brinsley (2016 original SHLAA site)	212
Table 71: Site 197: Cordy Lane, Brinsley (2016 original SHLAA site)	213
Table 72: Site 376: Land opposite 28 Church Lane, Brinsley	218
Table 73: Site 376: Land opposite 28 Church Lane, Brinsley	219
Table 74: Site 681: Land To The Rear Of Clumber Avenue, Brinsley	224
Table 75: Site 681: Land To The Rear Of Clumber Avenue, Brinsley	225
Table 76: Site 128: Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	228
Table 77: Site 128: Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	229

Policy 6: Eastwood Site Allocation	231
Table 78: Eastwood Site Summary	231
Table 79: Policy 6.1 Walker Street, Eastwood	234
Table 80: Policy 6.1 Walker Street, Eastwood	235
Table 81: Site 203: Nether Green East of Mansfield Road, Eastwood	240
Table 82: Site 203: Nether Green East of Mansfield Road, Eastwood	241
Table 83: Site 206: East of Baker Road/North of Nottm Road, Giltbrook	244
Table 84: Site 206: East of Baker Road/North of Nottm Road, Giltbrook	245
Table 85: Site 208: West of Moorgreen, Eastwood	248
Table 86: Site 208: West of Moorgreen, Eastwood	249
Table 87: Site 3: Wade Printers Baker Road, Newthorpe	254
Table 88: Site 3: Wade Printers Baker Road, Newthorpe	255
Table 89: Site 204: North of 4 Mill Road, Beauvale	260
Table 90: Site 204: North of 4 Mill Road, Beauvale	261
Table 91: Site 514: Hall Farm Cockerhouse Road, Eastwood	266
Table 92: Site 514: Hall Farm Cockerhouse Road, Eastwood	267
Table 93: Site 146: Chewton Street, Eastwood	272
Table 94: Site 146: Chewton Street, Eastwood	273
Policy 7: Kimberley Site Allocations	274
Table 95: Kimberley Site Summary	275
Table 96: Policy 7.1 Land South of Kimberley including Kimberley Depot	279
Table 97: Policy 7.1 Land South of Kimberley including Kimberley Depot	280
Table 98: Policy 7.2 Land South of Eastwood Road, Kimberley	284
Table 99: Policy 7.2 Land South of Eastwood Road, Kimberley	285
Table 100: Policy 7.3 Builders Yard, Eastwood Road, Kimberley	290
Table 101: Policy 7.3 Builders Yard, Eastwood Road, Kimberley	291
Kimberley Rejected Sites	292
Table 102: Kimberley rejected (remainder of GB review area, sites 215 and 411)	296
Table 103: Kimberley rejected (remainder of GB review area, sites 215 and 411)	297
Table 104: Site 271: Gilt Hill Farm Gilt Hill, Kimberley	302
Table 105: Site 271: Gilt Hill Farm Gilt Hill, Kimberley	303
Table 106: Site 285: Land North of Alma Hill/West of Millfield Road, Kimberley	306
Table 107: Site 285: Land North of Alma Hill/West of Millfield Road, Kimberley	307
Table 108: Site 105: Land west of New Farm Lane, Nuthall	310
Table 109: Site 105: Land west of New Farm Lane, Nuthall	311
Table 110: Site 113: Land north of Alma Hill, Kimberley	316
Table 111: Site 113: Land north of Alma Hill, Kimberley	317
Table 112: Site 234: Land At New Farm Lane, Nuthall	320
Table 113: Site 234: Land At New Farm Lane, Nuthall	321
Table 114: Site 116: Land north of 38 Alma Hill, Kimberley	324
Table 115: Site 116: Land north of 38 Alma Hill, Kimberley	325
Table 116: Site 610: Land off High Spannia, Kimberley	330

Table 117: Site 610: Land off High Spannia, Kimberley	331
Table 118: Site 473: Home Farm Nottingham Road, Nuthall	334
Table 119: Site 473: Home Farm Nottingham Road, Nuthall	335
Table 120: Site 103: Land east of New Farm Lane, Nuthall	338
Table 121: Site 103: Land east of New Farm Lane, Nuthall	339
Other Rural / Adjacent to Hucknall	341
Table 122: Other Rural Site Summary	341
Table 123: Site 189: Land At Smithfield Avenue, Trowell	344
Table 124: Site 189: Land At Smithfield Avenue, Trowell	345
Table 125: Site 513: Land Belonging To Stubbing Wood Farm Watnall Road, Watnall	350
Table 126: Site 513: Land Belonging To Stubbing Wood Farm Watnall Road, Watnall	351
Policy 8: Development in the Green Belt	355
Table 127: Policy 8 Development in the Green Belt Option A – include a policy	356
Table 128: Policy 8 Development in the Green Belt Option A – include a policy	357
Table 129: Policy 8: Development in the Green Belt - Option B – include a criteria based policy	358
Table 130: Policy 8: Development in the Green Belt - Option B – include a criteria based policy	359
Table 131: Policy 8 Development in the Green Belt Option C – no policy (no Part 2 Local Plan policy)	360
Table 132: Policy 8 Development in the Green Belt Option C – no policy (no Part 2 Local Plan policy)	361
Policy 9: Retention of Good Quality Existing Employment Sites	363
Table 133: Policy 9 Retention of Good Quality Existing Employment Sites Option A – include a policy	364
Table 134: Policy 9 Retention of Good Quality Existing Employment Sites Option A – include a policy	365
Table 135: Policy 9 Retention of Good Quality Existing Employment Sites Option B – no policy (no Part 2 Local Plan policy)	366
Table 136: Policy 9 Retention of Good Quality Existing Employment Sites Option B – no policy (no Part 2 Local Plan policy)	367
Policy 10: Town and District Centre Uses	369
Table 137: Policy 10 Town and District Centre Uses Option A – include a policy	370
Table 138: Policy 10 Town and District Centre Uses Option A – include a policy	371
Table 139: Policy 10 Town and District Centre Uses Option B – no policy (no Part 2 Local Plan policy)	372
Table 140: Policy 10 Town and District Centre Uses Option B – no policy (no Part 2 Local Plan policy)	373
Policy 11: The Square Beeston	374
Table 141: Policy 11: The Square, Beeston	376
Table 142: Policy 11: The Square, Beeston	377
Policy 12: Edge-of-Centre A1 Retail in Eastwood	380

Table 143: Policy 12: Edge-of-Centre A1 Retail in Eastwood	382
Table 144: Policy 12: Edge-of-Centre A1 Retail in Eastwood	383
Policy 13: Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations	385
Table 145: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option A – include a policy	386
Table 146: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option A – include a policy	387
Table 147: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option B – no policy (no Part 2 Local Plan policy)	388
Table 148: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option B – no policy (no Part 2 Local Plan policy)	389
Policy 14: Centre of Neighbourhood Importance (Chilwell Road/High Road)	390
Table 149: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option A – include a policy allocation	392
Table 150: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option A – include a policy allocation	393
Table 151: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option B – no policy (no Part 2 Local Plan policy)	394
Table 152: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option B – no policy (no Part 2 Local Plan policy)	395
Policy 15: Housing Size, Mix and Choice	397
Table 153: Policy 15 Housing Size, Mix and Choice - Option A – include a policy	398
Table 154: Policy 15 Housing Size, Mix and Choice - Option A – include a policy	399
Table 155: Policy 15 Housing Size, Mix and Choice - Option B – no policy (no Part 2 Local Plan policy)	400
Table 156: Policy 15 Housing Size, Mix and Choice - Option B – no policy (no Part 2 Local Plan policy)	401
Policy 16: Gypsies and Travellers	402
Table 157: Policy 16 Gypsies and Travellers - Option A – include a policy	404
Table 158: Policy 16 Gypsies and Travellers - Option A – include a policy	405
Table 159: Policy 16 Gypsies and Travellers - Option B – no policy (no Part 2 Local Plan policy)	407
Table 160: Policy 16 Gypsies and Travellers - Option B – no policy (no Part 2 Local Plan policy)	408
Policy 17: Place-making, Design and Amenity	411
Table 161: Policy 17: Place-making, Design and Amenity Option A – include a detailed policy	412
Table 162: Policy 17: Place-making, Design and Amenity Option A – include a detailed policy	413
Table 163: Policy 17: Place-making, Design and Amenity Option B – include a policy signalling a supplementary planning document	414
Table 164: Policy 17: Place-making, Design and Amenity Option B – include a policy signalling a supplementary planning document	415

Table 165: Policy 17: Place-making, Design and Amenity Option C – no policy (no Part 2 Local Plan policy)	416
Table 166: Policy 17: Place-making, Design and Amenity Option C – no policy (no Part 2 Local Plan policy)	417
Policy 18: Shopfronts, Signage and Security Measures	419
Table 167: Policy 18 Shopfronts, Signage and Security Measures Option – include a policy	420
Table 168: Policy 18 Shopfronts, Signage and Security Measures Option A – include a policy	421
Table 169: Policy 18 Shopfronts, Signage and Security Measures Option B – no policy (no Part 2 Local Plan policy)	422
Table 170: Policy 18 Shopfronts, Signage and Security Measures Option B – no policy (no Part 2 Local Plan policy)	423
Policy 19: Pollution, Hazardous Substances and Ground Conditions	424
Table 171: Policy 19 Pollution, Hazardous Substances and Ground Conditions - Option A – include a policy	426
Table 172: Policy 19 Pollution, Hazardous Substances and Ground Conditions - Option A – include a policy	427
Table 173: Policy 19 Pollution, Hazardous Substances and Ground Conditions Option B – no policy (no Part 2 Local Plan policy)	428
Table 174: Policy 19 Pollution, Hazardous Substances and Ground Conditions Option B – no policy (no Part 2 Local Plan policy)	429
Policy 20: Air Quality	431
Table 175: Policy 20 Air Quality - Option A – include a policy	432
Table 176: Policy 20 Air Quality - Option A – include a policy	433
Table 177: Policy 20 Air Quality - Option B – no policy (no Part 2 Local Plan policy)	434
Table 178: Policy 20 Air Quality - Option B – no policy (no Part 2 Local Plan policy)	435
Policy 21: Unstable Land	437
Table 179: Policy 21 Unstable Land - Option A – include a policy	438
Table 180: Policy 21 Unstable Land - Option A – include a policy	439
Table 181: Policy 21 Unstable Land Option B – no policy (no Part 2 Local Plan policy)	440
Table 182: Policy 21 Unstable Land Option B – no policy (no Part 2 Local Plan policy)	441
Policy 22: Minerals	442
Table 183: Policy 22 Minerals - Option A – include a policy	444
Table 184: Policy 22 Minerals - Option A – include a policy	445
Table 185: Policy 22 Minerals - Option B – no policy (no Part 2 Local Plan policy)	446
Table 186: Policy 22 Minerals - Option B – no policy (no Part 2 Local Plan policy)	447
Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets	449
Table 187: Policy 23: Proposals Affecting Designated and Non-designated Heritage	

Assets - Option A – include a policy	450
Table 188: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option A – include a policy	451
Table 189: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option B – no policy (no Part 2 Local Plan policy)	452
Table 190: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option B – no policy (no Part 2 Local Plan policy)	453
Policy 24: The Health Impacts of Development	455
Table 191: Policy 24 The Health Impacts of Development - Option A – include a policy	456
Table 192: Policy 24 The Health Impacts of Development - Option A – include a policy	457
Table 193: Policy 24 The Health Impacts of Development - Option B – no policy (no Part 2 Local Plan policy)	458
Table 194: Policy 24 The Health Impacts of Development - Option B – no policy (no Part 2 Local Plan policy)	459
Policy 25: Culture, Tourism and Sport	461
Table 195: Policy 25: Culture, Tourism and Sport - Option A – include a policy	462
Table 196: Policy 25: Culture, Tourism and Sport - Option A – include a policy	463
Table 197: Policy 25: Culture, Tourism and Sport - Option B – no policy (no Part 2 Local Plan policy)	464
Table 198: Policy 25: Culture, Tourism and Sport - Option B – no policy (no Part 2 Local Plan policy)	465
Policy 26: Travel Plans	467
Table 199: Policy 26 Travel Plans - Option A – include a policy	468
Table 200: Policy 26 Travel Plans - Option A – include a policy	469
Table 201: Policy 26 Travel Plans - Option B – no policy (no Part 2 Local Plan policy)	470
Table 202: Policy 26 Travel Plans - Option B – no policy (no Part 2 Local Plan policy)	471
Policy 27: Local Green Space	473
Table 203: Policy 27 Local Green Space - Option A – include a policy	474
Table 204: Policy 27 Local Green Space - Option A – include a policy	475
Table 205: Policy 27 Local Green Space - Option B – no policy (no Part 2 Local Plan policy)	476
Table 206: Policy 27 Local Green Space - Option B – no policy (no Part 2 Local Plan policy)	477
Policy 28: Green Infrastructure Assets	478
Table 207: Policy 28 Green Infrastructure Assets - Option A – include a policy	480
Table 208: Policy 28 Green Infrastructure Assets - Option A – include a policy	481
Table 209: Policy 28 Green Infrastructure Assets - Option B – no policy (no Part 2 Local Plan policy)	482
Table 210: Policy 28 Green Infrastructure Assets - Option B – no policy (no Part 2 Local Plan policy)	483

Policy 29: Cemetery Extensions	485
Table 211: Policy 29 Cemetery Extensions - Option A	486
Table 212: Policy 29 Cemetery Extensions - Option A	487
Table 213: Policy 29 Cemetery Extensions - Option B	488
Table 214: Policy 29 Cemetery Extensions - Option B	489
Policy 30: Landscape	491
Table 215: Policy 30 Landscape: How to protect landscape - Option A – include a policy	492
Table 216: Policy 30 Landscape: How to protect landscape - Option A – include a policy	493
Table 217: Policy 30 Landscape: How to protect landscape - Option B – no policy (no Part 2 Local Plan policy)	494
Table 218: Policy 30 Landscape: How to protect landscape - Option B – no policy (no Part 2 Local Plan policy)	495
Policy 31: Biodiversity Assets	497
Table 219: Policy 31: Biodiversity Assets - Option A – include a policy	498
Table 220: Policy 31: Biodiversity Assets - Option A – include a policy	499
Table 221: Policy 31: Biodiversity Assets - Option B – no policy (no Part 2 Local Plan policy)	500
Table 222: Policy 31: Biodiversity Assets - Option B – no policy (no Part 2 Local Plan policy)	501
Policy 32: Developer Contributions	503
Table 223: Policy 32 Developer Contributions - Option A – include a policy	504
Table 224: Policy 32 Developer Contributions - Option A – include a policy	505
Table 225: Policy 32 Developer Contributions - Option B – no policy (no Part 2 Local Plan policy)	506
Table 226: Policy 32 Developer Contributions - Option B – no policy (no Part 2 Local Plan policy)	507
Appendix 2A: SA comments	508
Table 227: SA Comments	509
Appendix 3A:	512
Table 228: Policy 2 – The Spatial Strategy: Alternative Housing Growth Distribution	513
Table 229: Policy 2 - The Spatial Strategy: Alternative Housing Growth Distribution	514
Table 230: Policy 2 – The Spatial Strategy: Alternative Housing Growth Distribution	516
Table 231: Policy 2 - The Spatial Strategy: Alternative Housing Growth Distribution	517
Table 232: Alternative Housing Growth Distribution	519
Table 233: Alternative Housing Growth Distribution	520
Appendix 4A - Glossary of Terms and Abbreviations	522

Appendix 1A:

Policy 1: Flood Risk

1.1 Permitting development in flood risk areas with appropriate flood defences.

1.2 Reason – to provide guidance on National Planning Policy Framework paragraph 100, which states;

1.3 *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:*

- *Applying the Sequential Test;*
- *If necessary, applying the Exception Test;*
- *Safeguarding land from development that is required for current and future flood management;*
- *Using opportunities offered by new development to reduce the causes and impacts of flooding; and where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.*
- *The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:*
 - *It must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and*
 - *A site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*
 - *Both elements of the test will have to be passed for development to be allocated or permitted.”*

Option A – include a policy

Permit development in flood risk areas with appropriate flood defences.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and the aligned Core Strategy.

Table 1 : Policy 1: Flood Risk Option A – include a policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 2: Policy 1: Flood Risk Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Possible increase in homes, if developers were otherwise unwilling to build 'off-site' if refused permission in the flood risk area.	
2. Health	Policy accepts that flood risk is hazardous unless flood defences are mitigating.	
3. Heritage	Depends upon whether designated land.	Integrated flood-risk management is essential if the historic environment is to be protected from flood damage. Nottingham and Nottinghamshire Local Resilience Forum has a very important role in helping manage the risks as well
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Urban locations, negligible effects.	
8. Natural Resources and Flooding	Possible localised effects depending upon flood risk. Should result in more efficient use of land within areas protected by flood defences.	Planning application flood risk assessment.
9. Waste		
10. Energy and Climate Change		
11. Transport	Guides development to urban locations with existing best transport infrastructure.	
12. Employment		
13. Innovation		
14. Economic Structure	Not applicable. May increase acceptable development locations.	

Table 3: Policy 1: Flood Risk Option B – no policy (no Part 2 Local Plan policy)

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

Table 4: Policy 1: Flood Risk Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Uncertainty about permission in protected flood risk areas may reduce development.	
2. Health		
3. Heritage		
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding	Intended to guide development to neutral areas-no flood risk. Less efficient use of land. Sites may need to be developed in less sustainable locations.	Planning application flood risk assessment.
9. Waste		
10. Energy and Climate Change		
11. Transport	The sequential test could guide development away from urban and brownfield sites to less accessible sites.	
12. Employment		
13. Innovation		
14. Economic Structure		

Policy 2: Site Allocations

Policy 3: Main Built up Area Site Allocations

3.1 The following table shown on page 23 shows the summary of the site assessments for the Main Built up Area of Nottingham. The Key below shows how the scoring has been applied.

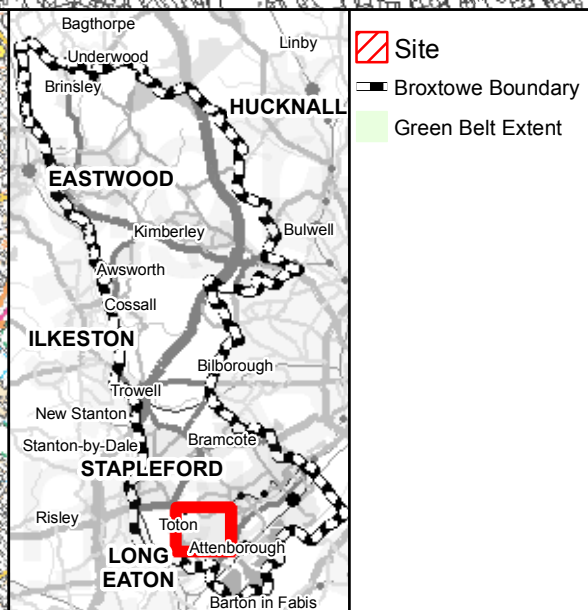
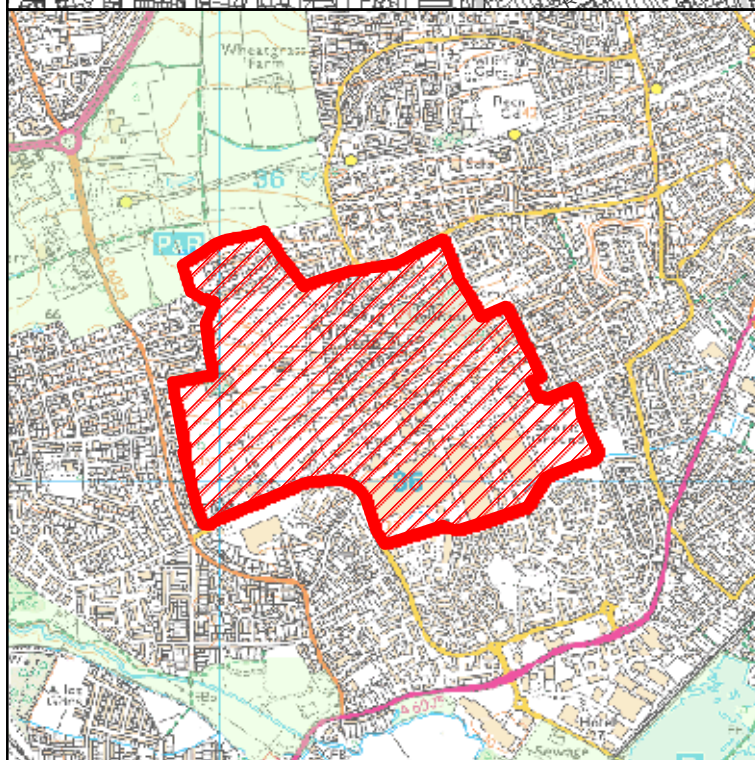
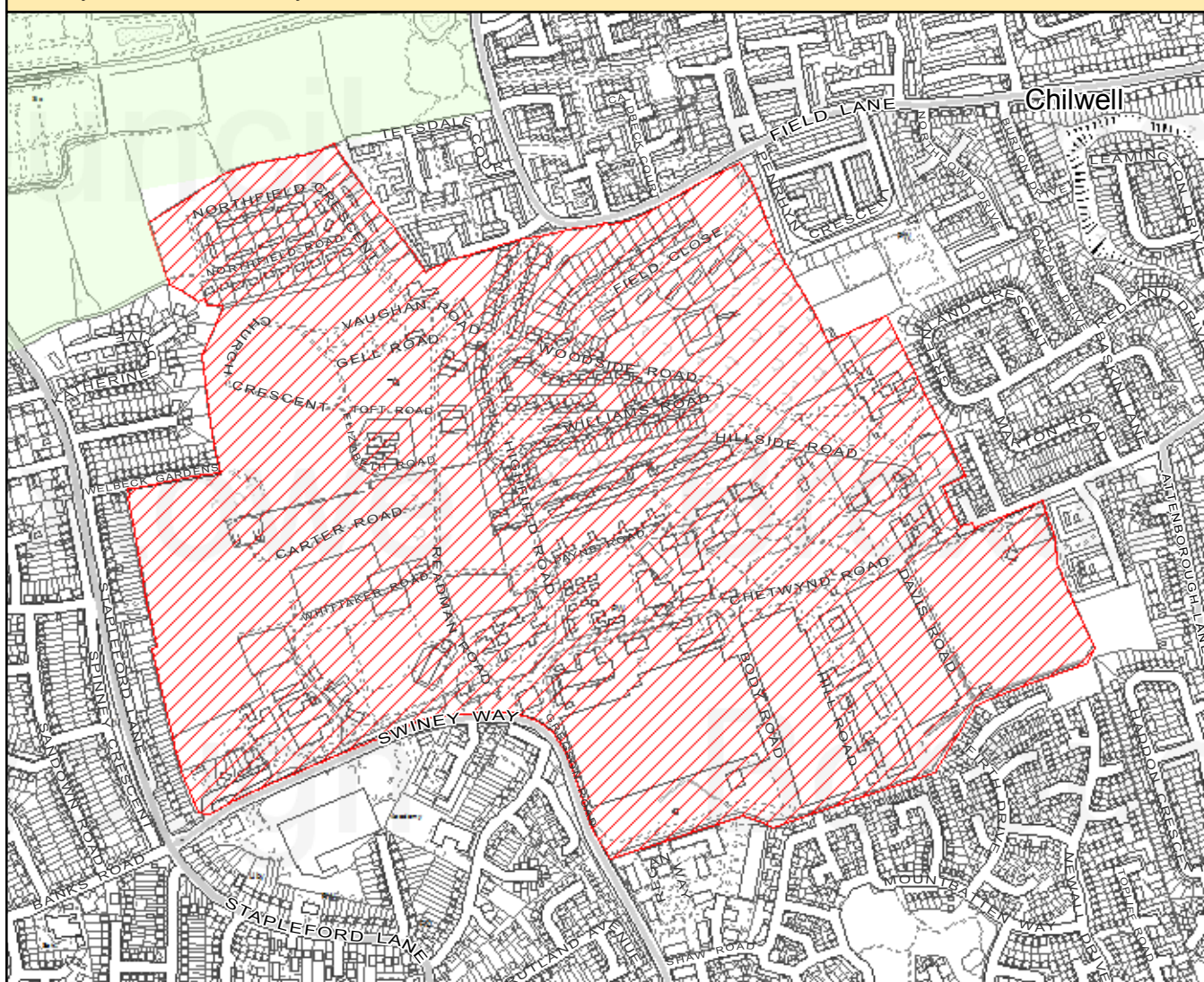
KEY:

Number of squares coloured in the assessment tables	Symbol	
5	+++	Very major/important positive
4	++	Major positive
3	+	Positive Moderate to major positive
2	++	Minor Moderate positive
1	+	Very-mMinor positive
-		Assessed as neutral/not relevant/negligible impact
-	?	Unknown impact
1	-	Very-mMinor negative
2	--	Minor Moderate negative
3	-	Negative
4	--	Major negative
5	---	Very major/important negative

3.2 The colour of an individual box indicates the significance of the effect on a sustainability appraisal objective. These are based on a traffic light system where greens indicate positive contributions and orange / red indicates negative ones. The darker the green, the higher the significance of the positive contribution. Within each colour, there are further graduations of significance noted by the number of plus signs (+) or the number of minus signs (-).

Table 5: Main Built up Area Site Summary

Main Built up Area Site Summary	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and Green Infrastructure	7. Environment and Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Chetwynd Barracks	+++	++	++		+	-		+	-		+	+	+	
Land in the vicinity of the HS2 Station at Toton	+++	++	--		+	-	--	-			+++	+	+	+
Bramcote (East of Coventry Lane)	+++	+	+		++	--					++	+		
Stapleford (west of Coventry Lane)	+++	+			+	-					++	+		
Severn Trent, Beeston	++	+			++	--		+			+		+	
Beeston Maltings	+	+++	-		++			+			+	+	++	
Cement Depot, Beeston	++	+			++			+			++		++	
Land Fronting Wollaton Road, Beeston	++	+			++	-		+			+		+	
104: Land off Coventry Lane, Trowell Moor	+++	+	--		+	--	-				++	+		
298: Spring Farm Nottingham Road, Trowell Moor	+++	+	-			-	-	-			+	+	+	
178: North of Nottingham Road, Trowell Moor	+++	+	--		+		-				+	+	+	
588: Land to the West of Bilborough Road, Strelley	+++	++	--		+		--	-			+	+		
107: Land off Woodhouse Way, Nuthall	+++	+++	-		+	-		-			++	+	+	
407: Land Between A52 Stapleford and Chilwell Lane, Bramcote	++	+	--		++	-	--	-			+	+		
403: Bardills Garden Centre Toton Lane, Stapleford	++	+			++	-	-	-	-		+	+		
132: Land at Wheatgrass Farm, Chilwell	++	+	-		+	-	--	-			+	+		
111: Land off Moss Drive, Bramcote	++	+	--		++	-	-	-			+	+		
683: South of Blenheim Industrial Estate, Nuthall	++	+	-		-	--	--	-			+	++	+	
414: Land Behind Sisley Avenue, Stapleford	+	++			+		--				+	+		
410: Land South of 45 Baulk Lane, Stapleford	+	++			+		--				++	+		
415: Ashlands Bilborough Road, Trowell	++	++			+		-	-			++		+	
412: Chilwell Lane, Bramcote	+	++	--		++	-	--				+	+		
602: The Gables Strelley Lane, Strelley	++	+			+		-	-			++			
Bramcote School and Leisure Centre Redevelopment Area		+++	-		+	-	--		-		++	+		



Site area (ha):	94.57	Easting:	450491
Potential dwellings:	800	Northing:	335291
Site type:	Urban		

Public Transport (9)

Bus Stops (5)

Chetwynd Barracks 0m from site
Calverton Close 1m from site
Swiney Way 2m from site
Swiney Way 10m from site
Chetwynd Barracks 13m from site

Tram Stops (4)

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

Schools (8)

Primary (6)

Chetwynd Primary Academy 180m from site
Banks Road Infant School 252m from site
Eskdale Junior School 270m from site
Alderman Pounder Infant School 359m from site
Toton Bispham Drive Junior 378m from site
Sunnyside Primary and Nursery School 809m from site

Secondary (2)

Chilwell School 533m from site
George Spencer Academy 705m from site

Health (2)

Dentists (1)

School Lane Dental Practice 605m from site

Doctors (1)

Moir Medical Centre 94m from site

Consumer Services (4)

Food Retail (2)

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

Post Offices (1)

Toton Post Office 292m from site

Shopping Centres (1)

Chilwell Retail Park 580m from site

Community Facilities (9)

Halls And Community Centres (1)

Chilwell Scout Headquarters 209m from site

Leisure Centres (1)

Chilwell Olympia 542m from site

Libraries (1)

Toton Library 110m from site

Open Spaces (5)

MOD Sports Ground 0m from site
Chetwynd Road Recreation Ground 0m from site
Chilwell Cemetery 29m from site
Sherman Drive Open Space 118m from site
Field Lane Estate Open Space 130m from site

Public Houses (1)

20-Twenty Club & Colours Restaurant 0m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

1.17% (1.11ha) of site in Field Lane Chilwell

Administrative Boundary (2)

Borough Ward (2)

24.93% (23.58ha) of site in Toton and Chilwell Meadows
75.07% (70.99ha) of site in Chilwell West

Flood (11)

River Flooding (1)

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

Surface Water Flooding (3)

0.56% (0.53ha) of site in Surface Water Flood Map 1 in 30
1.54% (1.46ha) of site in Surface Water Flood Map 1 in 100
6.43% (6.08ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (5)

1.13% (1.07ha) of site in >= 75% (Superficial Deposits Flooding)
6.79% (6.42ha) of site in >= 50% <75% (Clearwater and Superficial Deposits Flooding)
7.08% (6.7ha) of site in < 25% (Clearwater and Superficial Deposits Flooding)
10.88% (10.28ha) of site in >= 75% (Clearwater and Superficial Deposits Flooding)
74.13% (70.11ha) of site in < 25% (Clearwater)

Detailed River Network (2)

Below Surface Watercourse (Culvert) dissects site for 8.08m
Surface Watercourse (Secondary River) dissects site for 258.66m

Heritage (1)

Listed Buildings (a: within site) (1)

NATIONAL SHELL FILLING FACTORY MEMORIAL within site boundary (II)

Natural Environment (5)

Agricultural Land Classification (2)

7.16% (6.77ha) of site in GRADE 2
92.84% (87.8ha) of site in URBAN

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

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

Tree Preservation Orders Group or Woodland (2)

0.01% (0.01ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1993 (TPO/CHI/03/?)
4.85% (4.58ha) of site in HOBGOBLIN WOOD - COD CHILWELL 1993 (TPO/CHI/03/W1)

Green Infrastructure (3)

Open Spaces (1)

4.89% (4.63ha) of site in MOD Sports Ground (Restricted Access: Outdoor Sports Facilities)

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

201m of 2.23 Toton Sidings to Chilwell dissects site

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

2.23 Toton Sidings to Chilwell within 50m of site

Access (2)

Public Rights of Way (b: around site) (2)

BeestonBW27 (BW) within 100m of site
BeestonFP48 (FP) within 250m of site

Other (2)

National Character Areas (2)

45.21% (42.75ha) of site in Trent Valley Washlands
54.79% (51.82ha) of site in Sherwood

End of report

Table 6: Policy 3.1 Chetwynd Barracks

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

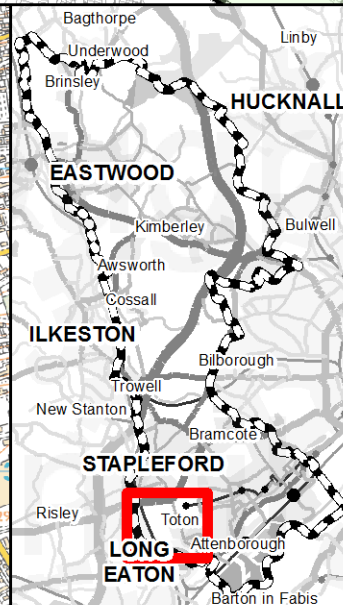
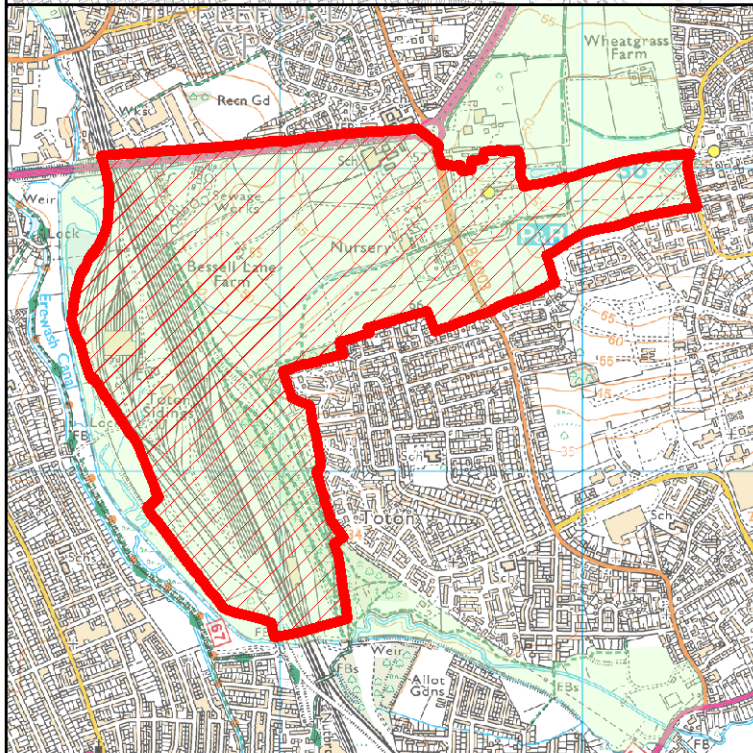
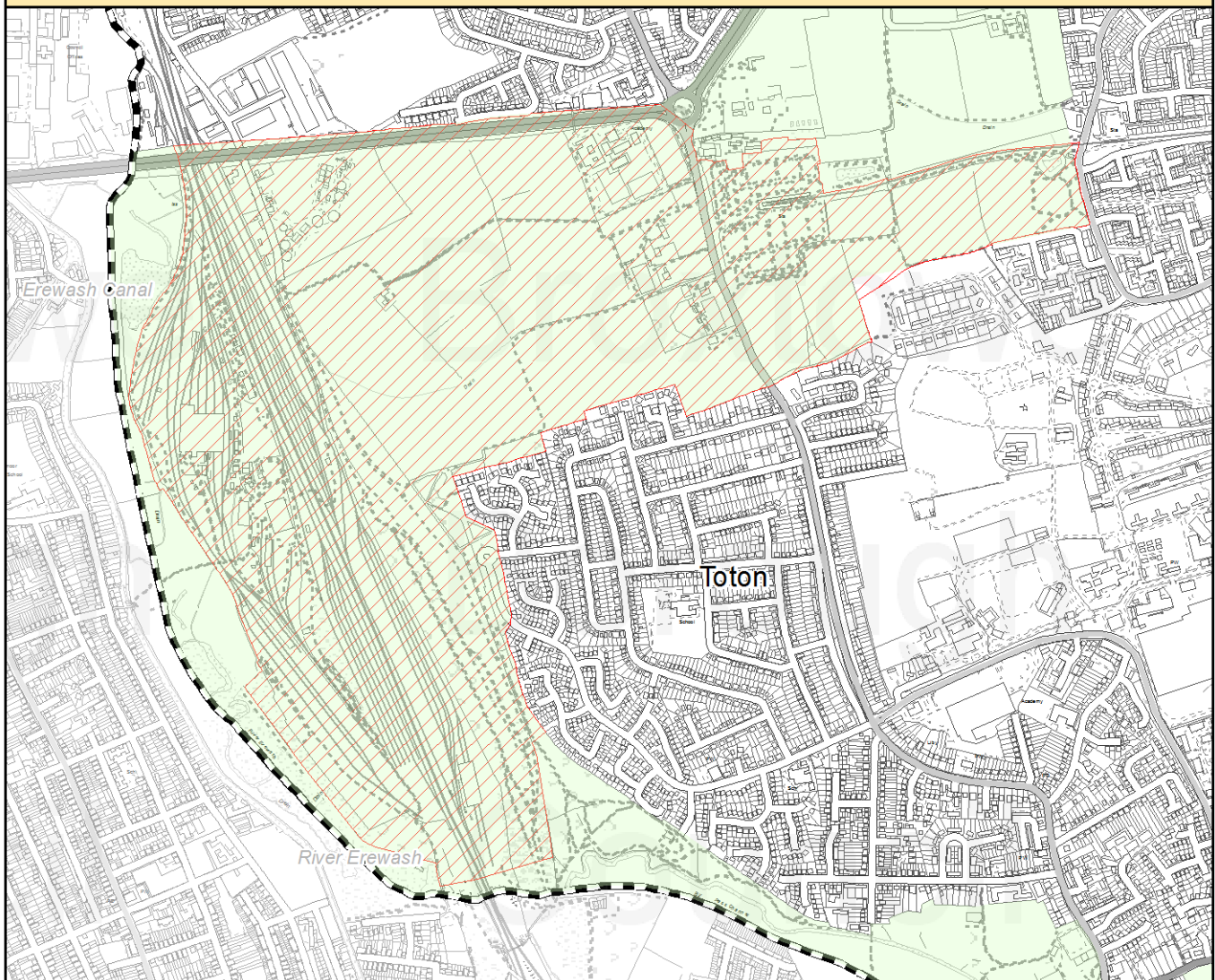
Table 7: Policy 3.1 Chetwynd Barracks

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>500 homes within the plan period. The site has a total capacity of circa 1500 units.</p> <p>In relatively high value housing sub-market area for affordable housing viability.</p> <p>Largely greenfield site but potential loss of some existing homes. Some of site under external housing management. Heritage assets on site may impact upon land availability.</p> <p>Previous industrial uses may need investigating alongside remediation.</p> <p>Land levels may be a delivery constraint.</p>	<p>Support Forces Help to Buy through planning obligations and/or starter homes for heroes.</p> <p>There is a need to ensure that new development integrates with any retained MOD residential accommodation to the north of the site.</p>
2. Health	<p>GP within 400 m walking distance and others in the neighbourhoods accessible within 15 minutes.</p> <p>Integral recreational space with potentially linked green infrastructure if developed.</p>	<p>New accessible Green Infrastructure.</p>
3. Heritage	<p>Enhances the Listed National Shell Filling Factory Memorial and adjacent memorial garden, making it publicly accessible.</p> <p>ORDNANCE FACTORY Ordnance Factory Monument opposite site, welfare buildings NDHAs Non-designated heritage assets.</p> <p>Malthouse Monument on Chetwynd Road.</p>	<p>Add interpretation of the military history of the site.</p> <p>Consider historic association in Toton and Chilwell parishes.</p> <p>Archaeology Watching Brief condition. Enable access to listed National Shell Filling Factory Memorial and gardens.</p>
4. Crime		
5. Social	<p>Listed building and associated garden on site. New publicly open space.</p> <p>Local Chilwell Community Centre and Toton Coronation Hall around 800m</p> <p>Existing community building could be re-used.</p> <p>The potential new Green Infrastructure link could be considered to be a community asset.</p>	<p>Site could support new faith facilities.</p> <p>Existing community building could be re-used.</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
6. Biodiversity and Green Infrastructure	Significant provision of Green Infrastructure within the site, linking to Green Infrastructure required as part of the Toton Strategic Location for Growth. Hobgoblin Wood Group TPO located within site. Chilwell Ordnance Depot Paddock LWS located immediately adjacent to the site boundary, but outside of site.	Retain and enhance wildlife corridors including Hobgoblin Wood (under Tree Preservation Order). Linking Green Infrastructure corridors across the site and onwards to the Toton Strategic Location for Growth.
7. Environment and Landscape	Enhance landscape and Green Infrastructure is key part of masterplan. Opens the landscape publicly.	Consider designation of Local Green Space within site and/or Nature Improvement Area.
8. Natural Resources and Flooding	Some over- and underground river network but minimal water quality issues, some mitigation will be required generally. Minimal amount of site in Flood Zone 2. Air quality impact negligible. Only hourly bus service passing the site but premium services on Nottingham Road within walking distance. Tram stops within walking distance. Chilwell itself is a service hub with the Retail Park and accompanying community facilities. Size of site may permit use of sustainable design, materials and construction techniques. Minor agricultural land quality issues with Grade 2 land. Part brownfield site. Some potential for contamination on parts of the site.	SuDS. Require eConstruction waste management plan. Remediation of any contamination will be required. Reuse of some existing buildings.
9. Waste	Retention of managed properties within the site which will become public. Potential demolition of non-residential buildings for regeneration. Demolition of some existing buildings and other structures will be required.	Require nNon-hazardous construction and demolition waste plan. Undertake any required remediation.
10. Energy and Climate Change	Size of site offers opportunity to minimise vulnerability and provide resilience to impacts arising from climate change.	Deliver the highest viable energy efficiency.

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	<p>Within walking distance of an at least half/ hourly bus service. 510 service passes site. Tram stops within walking distance. Upgrade access points/road network within site.</p> <p>New pedestrian and cycle links to the surrounding area.</p> <p>North - South route to link NET Park and Ride.</p> <p>Bus routes through site.</p> <p>Highway infrastructure to be considered in combination with the Toton Strategic Location for Growth/HS2.</p>	Urban design transport routes to support development.
12. Employment	<p>Assists regeneration of a site which assists some local employment but by nature of its current transient personnel is more of a national concern. Some employment land is included; but site will be mostly residential within a potentially enhanced high quality green infrastructure, in a suburban area, potentially attractive to higher skilled employees.</p> <p>Some loss of employment as MOD base operations are transferred elsewhere.</p> <p>Stimulates construction and other jobs.</p>	<p>Local employment plan.</p> <p>Potential provision of small-scale employment. Potential for small-scale retail/service centre to meet local need, along the main through route.</p>
13. Innovation	<p>Adjacent to employment land at former Ordnance Depot land also off Swiney Way.</p> <p>Within main built up area accessible to non-parished Beeston office and high technology employment.</p> <p>Adjacent to Chetwynd Business Park, which includes offices for high-tech companies.</p>	Promote high technology users on site.
14. Economic Structure	<p>Integrates residential and commercial uses within the same site.</p> <p>Within priority area for economic regeneration for the MoD, infrastructure provision and environmental enhancement. Links to Located near to potential HS2 station and associated employment in Strategic Location for Growth. Reasonable access to M1 motorway via A52/M1 Junction 25.</p>	<p>Local employment plan. Ensure any loss of local employment has potential alternatives within the Borough, including proposed on-site.</p> <p>Potential to link with the HS2/ Toton Strategic Area for Growth.</p>

Toton



- ▨ Site
- ▬ Broxtowe Boundary
- Green Belt Extent

Site area (ha): 154.2

Potential Dwellings: 500

Site Type: Green Belt

Easting: 449069
Northing: 335510



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Public Transport (8)

Bus Stops (5)

NET Park & Ride 0m from site

Epsom Road 0m from site

Eskdale Drive 15m from site

Valley Road 64m from site

Katherine Drive 94m from site

Tram Stops (3)

Toton Park and Ride 0m from site

Inham Road 74m from site

Eskdale Drive 638m from site

Schools (13)

Primary (11)

Longmoor Primary School 276m from site

Toton Bispham Drive Junior 374m from site

Eskdale Junior School 421m from site

Banks Road Infant School 556m from site

Alderman Pounder Infant School 588m from site

William Lilley Infant and Nursery School 635m from site

The Elms 697m from site

Sunnyside Primary and Nursery School 701m from site

Fairfield Primary School 705m from site

Ladycross Infant School 891m from site

Chetwynd Primary Academy 917m from site

Secondary (2)

George Spencer Academy 65m from site

Focus School (Long Eaton Campus) 303m from site

Health (2)

Dentists (1)

Moore, A J & Associates 742m from site

Doctors (1)

College Street Medical Practice 419m from site

Consumer Services (4)

Food Retail (2)

Chilwell Mini Market 185m from site

Christ Cares News 320m from site

Post Offices (1)

College Street Post Office 504m from site

Shopping Centres (1)

College Street Shops 504m from site

Community Facilities (9)

Halls And Community Centres (1)

Greenwood Community Centre 255m from site

Leisure Centres (1)

Chilwell Olympia 1473m from site

Libraries (1)

Inham Nook Library 544m from site

Open Spaces (5)

Archers Field Recreation Ground 0m from site

Banks Road Open Space 0m from site

Eskdale Drive Open Space 11m from site

Field Lane Estate Open Space 15m from site

Manor Farm Recreation Ground 63m from site

Public Houses (1)

Magpie 187m from site

Land Use Policy Constraints (2)

Green Belt (1)

99.69% (153.88ha) of site in Green Belt

Major Developed Sites 2004 (1)

38.44% (59.34ha) of site in Major Developed Sites 2004

Administrative Boundary (4)

Borough Ward (3)

1.95% (3.01ha) of site in Stapleford South West

5.87% (9.06ha) of site in Chilwell West

92.18% (142.27ha) of site in Toton and Chilwell Meadows

Parish (1)

1.72% (2.66ha) of site in Stapleford Town Council

Flood (14)

River Flooding (2)

13.43% (20.72ha) of site in Flood Zone 3

26.54% (40.97ha) of site in Flood Zone 2

Surface Water Flooding (3)

0.58% (0.89ha) of site in Surface Water Flood Map 1 in 30

1.5% (2.32ha) of site in Surface Water Flood Map 1 in 100

6.99% (10.78ha) of site in Surface Water Flood Map 1 in 1000

Flood Defences (1)

193.67m of Flood Defences dissects site

Ground Water Flooding (5)

2.65% (4.08ha) of site in $\geq 25\%$ $< 50\%$ (Clearwater)

3.87% (5.97ha) of site in $< 25\%$ (Clearwater)

16.53% (25.51ha) of site in $\geq 75\%$ (Superficial Deposits Flooding)

33.15% (51.17ha) of site in $< 25\%$ (Clearwater and Superficial Deposits Flooding)

38.5% (59.42ha) of site in $\geq 25\%$ $< 50\%$ (Clearwater and Superficial Deposits Flooding)

Detailed River Network (3)

Surface Watercourse (Tertiary River) dissects site for 16.34m

Surface Watercourse (Secondary River) dissects site for 149.25m

Below Surface Watercourse (Culvert) dissects site for 343.89m

Heritage (9)

Listed Buildings (b: around site) (6)

BEECH HOUSE AT SANDIACRE LOCK (II) within 250m of site

SANDIACRE LOCK (II) within 250m of site

BRIDGE AT SANDIACRE LOCK (II) within 250m of site

LOCK KEEPER'S COTTAGE AND ATTACHED OUTBUILDING AT SANDIACRE LOCK (II) within 250m of site

CANAL BRIDGE AT SK 484 351 (II) within 250m of site

LOCK AT SK 484 351 (II) within 250m of site

Conservation Areas (b: around site) (2)

Sandiacre Lock within 50m of site

Sandiacre Lock within 100m of site

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

Wheatgrass Farm (LIE) within 250m of site

Natural Environment (23)

Agricultural Land Classification (3)

21.42% (33.07ha) of site in GRADE 3

37.46% (57.81ha) of site in GRADE 2

41.12% (63.47ha) of site in URBAN

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

1.85% (2.85ha) of site in Toton Fields (Confirmed 2009)

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

Toton Fields (Confirmed 2009) within 50m of site

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

1.13% (1.74ha) of site in Toton Sidings Riverside (2/284 'A valuable riverside habitat mosaic')

8.22% (12.69ha) of site in Toton Sidings (5/2210 An area of former railway sidings and embankment supporting a rich assemblage of notable plants)

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

Toton Sidings Riverside (2/284 'A valuable riverside habitat mosaic') within 50m of site

Toton Sidings Grassland and Scrub (5/10 A neutral floodplain grassland with a characteristic flora) within 50m of site

Toton Sidings Fishing Pond (5/9 A borrow pit with a well established and diverse marginal flora) within 50m of site

Toton Sidings (5/2210 An area of former railway sidings and embankment supporting a rich assemblage of notable plants) within 50m of site

Erewash Grassland, Stapleford (2/285 'A notable riverside pasture') within 50m of site

Toton Sidings Fishing Pond (5/9 A borrow pit with a well established and diverse marginal flora) within 100m of site

Erewash Grassland, Stapleford (2/285 'A notable riverside pasture') within 100m of site

Toton Erewash Channel (5/2294 A river channel with notable aquatic flora) within 100m of site

Tree Preservation Orders Group or Woodland (5)

0.01% (0.01ha) of site in BESSELL LANE 1987 (TPO/STA/03/G1)

0.01% (0.01ha) of site in TON 1968 (TPO/TOT/01/W1)

0.01% (0.01ha) of site in BESSELL LANE 1987 (TPO/STA/03/?)

0.1% (0.15ha) of site in Stapleford Lane/ Katherine Drive Toton1989 (TPO/TOT/05/W1)

0.1% (0.15ha) of site in STAPLEFORD LANE 1993 (TPO/TOT/06/?)

Tree Preservation Orders Single (3)

BESSELL LANE 1987 within site boundary (TPO/STA/03/T2)

STAPLEFORD LANE 1977 within site boundary (TPO/TOT/06/-)

BESSELL LANE 1987 within site boundary (TPO/STA/03/T1)

Green Infrastructure (11)**Open Spaces (1)**

2.32% (3.57ha) of site in Banks Road Open Space (Unrestricted Access: Amenity Green Space, Natural and Semi-Natural Green Space (has provision for children and young people))

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

714.06m of 2.12 Stapleford to Chilwell Urban Corridor dissects site

1564.85m of 2.14 Toton Sidings dissects site

1676.97m of 2.23 Toton Sidings to Chilwell dissects site

Proposed Green Infrastructure Corridors (b: around site) (7)

1.2 Erewash Valley within 50m of site

2.12 Stapleford to Chilwell Urban Corridor within 50m of site

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

2.23 Toton Sidings to Chilwell within 50m of site

2.14 Toton Sidings within 50m of site

2.22 A52 Corridor South East of Stapleford within 100m of site

1.2 Erewash Valley within 100m of site

Access (21)**Public Rights of Way (a: within site) (8)**

7.04m of BeestonFP129 (FP) dissects site

39.71m of BeestonFP118 (FP) dissects site

265.25m of BeestonBW128 (BW) dissects site

559.59m of BeestonBW27 (BW) dissects site

711.66m of BeestonBW126 (BW) dissects site

1160.8m of BeestonBW127 (BW) dissects site

1386.91m of BeestonBW125 (BW) dissects site

1537.73m of BeestonFP17 (FP) dissects site

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

BeestonBW128 (BW) within 50m of site

BeestonBW27 (BW) within 50m of site

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

BeestonFP116 (FP) within 50m of site

BeestonFP117 (FP) within 50m of site

BeestonFP17 (FP) within 50m of site

BeestonBW125 (BW) within 50m of site

BeestonBW21 (BW) within 100m of site

StaplefordFP17 (FP) within 100m of site

BeestonFP123 (FP) within 100m of site

BeestonFP117 (FP) within 100m of site

BeestonFP116 (FP) within 100m of site

BeestonBW28 (BW) within 100m of site

StaplefordFP18 (FP) within 250m of site

Other (2)**National Character Areas (2)**

14.58% (22.5ha) of site in Sherwood

85.42% (131.85ha) of site in Trent Valley Washlands

End of report

Table 8: Policy 3.2 Land in the Vicinity of the HS2 Station at Toton

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

Table 9: Policy 3.2 Land in the Vicinity of the HS2 Station at Toton

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p><i>Note:</i> Sustainability Appraisals have previously been undertaken for this site, including during the preparation of the Aligned Core Strategy, which indicated a 'general location' for the site. The boundaries to the site have now been defined as a part of the Part 2 Local Plan process; this Sustainability Appraisal assesses the site based upon these now defined site boundaries.</p> <p>In addition, an 'Interim Sustainability Appraisal Report on the Toton Masterplan' was published in December 2015. This included a Sustainability Appraisal for the masterplan for the site. The scores within this revised Sustainability Appraisal vary slightly from the previous assessments, as some of the proposals, and site boundaries, have since been refined. In addition, some of the criteria for scoring sites within the Sustainability Appraisal have also evolved since the December 2015 Sustainability Appraisal.</p> <p>Whilst there are longer-term plans for the East Midlands Hub HS2 station to be developed on land within the western part of this site, this will be outside of the Part 2 Local Plan period. Accordingly, this SA assessment concentrates solely upon the housing to be provided at the site, along with the other elements of 'supporting development', as set out within the outline planning permission 'description' below.</p> <p>Outline planning permission has been granted on part of the site for 500 homes on land to the west of Toton Lane. All matters were reserved apart from access. The planning permission description is: <i>'Outline planning application with points of access to be determined for a mixed-use development incorporating a maximum of 500 dwellings, 380 sqm convenience store, two 95 sqm retail outlets, education floor space (maximum 2,300 sqm), day nursery (maximum 450 sqm), pub/restaurant, an 80 bed residential care facility, open space, plot for medical surgery (0.04 hectares), plot for community use (0.08 hectares), highways, drainage, removal of electricity pylons and overhead cables, erection of terminal pylon, demolition of 316 Toton Lane and associated infrastructure'</i>. Outline planning permission was granted by Broxtowe Borough Council on 1 July 2016.</p> <p>An application to vary Condition 20 of the outline planning permission (<i>'No occupation of buildings until works to M1 J25 and A52 Bardills junction have been implemented'</i>) to remove reference to the <i>'M1 J25 works and to alter the proposed trigger point for implementation of the A52 Bardills junction works to prior to occupation of the 200th dwelling'</i>, was granted permission on 5 June 2017.</p> <p>A reserved matters application (17/00499/REM) was submitted on 11 July 2017. The application description is <i>'Construct 253 dwellings, including highway and drainage infrastructure and public open space (reserved matters relating to Phase 1 of 12/00585/OUT)'</i>. This application is currently under consideration by the Council.</p> <p>The site is located within a strong housing sub-market for affordable housing.</p> <p>In terms of constraints, two sets of high voltage electricity supply cables cross parts of the site; these cables will need re-routing or 'undergrounding'.</p> <p>Two Public Rights of Way (Beeston FP17 and Beeston BW27) cross the fields to the east and West of Toton / Stapleford Lane and to the south / east of the Park & Ride site. Two further Public Rights of Way (Beeston BW125 and Beeston BW127) cross the site from Bessell Lane, travelling south along the eastern side of the railway line.</p> <p>It will be critical to safeguard land for the future HS2 railway line, HS2 East Midlands Hub Station, access to the HS2 station, and for an extension of the Nottingham Express Tramway (NET) to the future HS2 Station.</p> <p>The East Midlands HS2 Growth Strategy was published in September 2017: this sets out further details in relation to the aspirations for the future of the wider site.</p>	<p>Safeguard land as appropriate.</p> <p>Housing to be located to the south.</p>
2. Health	<p>The outline planning permission includes a 0.04 hectare plot for a medical surgery (outline planning permission 12/00585/OUT). There is also an existing medical practice 419m from the site.</p> <p>The outline planning permission includes an element of open space provision.</p> <p>There are five areas of existing open space within 100m of the site, including two recreation grounds.</p>	<p>Implement the proposals for a medical surgery.</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
3. Heritage	<p>Part of the western boundary of the site is within 50m of the Sandiacre Lock Conservation Area. There are 'listed' structures within 250m of the site, within this Conservation Area. However, as the part of the site to be developed for the housing and other supporting uses is located a considerable distance away from this Conservation Area, and on the other side of the Erewash Valley railway line, it has been concluded that the proposed development will be unlikely to adversely impact upon either the Conservation Area or any of the 'listed' structures located within it.</p> <p>Possible mining remains may be located within the area of the site.</p>	<p>Avoid developing the area of the site which is located closest to the Sandiacre Lock Conservation Area.</p> <p>Investigate the potential for mining remains at the site</p>
4. Crime		
5. Social	<p>The Greenwood Community Centre is located within 260m of the site. Two shops are located within 200-320m. Inham Nook Library is 544m from the site. The Magpie PH is 187m from the site.</p> <p>The outline planning permission (12/00585/FUL) includes plots for:</p> <ul style="list-style-type: none"> • A 380 sq. m convenience store • Two 95 sq. m retail outlets • Education floor space (maximum 2,300 sq. m) • Day nursery (maximum 450 sq. m) • A public house / restaurant • An 80 bed residential care facility • Open space • Plot for a medical surgery (0.04 hectares) • Plot for community use (0.08 hectares) 	<p>Implement the proposals for the retail, education, leisure, community and other social uses.</p>
6. Biodiversity and Green Infrastructure	<p>38.44% of the site (59.34 hectares of land) is classified as a 'Major Developed Site in the Green Belt'.</p> <p>1.85% of the site (2.85 hectares) is located within the 'Toton Fields' Local Nature Reserve. Some 1.13% of the site (1.74 hectares) is located within the 'Toton Sidings Riverside' Local Wildlife Site. 8.22% of the site (12.69 hectares) is located within the 'Toton Sidings' Local Wildlife Site.</p> <p>There are several individual and Group TPOs located close to the boundaries of the site, on or adjacent to Bessell Lane, and adjacent to Toton Lane / Stapleford Lane. The 'residential / supporting development' can be sited away from these features.</p> <p>The 'Stapleford to Chilwell Urban Corridor' and 'Toton Sidings to Chilwell' Green Infrastructure Corridors run along parts of the northern and southern boundaries of the site, respectively. The 'Toton Sidings' Green Infrastructure Corridor runs down the eastern side of the Erewash Valley railway line, across part of the site.</p>	<p>Avoid the parts of the site covered by 'Local Wildlife Site' and 'Local Nature Reserve' designations.</p> <p>Retain trees protected by Tree Preservation Orders.</p> <p>Retain and enhance Green Infrastructure Corridors.</p>

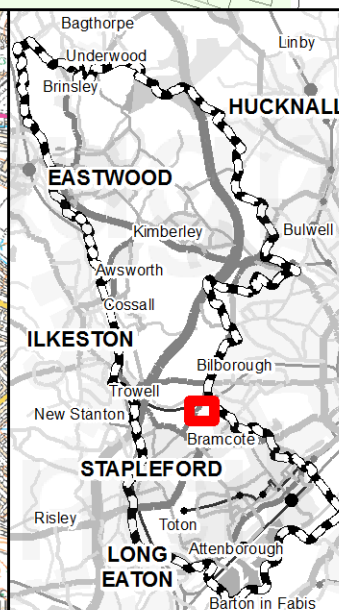
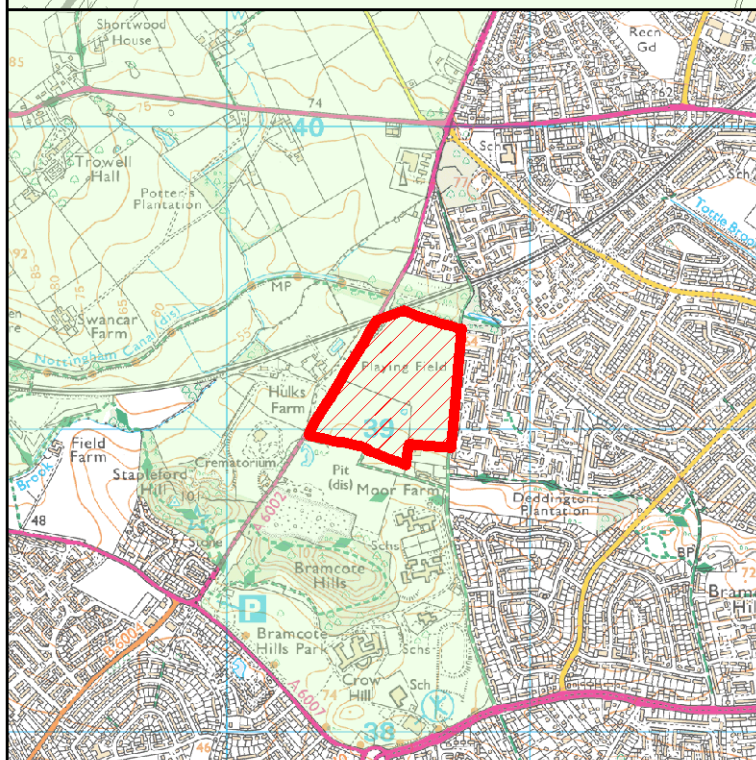
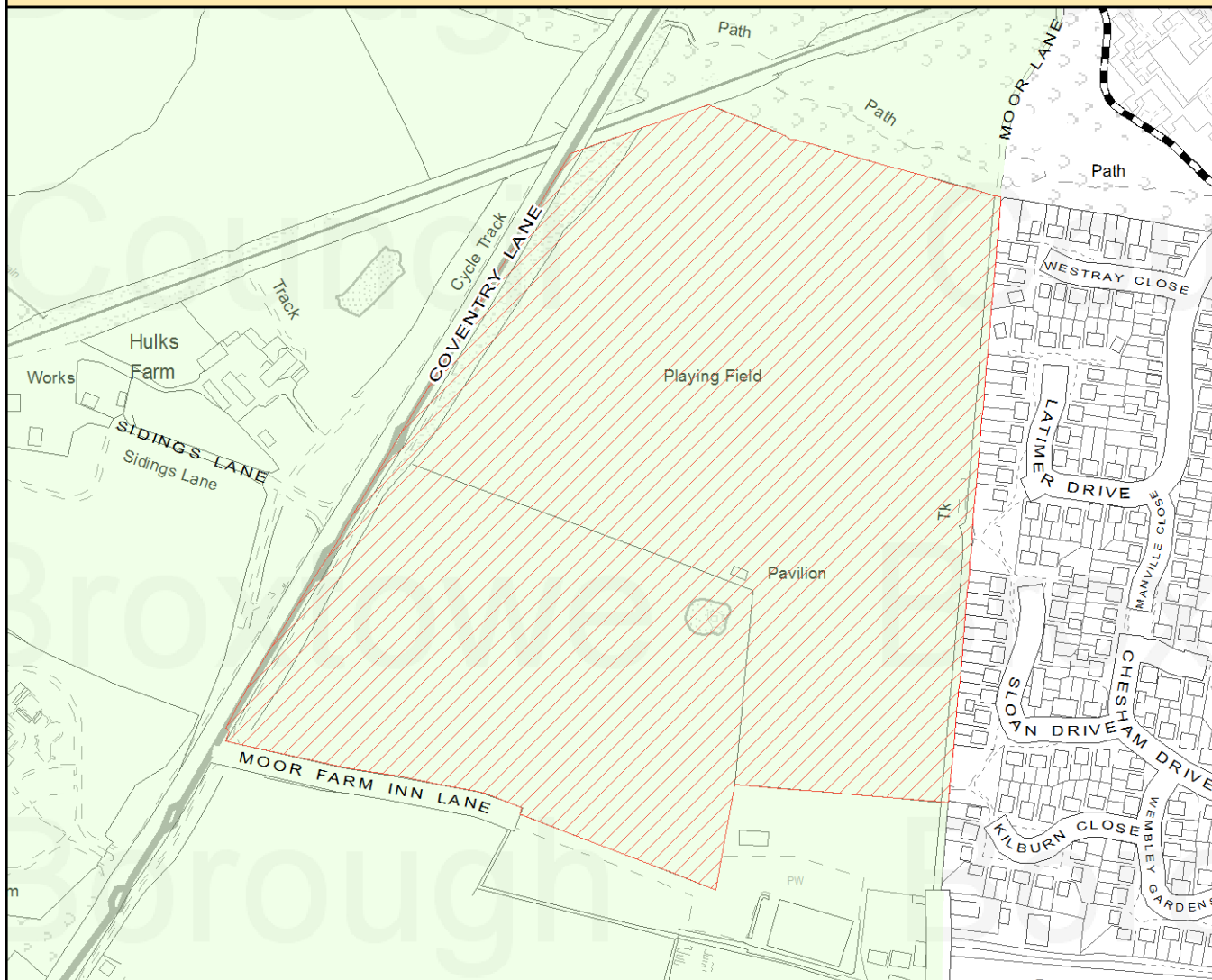
SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	<p>The western part of the site includes a series of arable fields, adjacent to the site of the George Spencer Academy school. The land lies between the settlements of Toton and Stapleford, and is located to the south of the A52 dual carriageway. There is considerable human influence within the wider area surrounding the site, which is reflected in the low landscape sensitivity to change. There is a medium visual sensitivity.</p> <p>The landscape towards the east (East of Toton Lane) becomes progressively more sensitive (due to becoming more prominent as a result of the topography).</p> <p>The eastern part of the wider area (east of Toton Lane) includes a series of arable fields between Chilwell / Toton and Bramcote.</p> <p>The site includes the terminus of the NET tramway line, including associated infrastructure. These aspects give the area an 'urbanised' feel. The high degree of human influence across this 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 wider area. Overall the visual susceptibility and sensitivity are both medium.</p>	<p>Retain and enhance vegetation. New woodland planting as appropriate.</p>




SA Objectives	Appraisal of Site	Ideas for mitigation
<p>8. Natural Resources and Flooding</p>	<p>Some parts of the site along the Erewash Valley railway line are within Flood Zone 2 (40.97 hectares) and Flood Zone 3 (20.72 hectares). There may also be some areas of land affected by contamination within parts of the site as a result of the current and previous railway-related operations (including the Toton Traction Maintenance Depot (TMD) and former Toton Marshalling Yards), which can be remediated in the longer term as a part of the HS2 development, (albeit outside of the Part 2 Local Plan period).</p> <p>Following the period of this Part 2 Local Plan, (for example, once use of the Erewash Valley railway line as a freight and passenger diversionary route ceases and development on the planned HS2 railway line commences), there will be a need to address the flood risk and potential contamination issues in liaison with the Environment Agency.</p> <p>However, this Sustainability Appraisal considers the housing and supporting infrastructure elements of the site; the development of HS2 will be outside of the Part 2 Local Plan period and would therefore be subjected to separate Sustainability Appraisals in the future.</p> <p>The parts of the site covered by the Outline Planning Permission (and additional areas to the east of Toton Lane) are located on higher ground outside of Flood Zones 2 & 3, and outside of the existing and former railway sidings / works and so are unlikely to be affected by contamination or issues relating to flood risk.</p> <p>37.46% of the site (57.81 hectares) is classified as Grade 2 (Agricultural Land Classification).</p>	<p>Use of Sustainable Drainage Systems (SuDS).</p> <p>Additional mitigation measures may be necessary outside of the Plan period – as a part of the HS2 line / East Midlands Hub Station.</p>
<p>9. Waste</p>	<p>No abnormal requirements have been identified in the central and eastern parts of the site. In the longer-term, demolition waste may be generated by the removal of some of the railway tracks and associated infrastructure from the former Toton Marshalling Yards and Toton Traction Maintenance Depot (TMD), as a part of the HS2 development. However, as this development will be outside of the Part 2 Local Plan period, it is not relevant to this particular Sustainability Appraisal.</p>	
<p>10. Energy and Climate Change</p>	<p>Opportunities for local renewable energy generation (e.g. solar panels on the top of commercial properties) may be viable.</p>	

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	<p>The Toton Lane Park & Ride terminus on the Nottingham Express Transit (NET) tramway line is located on the eastern part of the site, to the east of Toton Lane. This includes a tramway interchange (with two platforms), 1,400 space car park, bus stops, interchange building with public toilets, and 'Citycard' Cycle Storage Hub.</p> <p>Nottsbus Connect service 510 runs from Toton and Stapleford every hour during the daytime (Mondays to Saturdays), serving the site.</p> <p>Whilst the site is not located within a town centre, it has been concluded that, due to the location of the Toton Lane Park & Ride and NET tramway interchange on the site itself, the site is very sustainable, from a 'Transport' perspective.</p>	<p>Safe pedestrian links across the site from the proposed residential areas to the Toton Lane NET tramway terminus.</p> <p>Safeguarding land for the potential future HS2 railway line and HS2 East Midlands Hub Station (outside of the Part 2 Local Plan period).</p> <p>Safeguarding land for the route of a potential NET tramway extension from the existing Toton Lane terminus to the site of the proposed HS2 East Midlands Hub – to the west of the site.</p> <p>Safeguarding land for new vehicular access to serve the proposed HS2 East Midlands Hub Station (outside of the Plan Period). Highway infrastructure to be considered in conjunction with requirements for Chetwynd Barracks site allocation.</p>
12. Employment	<p>The proposed development will stimulate construction jobs. The supporting development (retail, schools, medical centre, public house, care facility etc.) will also generate additional employment opportunities and the proposed allocation of the site for mixed-use development positively facilitates significantly more than the minimum 18,000 sq. m of employment development specified in the Core Strategy.</p>	<p>The East Midlands HS2 Growth Strategy proposes a 'Toton Innovation Campus' at this site.</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
13. Innovation	<p>There is longer-term (outside of the Plan period) potential to integrate development with the proposed HS2 East Midlands Hub.</p> <p>High-technology and other businesses are located on the site (DB Schenker Rail, the rail freight company of Deutsche Bahn) and along Bessell Lane / Palmer Drive, immediately to the north of the A52 from the site.</p> <p>The site has been scored as '+3' for 'Innovation', partly due to the location of the proposed HS2 East Midlands Hub station on the western part of the site, albeit that this development will take place in the future, outside of the Plan period.</p>	<p>Maximise the opportunities that can be generated by the longer-term development of part of the site for HS2 / the HS2 East Midlands Hub Station.</p>
14. Economic Structure	<p>Located within close proximity to the strategic highway network (A52 / Junction 25 of the M1).</p> <p>In the longer term, (outside of the Plan period), the development of the HS2 East Midlands Hub may attract further high-tech infrastructure to support the local economy.</p>	

Bramcote



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 16.5
 Potential Dwellings: 300
 Site Type: Green Belt

Easting: 450559
 Northing: 339135



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Site: Bramcote

Public Transport (5)

Bus Stops (5)

Crematorium 150m from site

Eyam Close 240m from site

Eyam Close 260m from site

Grangewood Road 302m from site

Wharfedale 332m from site

Schools (3)

Primary (2)

Bramcote Hills Primary School 512m from site

Firbeck Academy 615m from site

Secondary (1)

Bramcote Park Business and Enterprise School 641m from site

Health (2)

Dentists (1)

Parklands Dental Care 814m from site

Doctors (1)

Bramcote Surgery 972m from site

Consumer Services (4)

Food Retail (2)

Bramcote Hills Grocers & Off Licence 574m from site

M&N News 589m from site

Post Offices (1)

Bramcote Lane Post Office 968m from site

Shopping Centres (1)

Bramcote Lane Local Centre 956m from site

Community Facilities (9)

Halls And Community Centres (1)

The Vale Community Centre 410m from site

Leisure Centres (1)

Bramcote Leisure Centre 858m from site

Libraries (1)

Stapleford Library 2247m from site

Open Spaces (5)

Bramcote Moor Estate Open Space Part 1 0m from site

Bramcote Moor Estate Open Space Part 2 0m from site

Nottingham Canal (Bramcote) 2m from site

Bramcote Landfill Site 4m from site

Bramcote Crematorium 18m from site

Public Houses (1)

Bramcote Cricket Club 808m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (16.59ha) of site in Green Belt

Administrative Boundary (1)

Borough Ward (1)

100% (16.59ha) of site in Bramcote

Flood (5)

Surface Water Flooding (3)

2.05% (0.34ha) of site in Surface Water Flood Map 1 in 30

2.96% (0.49ha) of site in Surface Water Flood Map 1 in 100

5.86% (0.97ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

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

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

Natural Environment (8)

Agricultural Land Classification (2)

11.91% (1.97ha) of site in GRADE 4

Agricultural Land Classification (2)

88.09% (14.61ha) of site in URBAN

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

Nottingham Canal (Confirmed 1993) within 50m of site

Nottingham Canal (Confirmed 1993) within 100m of site

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

0.01% (0ha) of site in Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest')

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

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

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

RIGS (b: around site) (1)

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

Landfill (3)

Landfill Sites (b: around site) (2)

Biffa Waste Services Ltd within 50m of site

Biffa Waste Services Ltd within 100m of site

Historic Landfill Sites (1)

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

Green Infrastructure (4)

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

12.89m of 2.11 Erewash to Wollaton Corridor dissects site

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

2.9 Nottingham Canal within 50m of site

2.11 Erewash to Wollaton Corridor within 50m of site

2.9 Nottingham Canal within 100m of site

Access (12)

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

394.19m of BeestonBW30 (BW) dissects site

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

BeestonFP131 (FP) within 50m of site

BeestonBW78 (BW) within 50m of site

BeestonBW30 (BW) within 50m of site

BeestonFP131 (FP) within 100m of site

BeestonBW78 (BW) within 100m of site

BeestonFP31 (FP) within 100m of site

BeestonFP79 (FP) within 100m of site

TrowellFP22 (FP) within 250m of site

BeestonFP120 (FP) within 250m of site

StaplefordFP29 (FP) within 250m of site

BeestonFP121 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

69.75% (11.57ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

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

End of report

Table 10: Policy 3.3 Bramcote (East of Coventry Lane)

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

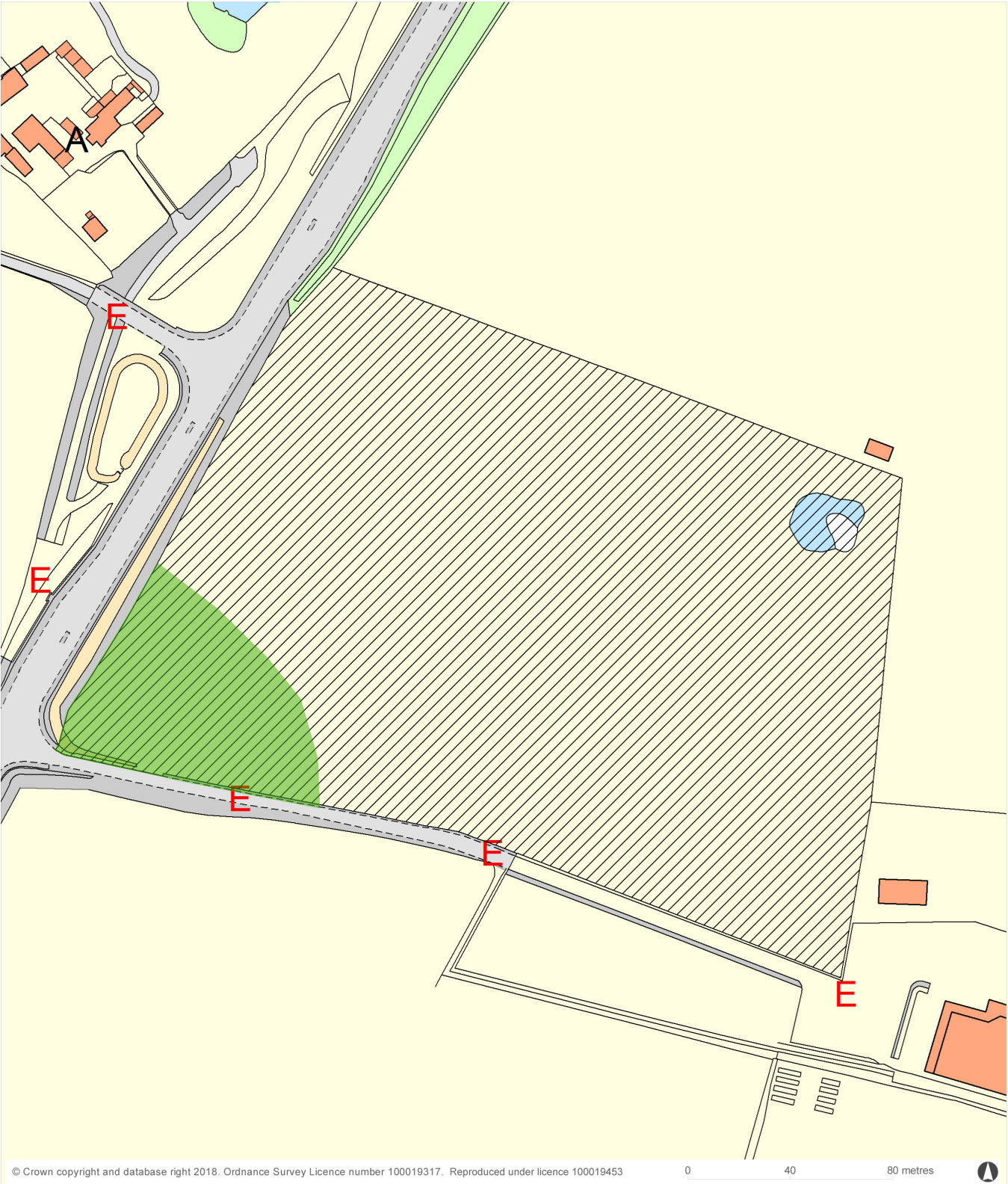
Table 11: Policy 3.3 Bramcote (East of Coventry Lane)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>300500 homes.</p> <p>There are some land ownership issues: The housing site is not in control of housebuilders, it is in the ownership of Nottinghamshire County Council / the White Hills Park Federation Trust.</p> <p>It is in a high value housing sub-market area for affordable housing and there are unlikely to be abnormal costs.</p> <p>The site boundary has been extended to include the site of the Hillside Gospel Church, which is located to the south east of the existing access (Moor Farm Inn Lane) off Coventry Lane.</p>	
2. Health	Bramcote Surgery 972 m from the site.	Enhance Green Infrastructure and wildlife corridors throughout the site.
3. Heritage	No views of the housing site from the Bramcote Conservation Area.	
4. Crime		
5. Social	<p>Bramcote Hills Park is located within 400 m of the housing site.</p> <p>Bramcote Leisure Centre is located 858 m from the housing site. The Vale Community Centre is located 410m from the housing site.</p> <p>The Brethren's Meeting Room is located adjacent to the housing site. Bramcote College is located within 200m of the housing site.</p> <p>The Green Infrastructure could be considered to be a community asset.</p> <p>As the site has been extended to include the Hillside Gospel Church, this facility will be lost. However, as other community facilities will still be available within approximately 400m of the site, it is not considered that this will have any significant impact upon the overall SA score for 'Social'.</p>	The proposed new school could include facilities for 'joint use', i.e. for use by members of the public during the evenings.

SA Objectives	Appraisal of Site	Ideas for mitigation
6. Biodiversity and Green Infrastructure	<p>Part of the site includes land designated as 'Bramcote Moor Grassland Local Wildlife Site (LWS).</p> <p>Information supplied by the Notts Biological & Geological Records Centre states that <i>'the majority of the site is generally tall unmanaged species poor grassland with areas of scrub. There were occasional areas of dry shorter grassland with pignut within the tall grassland showing a slight acidic influence. There is a pond in the North East corner, which held water at time of visit. There were amphibians present. The SW corner supported a relict damper grassland which could be associated with the coal-measures and supported typical plants such as Agrimony, Spiked Sedge, Common Knapweed, Pignut and Lesser Stitchwort. The site would benefit from management'</i>.</p> <p>Green Infrastructure enhancement would be part of the mixed use development, opening up Green Infrastructure routes from the City along the ridge, further west over Coventry Lane linking Bramcote Hills Park, Bramcote Hill to Stapleford Hill, Boundary Brook and Pit Lane LWS and Nottingham Canal. Erewash to Wollaton corridor dissects site. Adjacent to Nottingham Canal Local Nature Reserve; Bramcote Moor Grassland LWS, Moor Lane Road Cutting RIGS.</p>	<p>RIGS-site-needs-complete-protection.</p> <p>There is the potential to develop this site whilst retaining the areas of greatest value, as illustrated on the plan on page 46, as the 'Area of Interest' only occupies a relatively small part of the site. In addition, the Part 2 Local Plan policy could require that any loss of LWS land is mitigated / compensated for at an equivalent quality within close proximity to its current location. In light of the amount of land available at this site, it is not considered that this would reduce the number of units which could be delivered on the wider site.</p> <p>Protect and enhance the Moor Lane Road Cutting RIGS.</p>
7. Environment and Landscape	<p>The housing site lies to the north of a ridge-line. The housing site has no visual value within the study area. There is a low visual susceptibility arising from the fact that the site does not contribute to the visual amenity of several receptors, and is of limited visibility due to its mature boundary vegetation. Overall the visual sensitivity is low.</p> <p>The site's setting would be improved with the demolition of the school building on the ridge, housing will not be visible from the Park.</p>	

SA Objectives	Appraisal of Site	Ideas for mitigation
8. Natural Resources and Flooding	0.11% (0.02 ha) of the housing site is within the area of a historic landfill site with the potential for de-contamination. Minimal water quality issues except Nottingham Canal but some mitigation will be required generally. No agricultural land quality issues.	
9. Waste	Redevelopment of the school as a major developed site may result in demolition waste. 0.11% (0.02 ha) of the housing site is within the area of a historic landfill site and therefore may require special measures.	Require non-hazardous construction and demolition waste plan. Undertake any required remediation. Potential to re-use materials from demolition.
10. Energy and Climate Change		
11. Transport	Existing cycle route adjacent to the boundary of the housing site. Within 300m of at least half-hourly bus service.	Urban design of transport routes to support development. Incorporate measures to reduce speed of traffic along Coventry Lane. Single crossing point to serve both this site and the Stapleford 'West of Coventry Lane' site.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		

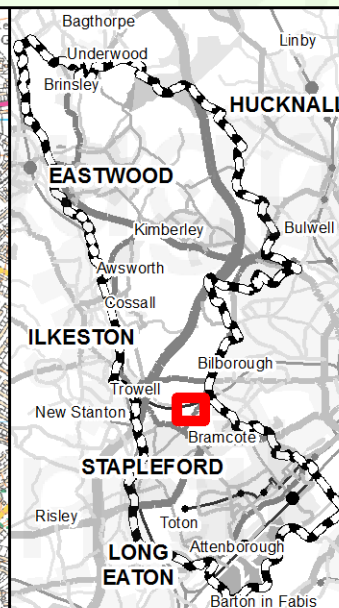
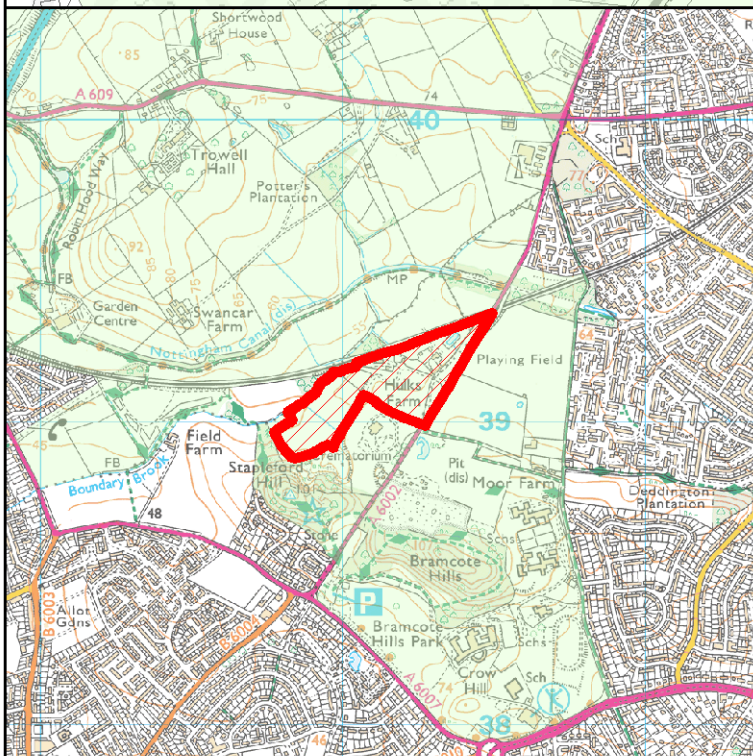
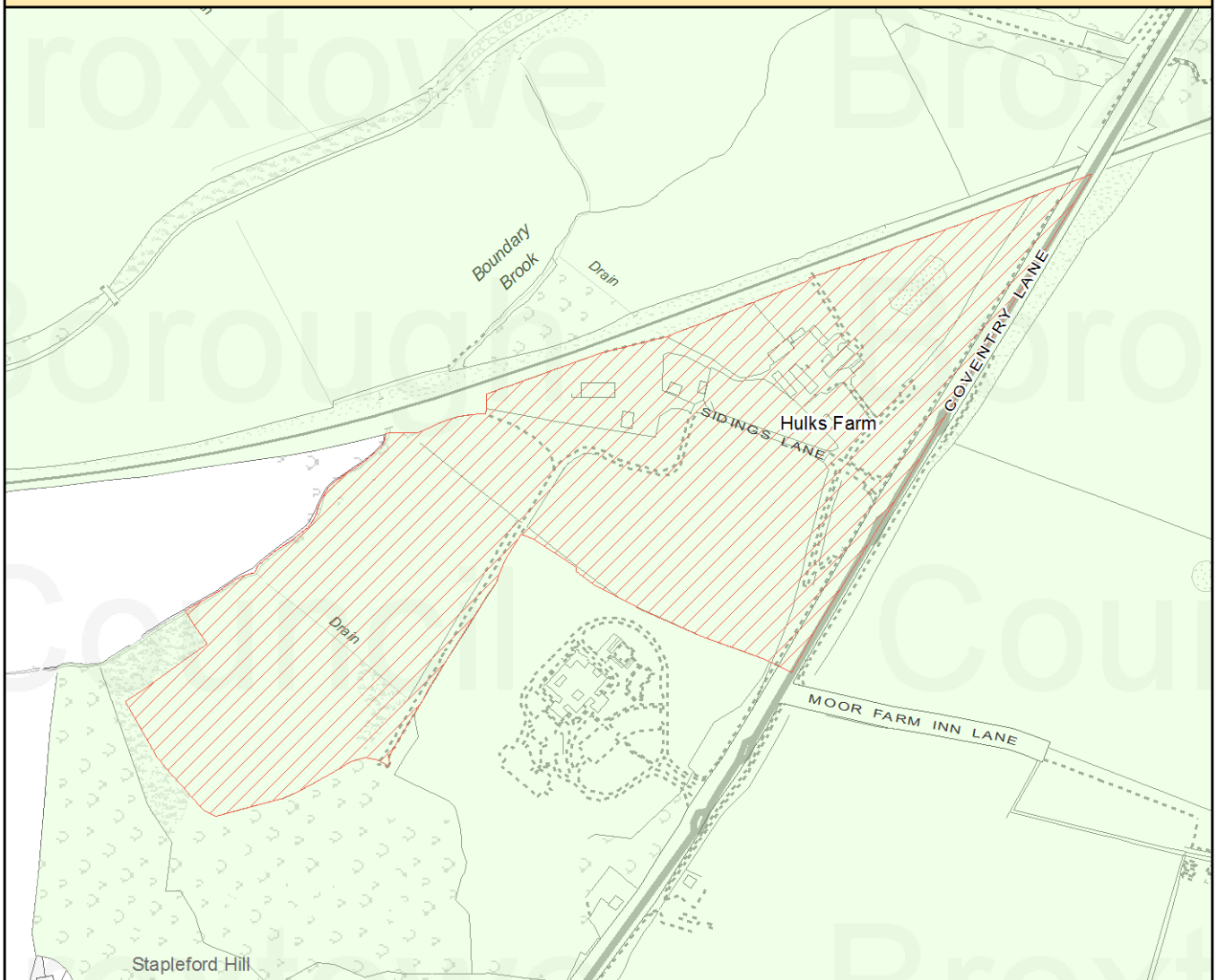
5-2185 Bramcote Moor Grassland



Key

- 5-2185 Interest estimated
- 5-2185_Bramcote_Moor_Grassland

Stapleford



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 12.2
 Potential Dwellings: 240
 Site Type: Green Belt

Easting: 450126
 Northing: 339114



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Public Transport (5)

Bus Stops (5)

Crematorium 151m from site

Ilkeston Road 423m from site

Rowan Avenue 481m from site

Perth Drive 525m from site

Byron Court 534m from site

Schools (3)

Primary (2)

Firbeck Academy 704m from site

Bramcote Hills Primary School 728m from site

Secondary (1)

Bramcote Park Business and Enterprise School 750m from site

Health (2)

Dentists (1)

Parklands Dental Care 959m from site

Doctors (1)

Hickings Lane Medical Centre 919m from site

Consumer Services (4)

Food Retail (2)

Central England Co-operative 459m from site

Montrose Superstore 644m from site

Post Offices (1)

Montrose Court Post Office 639m from site

Shopping Centres (1)

Montrose Court Local Centre 629m from site

Community Facilities (9)

Halls And Community Centres (1)

New Stapleford Community Centre 494m from site

Leisure Centres (1)

Bramcote Leisure Centre 1023m from site

Libraries (1)

Stapleford Library 1918m from site

Open Spaces (5)

Bramcote Crematorium 0m from site

Hemlockstone 10m from site

Bramcote Landfill Site 29m from site

Nottingham Canal (Bramcote) 86m from site

Nottingham Canal (Bramcote) 90m from site

Public Houses (1)

Bramcote Cricket Club 797m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (12.18ha) of site in Green Belt

Administrative Boundary (5)

Borough Ward (3)

0.34% (0.04ha) of site in Awsworth Cossall and Trowell

9.99% (1.22ha) of site in Bramcote

89.67% (10.93ha) of site in Stapleford North

Parish (2)

0.13% (0.02ha) of site in Trowell

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

Flood (9)

Surface Water Flooding (3)

3.68% (0.45ha) of site in Surface Water Flood Map 1 in 30

5.73% (0.7ha) of site in Surface Water Flood Map 1 in 100

10.14% (1.24ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (4)

0.19% (0.02ha) of site in $\geq 25\%$ $<50\%$ (Clearwater)

Ground Water Flooding (4)

15.34% (1.87ha) of site in $\geq 50\%$ $<75\%$ (Clearwater and Superficial Deposits Flooding)

15.98% (1.95ha) of site in $\geq 25\%$ $<50\%$ (Clearwater and Superficial Deposits Flooding)

68.49% (8.35ha) of site in $\geq 50\%$ $<75\%$ (Clearwater)

Detailed River Network (2)

Surface Watercourse (Tertiary River) dissects site for 147.93m

Surface Watercourse (Secondary River) dissects site for 208.07m

Heritage (1)

Listed Buildings (b: around site) (1)

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

Natural Environment (15)

Agricultural Land Classification (2)

7.11% (0.87ha) of site in URBAN

92.89% (11.32ha) of site in GRADE 4

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

Stapleford Hill Woodland (Confirmed 2008) within 50m of site

Nottingham Canal (Confirmed 1993) within 100m of site

Stapleford Hill Woodland (Confirmed 2008) within 100m of site

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

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

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

Bramcote Moor Grassland (5/2185 A neutral grassland) within 50m of site

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

Nottingham Canal (Trowell to Balloon Wood) (2/6 'A valuable length of disused canal, and associated woodland, of botanical and zoological interest') within 100m of site

Bramcote Moor Grassland (5/2185 A neutral grassland) within 100m of site

Bramcote Hills (5/3451 A site supporting a butterfly species of principle importance) within 250m of site

RIGS (b: around site) (3)

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

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

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

Landfill (2)

Landfill Sites (b: around site) (2)

Biffa Waste Services Ltd within 50m of site

Biffa Waste Services Ltd within 100m of site

Green Infrastructure (5)

Open Spaces (1)

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

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

196.9m of 2.11 Erewash to Wollaton Corridor dissects site

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

2.11 Erewash to Wollaton Corridor within 50m of site

2.10 Bramcote Corridor and Boundary Brook within 100m of site

2.9 Nottingham Canal within 250m of site

Access (10)

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

StaplefordFP22 (FP) within 50m of site
BeestonFP131 (FP) within 50m of site
TrowellFP19 (FP) within 100m of site
BeestonFP79 (FP) within 100m of site
BeestonFP131 (FP) within 100m of site
StaplefordFP22 (FP) within 100m of site
StaplefordFP29 (FP) within 250m of site
StaplefordFP24 (FP) within 250m of site
TrowellFP22 (FP) within 250m of site
StaplefordFP23 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

28.83% (3.51ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

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

End of report

Table 12: Bramcote School and Leisure Centre Redevelopment Area

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

Table 13: Bramcote School and Leisure Centre Redevelopment Area

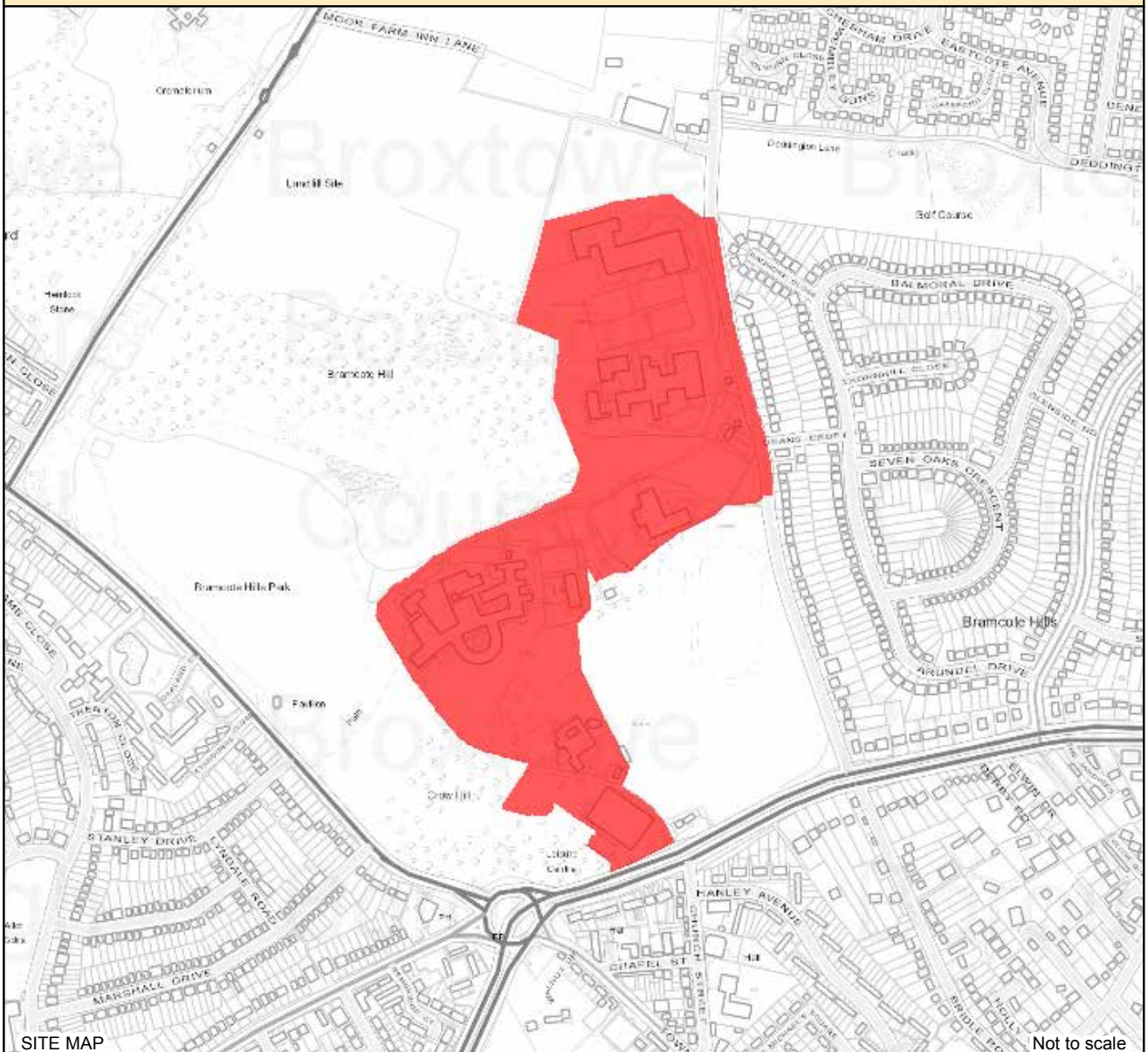
SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>The proposed development at this site consists of:</p> <ul style="list-style-type: none"> • Demolition of the existing Bramcote College (currently located on the 'ridgeline'. • Demolition of the (now closed) Bramcote Park School. • Re-building of a replacement school and college to the south of the 'ridgeline'. • Replacement of leisure centre if required <p>Therefore, no housing is to be provided as a part of the proposed development. However, it should also be noted that no housing will be lost as a result of this development. 'Housing' has therefore been scored as 'neutral'.</p> <p>The site is in the ownership of Nottinghamshire County Council and Broxtowe Borough Council. Parts of the site are leased to the White Hills Park Federation.</p> <p>The site currently includes:</p> <ul style="list-style-type: none"> • Bramcote Leisure Centre • Foxwood Academy • Bramcote Park School (closed) • Bramcote School / College • Bramcote Hills Primary School <p>The site also includes a number of playing fields, sports pitches, play areas, car parking areas and areas of ancillary green space.</p>	

SA Objectives	Appraisal of Site	Ideas for mitigation
2. Health	Bramcote Surgery is located within 100m of the site. Hillside Dental Practice is located 574m from site. The site is also adjacent to recreational areas including Bramcote Hills Park. The site is adjacent to school playing fields which are also used by local sports clubs. Bramcote Leisure Centre is located on the southern part of the site.	<p>Retain the Bramcote Leisure Centre at the site.</p> <p>Enhance Green Infrastructure and wildlife corridors throughout the site. Protect existing 'green spaces'.</p> <p>Avoid development in and around the existing Leisure Centre.</p>
3. Heritage	<p>The Bramcote Conservation Area is at one point within 50m of the site. Many Local Interest Buildings within the Conservation Area are located within 100m or 250m of the site. There is also a Listed Building – Broom Hill Terrace, which is located within 50m from the site. However, as the Conservation Area and all of these buildings are located on the other side of the A52 dual carriageway from the site, and some considerable distance from the part of the site where development is proposed, it is considered that the proposed development will have no impact upon any of these heritage assets.</p> <p>Bramcote Leisure Centre is a Local Interest Building, (the description of the Local Interest Building is 'the Swimming Baths, Crow Hill Park'). This is located within the southern part of the site.</p> <p>0.73% (0.12ha) of the site is in the 'Moor Lane Road Cutting' (An exposure of the Nottingham Castle Formation (Bunter Pebble Beds) showing many sedimentary features 2/1049).</p>	<p>Avoid developing the southern part of the site.</p> <p>Avoid developing the area around the Bramcote Leisure Centre (Local Interest Building), and investigate the potential for re-use if a replacement leisure centre is provided.</p> <p>Avoid the area of the 'Cutting'.</p>
4. Crime		

SA Objectives	Appraisal of Site	Ideas for mitigation
5. Social	<p>Several facilities are located within close proximity to the site, including:</p> <ul style="list-style-type: none"> • Brethren's Meeting Room within 100m • St Michaels Church 137m from site • Bramcote Post Office & News 191m from site • Bramcote Hills Park is located adjacent to the site • Bramcote Cricket Club 151m from site <p>Bramcote Leisure Centre is located on the southern part of the site</p>	<p>Retain the Bramcote Leisure Centre as a part of the proposed development.</p>
6. Biodiversity & Green Infrastructure	<p>Some 97.16% (15.57ha) of the site is defined as a 'Major Developed Site within the Green Belt' However, it should be noted that the site also contains ancillary green space.</p> <p>0.61% (0.1ha) of the site is located within Bramcote Hills Park.</p> <p>The development of the site would result in the loss of some existing and former playing fields / playground areas.</p> <p>The site is immediately adjacent to Bramcote Hills Park and within 50m of Bramcote Hills Woodland (Local Nature Reserve).</p> <p>Bramcote Hills LWS ('A site supporting a butterfly species of principle importance') is located within 50m of the site.</p> <p>The site is located close to proposed Green Infrastructure (GI) corridors.</p>	<p>Avoid developing areas which are currently 'green space', including Bramcote Hills Park.</p> <p>Avoid developing close to LWS or LNR designations.</p> <p>Enhance links to proposed GI corridors.</p>

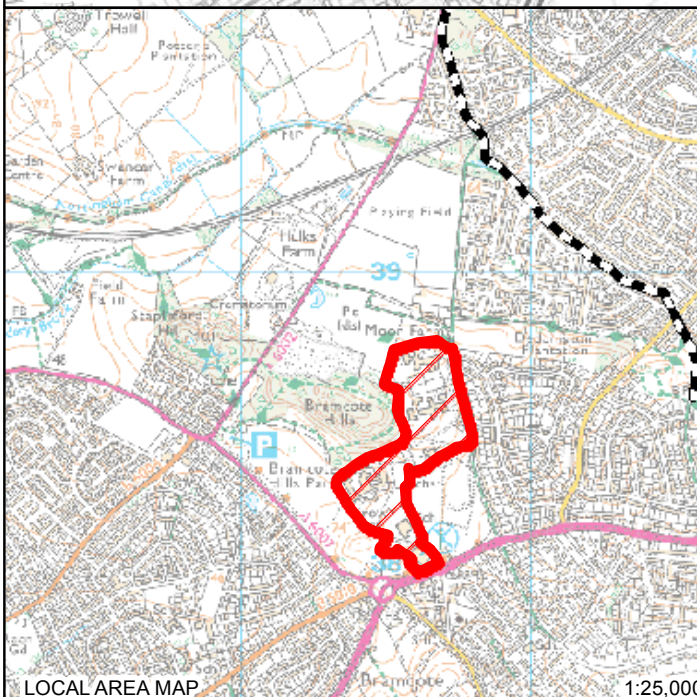
SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment Landscape	<p>The site is located immediately adjacent to Bramcote Hills Park (indeed 0.61% (0.1ha) of the site is within Bramcote Hills Park) and part of the site is located on the 'ridgeline'. The assessment of the <u>wider</u> area within the AECOM Landscape Study (this 'wider area' includes Bramcote Hills Park and Stapleford Hill) is that there is a 'medium landscape value and high landscape susceptibility; overall a high landscape sensitivity'. It is concluded that this could apply to development within some parts of this site (including the 'ridgeline'). The site – as a whole – has been scored as '-2'.</p>	Avoid development on the 'ridgeline' and areas within close proximity to Bramcote Hills Park or areas which would adversely impact upon Bramcote Hill.
8. Natural Resources & Flooding	<p>No agricultural land quality issues.</p> <p>0.01% of site within Biffa Waste Services Ltd (former landfill site).</p>	
9. Waste	Demolition of existing school buildings will result in demolition waste. The equivalent level of waste would exceed that produced by 10 dwellings and so 'Waste' has been scored as '-1'.	Potential to re-use some materials from demolition.
10. Energy & Climate Change		
11. Transport	<p>Adjacent to A52 transport corridor which includes frequent bus services. Bus stops within 120m of site. 3 Public Rights of Way within 100m of the site. Another (Beeston BW30) crosses part of the site.</p> <p>A 'shared' cycle path runs along the southern boundary to the site.</p>	
12. Employment	Would stimulate construction jobs and safeguard other (school-related) jobs.	
13. Innovation		
14. Economic Structure		

Bramcote School and Leisure Centre Redevelopment Area



SITE MAP

Not to scale

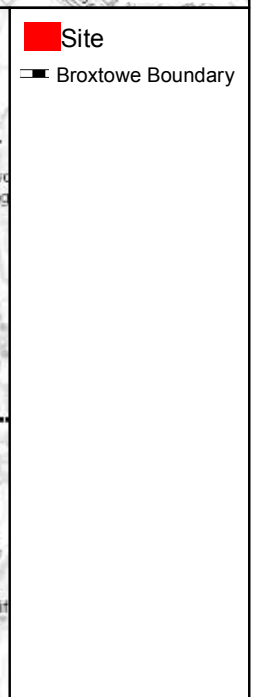


LOCAL AREA MAP

1:25,000



BOROUGH MAP



© Crown Copyright and database right 2017. Ordnance Survey 100019453

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

Site: Bramcote School and Leisure Centre
Redevelopment Area

Public Transport (5)

Bus Stops (5)

Leisure Centre 112m from site
Leisure Centre 114m from site
Chapel Street 151m from site
Chapel Street 159m from site
Bembridge Court 194m from site

Schools (4)

Primary (3)

Bramcote Hills Primary School 0m from site
Bramcote CofE Primary School 418m from site
Wadsworth Fields Primary School 735m from site

Secondary (1)

Bramcote Park Business and Enterprise School 0m from site

Health (2)

Dentists (1)

Hillside Dental Practice 574m from site

Doctors (1)

Bramcote Surgery 94m from site

Consumer Services (4)

Food Retail (2)

Bramcote Leisure Centre 0m from site
Bramcote Post Office & News 191m from site

Post Offices (1)

Bramcote Post Office 191m from site

Shopping Centres (1)

Montrose Court Local Centre 965m from site

Community Facilities (9)

Halls And Community Centres (1)

Bramcote PArk Business and Enterprise School 0m from site

Leisure Centres (1)

Bramcote Leisure Centre 0m from site

Libraries (1)

Inham Nook Library 1485m from site

Open Spaces (5)

Bramcote Hills Park 0m from site
Bramcote Landfill Site 0m from site
Bramcote Hills Golf Course 5m from site
St Michaels Church 137m from site
Church Street Allotments 138m from site

Public Houses (1)

Bramcote Cricket Club 151m from site

Land Use Policy Constraints (2)

Green Belt (1)

100% (16.02ha) of site in Green Belt

Major Developed Sites 2004 (1)

97.16% (15.57ha) of site in Major Developed Sites 2004

Administrative Boundary (1)

Borough Ward (1)

100% (16.02ha) of site in Bramcote

Flood (4)

Surface Water Flooding (2)

0.18% (0.03ha) of site in Surface Water Flood Map 1 in 100
1.15% (0.18ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

1.22% (0.2ha) of site in < 25% (Clearwater)
98.78% (15.83ha) of site in >= 25% <50% (Clearwater)

Heritage (31)

Listed Buildings (b: around site) (3)

BROOM HILL TERRACE (II) within 50m of site
BROOM HILL TERRACE (II) within 100m of site
CHURCH OF ST MICHAEL AND ALL ANGELS (II) within 250m of site

Conservation Areas (b: around site) (2)

Bramcote within 50m of site
Bramcote within 100m of site

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

1.8% (0.29ha) of site in Swimming Baths, Crow Hill Park (LIE)

Local Interest Buildings (b: around site) (25)

137 Derby Road (LICA) within 50m of site
145-155 Derby Road (LICA) within 50m of site
135 Derby Road (LICA) within 50m of site
8 Church Street (LICA) within 100m of site
135 Derby Road (LICA) within 100m of site
137 Derby Road (LICA) within 100m of site
145-155 Derby Road (LICA) within 100m of site
10-12 Church Street (LICA) within 100m of site
167-169 Derby Road (LICA) within 100m of site
Methodist Chapel (LICA) within 100m of site
165 Derby Road (LICA) within 100m of site
10-14 Chapel Street (LICA) within 250m of site
47 Church Street (LICA) within 250m of site
14 Church Street (LICA) within 250m of site
17 Town Street (LICA) within 250m of site
19 Town Street (LICA) within 250m of site
2-4 Chapel Street (LICA) within 250m of site
20 Town Street (LICA) within 250m of site
21-23 Town Street (LICA) within 250m of site
31 Chapel Street (LICA) within 250m of site
33 Chapel Street (LICA) within 250m of site
6-8 Chapel Street (LICA) within 250m of site
Community Hall (LICA) within 250m of site
Sunday School (LICA) within 250m of site
35 Chapel Street (LICA) within 250m of site

Natural Environment (8)

Agricultural Land Classification (1)

100% (16.02ha) of site in URBAN

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

Bramcote Hills Park Woodland (Confirmed 2008) within 50m of site
Bramcote Hills Park Woodland (Confirmed 2008) within 100m of site

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

Bramcote Hills (5/3451 A site supporting a butterfly species of principle importance) within 50m of site
Bramcote Hills (5/3451 A site supporting a butterfly species of principle importance) within 100m of site
Bramcote Moor Grassland (5/2185 A neutral grassland) within 250m of site

RIGS (a: within site) (1)

0.73% (0.12ha) of site in Moor Lane Road Cutting (An exposure of the Nottingham Castle Formation (Bunter Pebble Beds) showing many sedimentary features 2/1049)

RIGS (b: around site) (1)

Moor Lane Road Cutting (An exposure of the Nottingham Castle Formation (Bunter Pebble Beds) showing many sedimentary features 2/1049) within 50m of site

Landfill (2)

Landfill Sites (a: within site) (1)

0.01% (0ha) of site in Biffa Waste Services Ltd

Landfill Sites (b: around site) (1)

Biffa Waste Services Ltd within 50m of site

Green Infrastructure (5)Open Spaces (2)

0.01% (0ha) of site in Bramcote Landfill Site (Restricted Access: Future Potential Sites)

0.61% (0.1ha) of site in Bramcote Hills Park (Unrestricted Access: Parks and Gardens, Outdoor Sports Facilities, Natural and Semi-Natural Green Space (has provision for children and young people))

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

2.10 Bramcote Corridor and Boundary Brook within 100m of site

2.11 Erewash to Wollaton Corridor within 100m of site

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

Access (7)Public Rights of Way (a: within site) (1)

133.99m of BeestonBW30 (BW) dissects site

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

BeestonFP85 (FP) within 50m of site

BeestonBW30 (BW) within 50m of site

BeestonFP131 (FP) within 100m of site

BeestonFP85 (FP) within 100m of site

BeestonFP31 (FP) within 250m of site

BeestonFP23 (FP) within 250m of site

Other (2)National Character Areas (2)

25.95% (4.16ha) of site in Sherwood

74.05% (11.87ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Table 14: Policy 3.4 Stapleford (West of Coventry Lane)

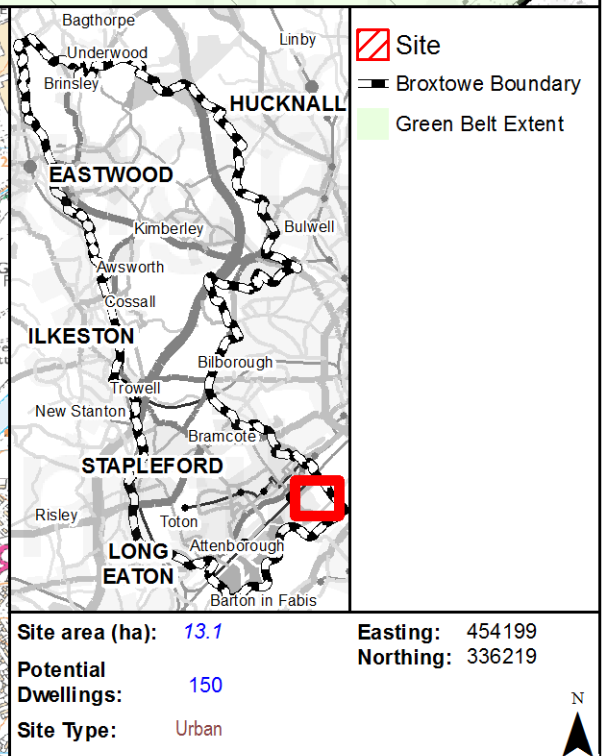
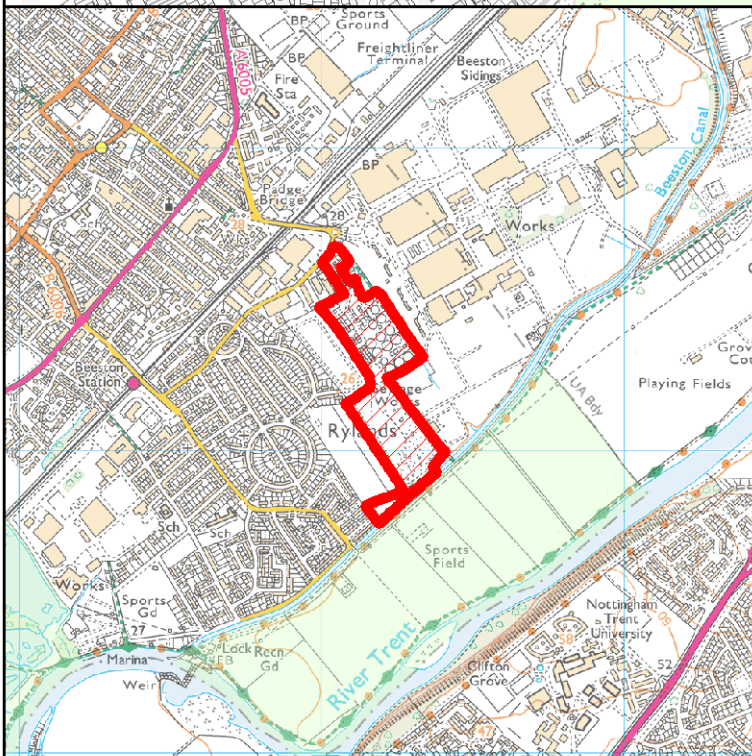
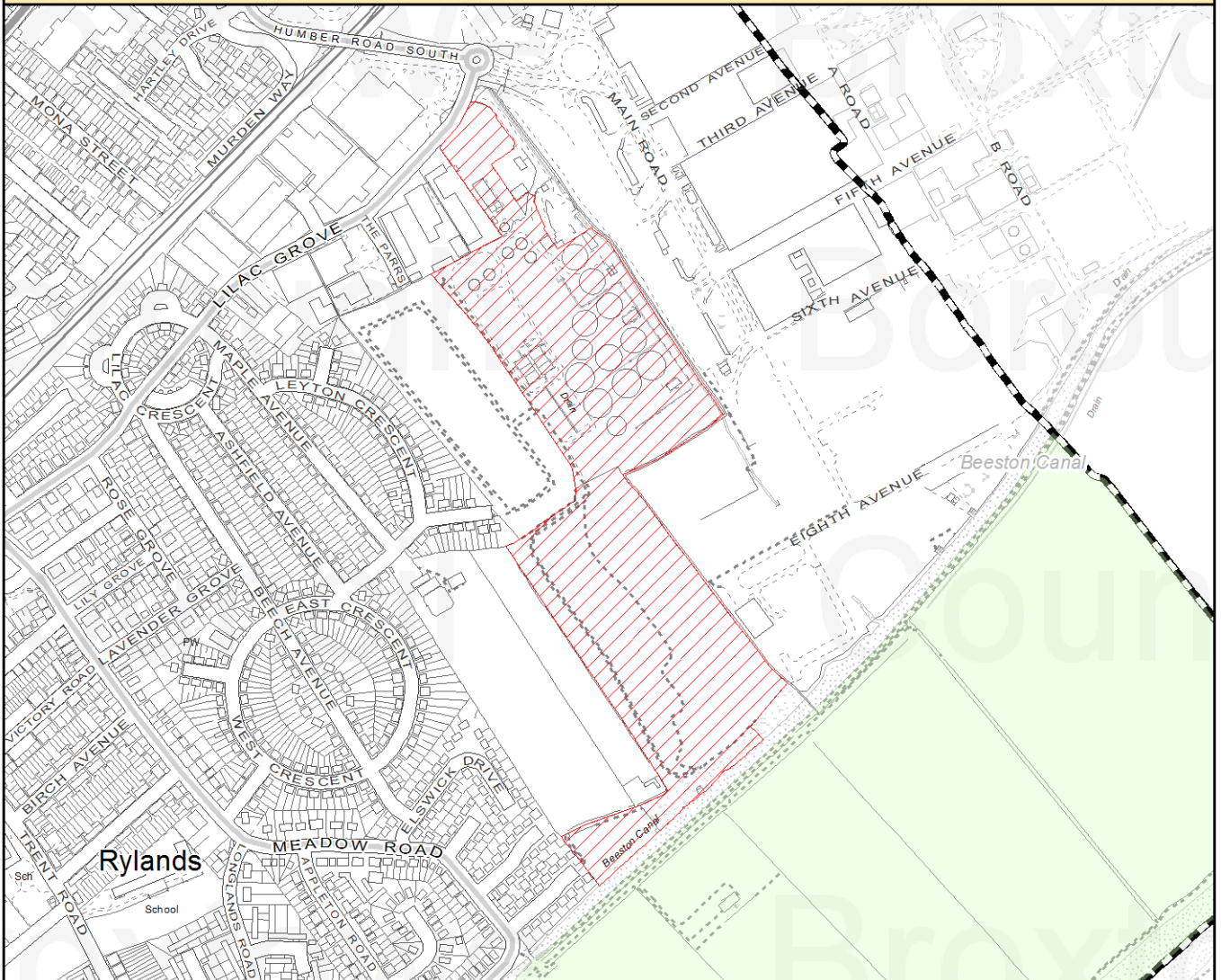
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	?	= Unknown impact No fill = negligible impact or not relevant	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
							14. Economic Structure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

Table 15: Policy 3.4 Stapleford (West of Coventry Lane)

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

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

Severn Trent



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Site: Severn Trent

Public Transport (7)

Bus Stops (5)

Lilac Grove 2m from site

Lilac Grove 12m from site

Suffolk Avenue 113m from site

Suffolk Avenue 123m from site

The Parrs 130m from site

Tram Stops (2)

Middle Street 831m from site

University Boulevard 871m from site

Schools (3)

Primary (3)

Trent Vale Infant and Nursery School 479m from site

Rylands Junior School 638m from site

John Clifford Primary School 821m from site

Health (2)

Dentists (1)

Queens Road Dental Centre 685m from site

Doctors (1)

Sunrise - Clifton Site 820m from site

Consumer Services (2)

Food Retail (2)

Arun Food And News 237m from site

Beeston Food And Wines 301m from site

Community Facilities (9)

Halls And Community Centres (1)

Rylands Community Centre 70m from site

Leisure Centres (1)

Nottingham Tennis Centre 1269m from site

Libraries (1)

Beeston Library 1364m from site

Open Spaces (5)

Leyton Crescent Recreation Ground 0m from site

Leyton Crescent Allotments 0m from site

Beeston Canal 14m from site

Beeston Rugby Club 56m from site

Weirfields Recreation Ground 119m from site

Public Houses (1)

Jolly Anglers 424m from site

Land Use Policy Constraints (1)

Proposed Employment 2004 (1)

3.65% (0.47ha) of site in South east side of Lilac Grove, Beeston

Administrative Boundary (1)

Borough Ward (1)

100% (12.95ha) of site in Beeston Rylands

Flood (10)

River Flooding (2)

16.96% (2.2ha) of site in Flood Zone 3

99.61% (12.9ha) of site in Flood Zone 2

Surface Water Flooding (3)

0.42% (0.05ha) of site in Surface Water Flood Map 1 in 30

1.09% (0.14ha) of site in Surface Water Flood Map 1 in 100

3.6% (0.47ha) of site in Surface Water Flood Map 1 in 1000

Areas Benefitting Flood Defences (1)

16.96% (2.2ha) of site in Areas Benefitting Flood Defences

Ground Water Flooding (3)

0.06% (0.01ha) of site in $\geq 25\%$ $<50\%$ (Clearwater and Superficial Deposits Flooding)

18.81% (2.44ha) of site in $\geq 50\%$ $<75\%$ (Clearwater and Superficial Deposits Flooding)

Ground Water Flooding (3)

81.12% (10.51ha) of site in $\geq 50\%$ $<75\%$ (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Secondary River) dissects site for 269.19m

Heritage (4)

Listed Buildings (b: around site) (3)

Building D10 at Boots Factory Site (I) within 250m of site

Building D34 (fire station) at Boots Factory Site (II) within 250m of site

MEADOW ROAD BRIDGE (II) within 250m of site

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

Building D1 Soap Factory at Boots (LIE) within 100m of site

Natural Environment (3)

Agricultural Land Classification (1)

100% (12.95ha) of site in URBAN

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

0.02% (0ha) of site in Beeston Canal (2/57 'A valuable aquatic habitat in an urban setting with local species on walls')

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

Beeston Canal (2/57 'A valuable aquatic habitat in an urban setting with local species on walls') within 50m of site

Landfill (1)

Historic Landfill Sites (1)

33.73% (4.37ha) of site in Beeston Sewage Works (Lilac Grove, Beeston, Nottinghamshire)

Access (3)

Public Rights of Way (b: around site) (3)

BeestonFP63 (FP) within 50m of site

BeestonFP63 (FP) within 100m of site

BeestonFP132 (FP) within 250m of site

Other (2)

National Character Areas (2)

2.04% (0.26ha) of site in Sherwood

97.96% (12.69ha) of site in Trent Valley Washlands

End of report

Table 16: Policy 3.5 Severn Trent, Beeston

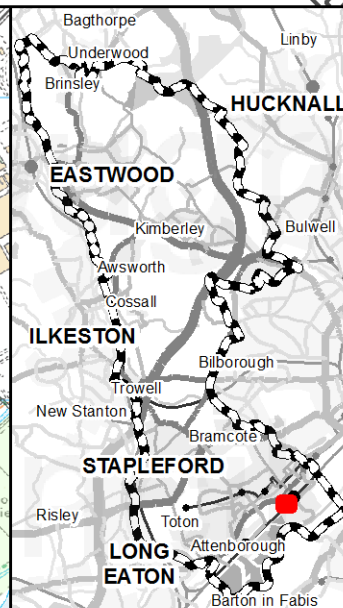
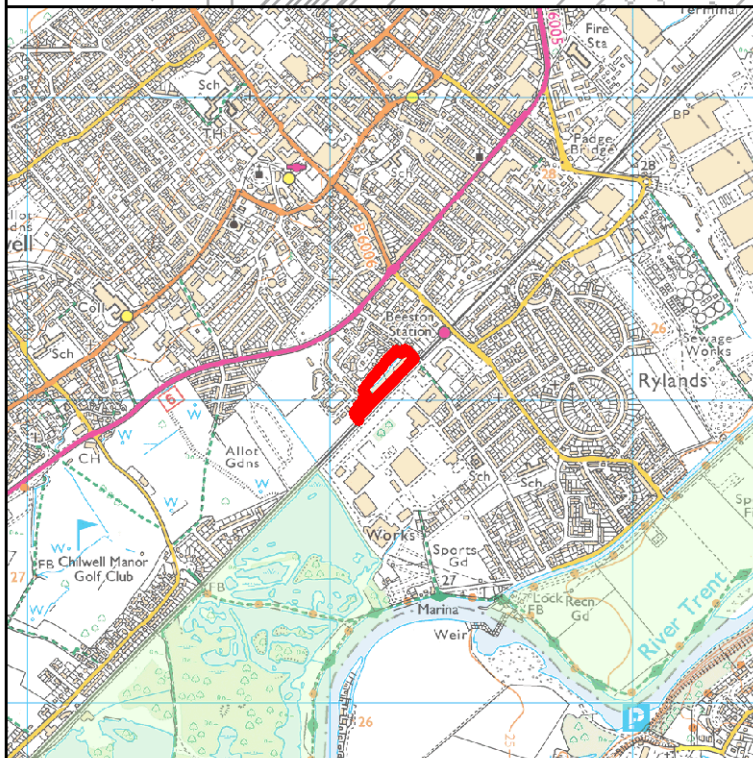
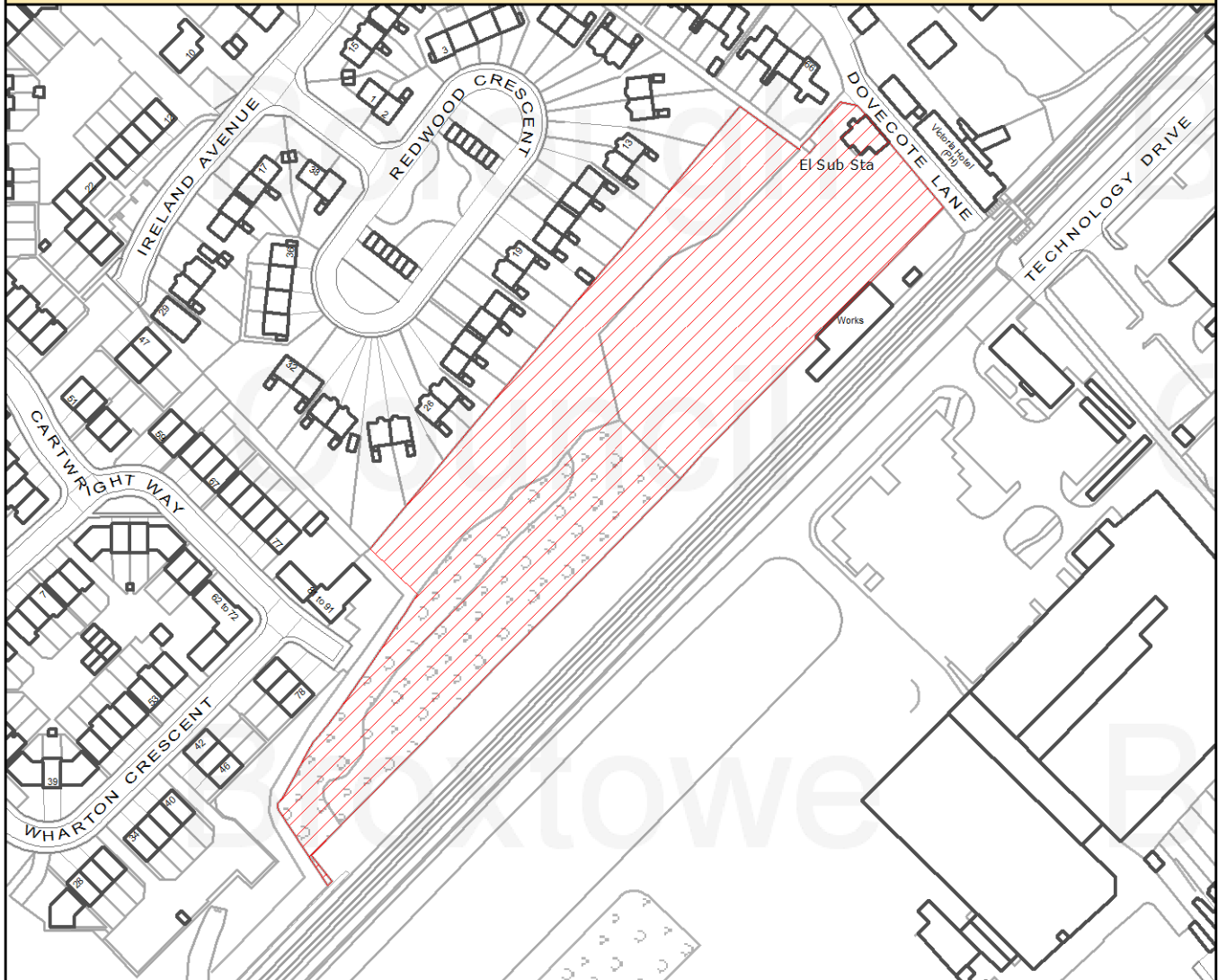
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	?	= Unknown impact No fill = negligible impact or not relevant	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
							14. Economic Structure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

Table 17: Policy 3.5 Severn Trent, Beeston

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	150 100 homes. Adjacent to Beeston Sewage Treatment Works. The site boundary has been amended to exclude land to the north, and the number of homes has been amended accordingly.	
2. Health	GP services beyond 800m but half hourly 18 bus service to nearest. Leyton Crescent Recreation Ground adjacent. Beeston Canal 14m away.	
3. Heritage	No effects.	
4. Crime		
5. Social	Rylands Community Centre 69m from site. Beeston Canal 14m Arun Food And News 237m, Beeston Food And Wines 301m from site. Trent Vale Infant and Nursery School 479m from site, Rylands Junior School 638m Jolly Anglers 424m from site.	
6. Biodiversity and Green Infrastructure	Beeston Canal LWS adjacent.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Beeston Sewage Works historic landfill site. Within Flood Zones 2/3 but within an area which benefits from flood defences.	Remediation of contaminated land may be required.
9. Waste		
10. Energy and Climate Change		
11. Transport	Beeston Rail Station. Millennium Cycle Route and quiet roads in Meadow Road area. Half hourly 18 bus service.	Potential for bridge over the Beeston Canal to link to the canal towpath and cycle path. Potential for links to the Alliance Boots Enterprise Zone.
12. Employment	Stimulates construction and other jobs. Loss of Severn Trent employment.	

SA Objectives	Appraisal of Site	Ideas for mitigation
13. Innovation	Adjacent Close to The Boots Company site and Enterprise Zone.	
14. Economic Structure	Enterprise Zone. Site located close to Alliance Boots Enterprise Zone.	

Beeston Maltings



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 1.3
 Potential Dwellings: 56
 Site Type: Urban

Easting: 453178
 Northing: 336076



Public Transport (10)

Bus Stops (5)

Dovecote Lane 173m from site
Linden Grove 183m from site
Dovecote Lane 186m from site
Linden Grove 207m from site
Laburnum Grove 241m from site
Tram Stops (5)
Chilwell Road East 704m from site
Chilwell Road West 705m from site
Beeston Town Centre 718m from site
South Notts College 817m from site
Middle Street 833m from site

Schools (5)

Primary (5)

Rylands Junior School 403m from site
Trent Vale Infant and Nursery School 532m from site
John Clifford Primary School 630m from site
Meadow Lane Infant School 939m from site
Round Hill Primary School 995m from site

Health (2)

Dentists (1)

Queens Road Dental Centre 345m from site

Doctors (1)

The Manor Surgery 679m from site

Consumer Services (4)

Food Retail (2)

Co-operative 235m from site
County Stores 242m from site

Post Offices (1)

Beeston Post Office 803m from site

Shopping Centres (1)

Chilwell High Road 696m from site

Community Facilities (9)

Halls And Community Centres (1)

Plessey Club 224m from site

Leisure Centres (1)

Chilwell Olympia 1477m from site

Libraries (1)

Beeston Library 954m from site

Open Spaces (5)

Hetley Pearson Recreation Ground 0m from site
Dovecote Lane Recreation Ground 186m from site
Borehole Allotments 188m from site
Attenborough Nature Reserve 214m from site
Chilwell Manor Golf Club 319m from site

Public Houses (1)

The Victoria Hotel 13m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

100% (1.32ha) of site in South of Queens Road / site of Maltings Dovecote Lane Beeston

Administrative Boundary (1)

Borough Ward (1)

100% (1.32ha) of site in Beeston Rylands

Flood (8)

River Flooding (2)

96.64% (1.27ha) of site in Flood Zone 3
100% (1.32ha) of site in Flood Zone 2

Surface Water Flooding (2)

0.19% (0ha) of site in Surface Water Flood Map 1 in 100
8.5% (0.11ha) of site in Surface Water Flood Map 1 in 1000

Flood Defences (1)

1.92m of Flood Defences dissects site

Areas Benefitting Flood Defences (1)

96.64% (1.27ha) of site in Areas Benefitting Flood Defences

Ground Water Flooding (2)

11.46% (0.15ha) of site in $\geq 75\%$ (Superficial Deposits Flooding)

88.54% (1.17ha) of site in $\geq 25\%$ <50% (Clearwater and Superficial Deposits Flooding)

Heritage (24)

Listed Buildings (b: around site) (1)

Beeston Railway Station, including the canopy to platform one and shelters on platforms one and two (II) within 250m of site

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

12.36% (0.16ha) of site in Shipstone and Sons Ltd; Beeston Maltings (LIE)

Local Interest Buildings (b: around site) (22)

2-3 Station Villas (LICA) within 50m of site
1 Station Villas (LICA) within 50m of site
44-50 Dovecote Lane (LICA) within 50m of site
52-58 Dovecote Lane (LICA) within 50m of site
60-66 Dovecote Lane (LICA) within 50m of site
Garden Chapel, Boundary Wall and Attached Potting Shed (LIE) within 50m of site
The Victoria Inn (LIE) within 50m of site
4-5 Station Villas (LICA) within 100m of site
2-3 Station Villas (LICA) within 100m of site
1 Station Villas (LICA) within 100m of site
The Victoria Inn (LIE) within 100m of site
28-34 Dovecote Lane (LICA) within 100m of site
Victor Hugo Villas (LICA) within 100m of site
Garibaldi Villas (LICA) within 100m of site
Garden Chapel, Boundary Wall and Attached Potting Shed (LIE) within 100m of site
60-66 Dovecote Lane (LICA) within 100m of site
52-58 Dovecote Lane (LICA) within 100m of site
44-50 Dovecote Lane (LICA) within 100m of site
36-42 Dovecote Lane (LICA) within 100m of site
Washington Villas (LICA) within 100m of site
Holly Villa (LICA) within 250m of site
Remains of Malthouse, Beeston (LIE) within 250m of site

Natural Environment (3)

Agricultural Land Classification (1)

100% (1.32ha) of site in URBAN

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

Attenborough Gravel Pits (1/24 Gravel pits of varying ages with a mosaic of terrestrial, marsh and aquatic habitats, which are particularly of ornithological value) within 250m of site

SSSI (b: around site) (1)

Attenborough Gravel Pits within 250m of site

Access (2)

Public Rights of Way (b: around site) (2)

BeestonFP62 (FP) within 50m of site
BeestonFP62 (FP) within 100m of site

Other (1)

National Character Areas (1)

100% (1.32ha) of site in Sherwood

End of report

Table 18: Policy 3.6 Beeston Maltings

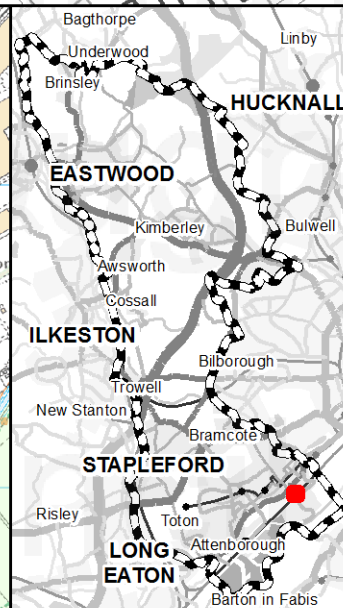
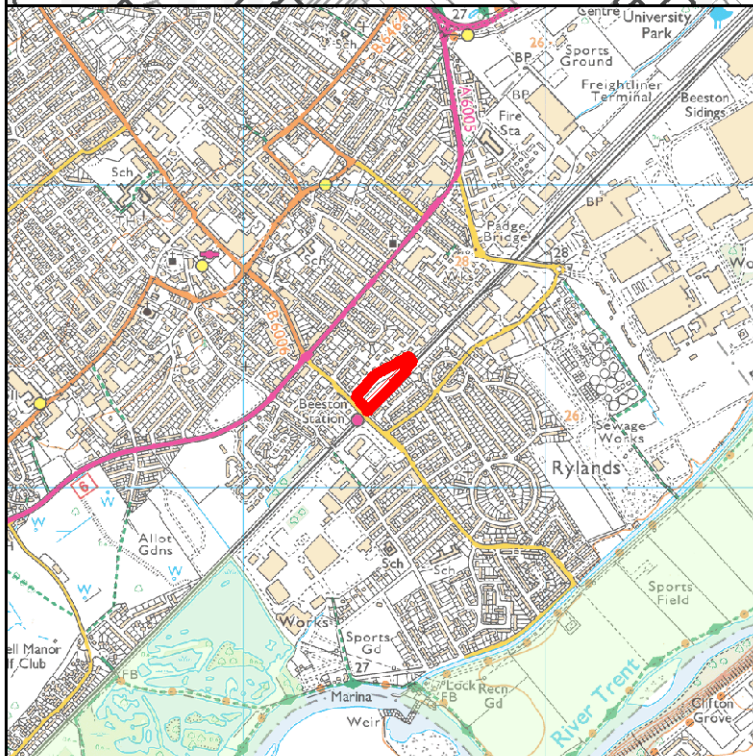
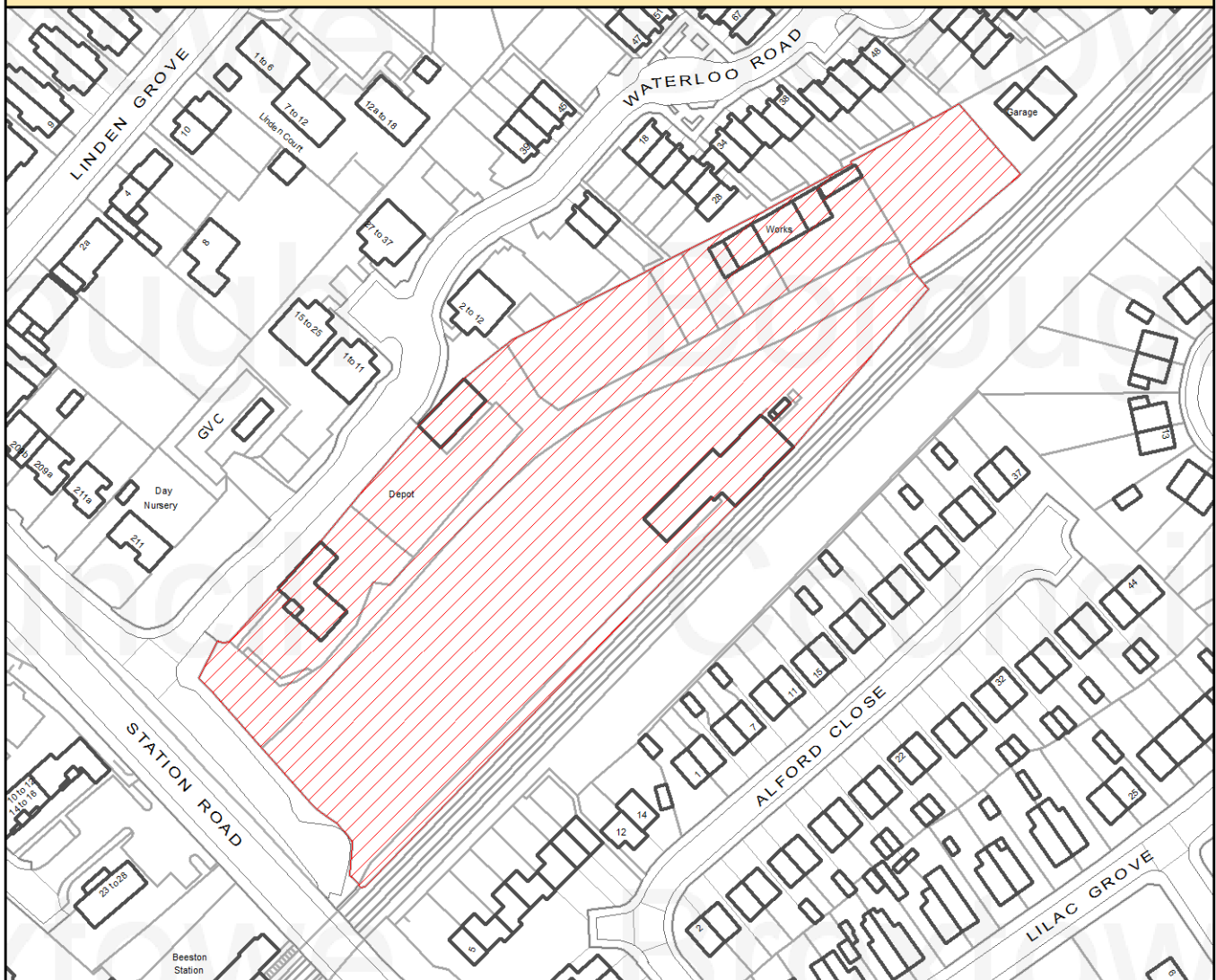
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					




Table 19: Policy 3.6 Beeston Maltings

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	56 homes. The garage to the south of the site has now been included within the site boundary.	
2. Health	GP services 679m from site. Hetley Pearson Recreation Ground (private) adjacent, Dovecote Lane Recreation Ground 186m from site, Borehole Allotments 188m; Attenborough Nature Reserve 214m from site.	
3. Heritage	Potential harm to an area including non-designated heritage assets in Dovecote Lane area. Non-designated heritage assets within the area of the site including the Victoria Hotel Local Interest Building (located opposite to the site) and the Shipstone and Sons Local Interest Building which is located on part of the Dovecote Lane frontage to the site.	Consider Dovecote Lane Conservation Area designation. Opportunity to retain, protect and enhance the Shipstone and Sons Local Interest Building on the Dovecote Lane frontage of the site. This could be a 'gateway building' to the site.
4. Crime		
5. Social	Co-operative 235m, County Stores 242m from site. Chilwell High Road 696m from site. The Victoria Hotel 13m from site. Rylands Junior School 403m from site, Trent Vale Infant and Nursery School 532m from site.	
6. Biodiversity and Green Infrastructure	No effects. Brownfield site; most of the buildings have been demolished.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Brownfield site. There is the potential for contamination from previous uses at the site. Within Flood Zones 2/3 but within an area which benefits from flood defences.	Remediation of any potential contamination.
9. Waste		
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	<p>Several metres from Within close proximity to Beeston Rail Station. Millennium Cycle Route and quiet roads off A6005 to north. Queens Road for all major local bus services.</p> <p>Tram stops within approximately 700m.</p>	
12. Employment	Stimulates construction and other jobs.	
13. Innovation	<p>Adjacent to The Boots Company site and Enterprise Zone, Beeston Business Park. Located adjacent (on the northern side of the railway line) to the Beeston Business Park Enterprise Zone; planning permission has recently been granted for mixed use development at the site.</p>	
14. Economic Structure		

Cement Depot



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 1.1
 Potential Dwellings: 21
 Site Type: Urban

Easting: 453457
 Northing: 336347



Site: Cement Depot

Public Transport (9)

Bus Stops (5)

Linden Grove 88m from site

Alford Close 105m from site

Linden Grove 112m from site

Alford Close 113m from site

Lilac Crescent 120m from site

Tram Stops (4)

Middle Street 637m from site

Beeston Town Centre 715m from site

Chilwell Road East 849m from site

Chilwell Road West 874m from site

Schools (3)

Primary (3)

Rylands Junior School 469m from site

John Clifford Primary School 485m from site

Trent Vale Infant and Nursery School 545m from site

Health (2)

Dentists (1)

Queens Road Dental Centre 187m from site

Doctors (1)

The Manor Surgery 705m from site

Consumer Services (4)

Food Retail (2)

Notts Grocery 95m from site

Beeston Food And Wines 179m from site

Post Offices (1)

Beeston Post Office 808m from site

Shopping Centres (1)

Chilwell High Road 813m from site

Community Facilities (9)

Halls And Community Centres (1)

Plessey Club 213m from site

Leisure Centres (1)

Nottingham Tennis Centre 1727m from site

Libraries (1)

Beeston Library 950m from site

Open Spaces (5)

Dovecote Lane Recreation Ground 290m from site

Leyton Crescent Allotments 324m from site

Hetley Pearson Recreation Ground 421m from site

Leyton Crescent Recreation Ground 472m from site

The Willows Open Space 477m from site

Public Houses (1)

The Victoria Hotel 160m from site

Administrative Boundary (1)

Borough Ward (1)

100% (1.15ha) of site in Beeston Central

Flood (6)

River Flooding (2)

84.37% (0.97ha) of site in Flood Zone 3

100% (1.15ha) of site in Flood Zone 2

Surface Water Flooding (1)

4.5% (0.05ha) of site in Surface Water Flood Map 1 in 1000

Flood Defences (1)

142.18m of Flood Defences dissects site

Areas Benefitting Flood Defences (1)

84.37% (0.97ha) of site in Areas Benefitting Flood Defences

Ground Water Flooding (1)

100% (1.15ha) of site in >= 25% <50% (Clearwater and Superficial Deposits Flooding)

Heritage (18)

Listed Buildings (b: around site) (1)

Beeston Railway Station, including the canopy to platform one and shelters on platforms one and two (II) within 100m of site

Local Interest Buildings (b: around site) (17)

Remains of Malthouse, Beeston (LIE) within 50m of site

4-5 Station Villas (LICA) within 100m of site

Remains of Malthouse, Beeston (LIE) within 100m of site

28-34 Dovecote Lane (LICA) within 250m of site

2-3 Station Villas (LICA) within 250m of site

36-42 Dovecote Lane (LICA) within 250m of site

44-50 Dovecote Lane (LICA) within 250m of site

52-58 Dovecote Lane (LICA) within 250m of site

60-66 Dovecote Lane (LICA) within 250m of site

Garden Chapel, Boundary Wall and Attached Potting Shed (LIE) within 250m of site

Garibaldi Villas (LICA) within 250m of site

Holly Villa (LICA) within 250m of site

Shipstone and Sons Ltd; Beeston Maltings (LIE) within 250m of site

The Victoria Inn (LIE) within 250m of site

Victor Hugo Villas (LICA) within 250m of site

Washington Villas (LICA) within 250m of site

1 Station Villas (LICA) within 250m of site

Natural Environment (1)

Agricultural Land Classification (1)

100% (1.15ha) of site in URBAN

Access (1)

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

BeestonFP62 (FP) within 250m of site

Other (1)

National Character Areas (1)

100% (1.15ha) of site in Sherwood

End of report

Table 20: Policy 3.7 Cement Depot, Beeston

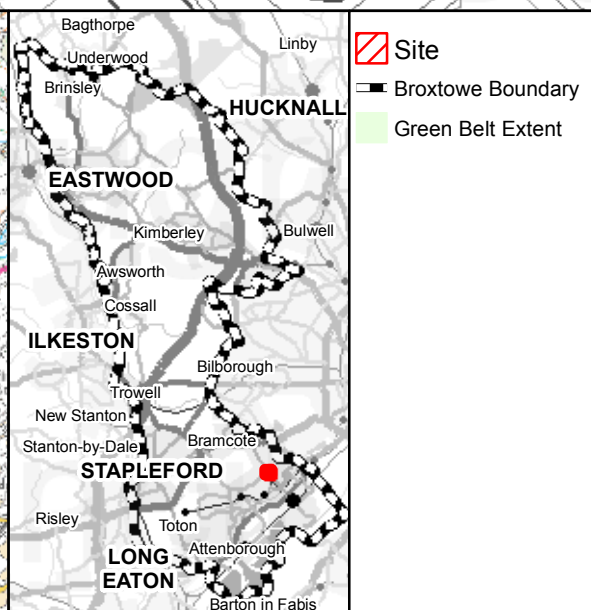
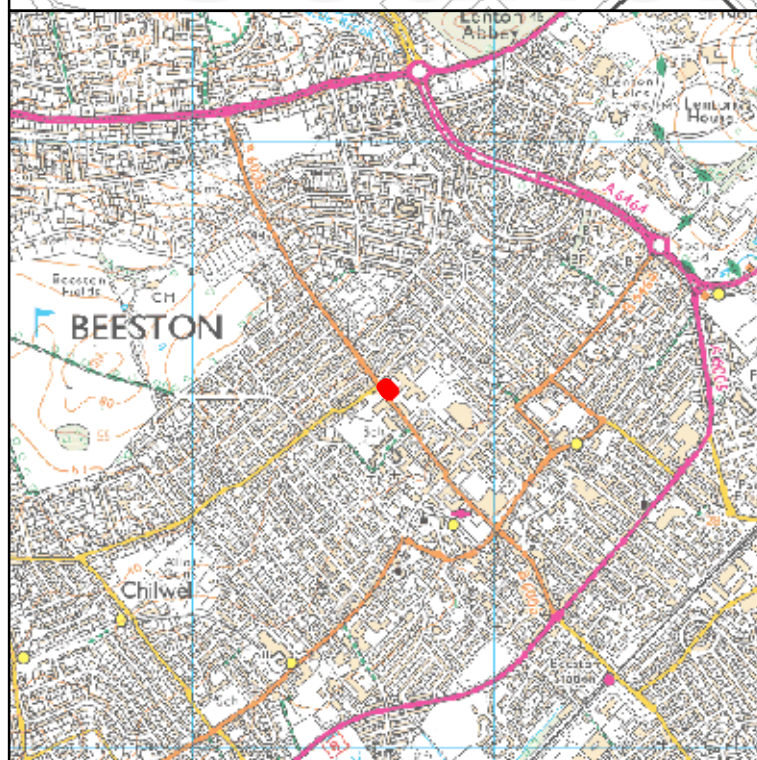
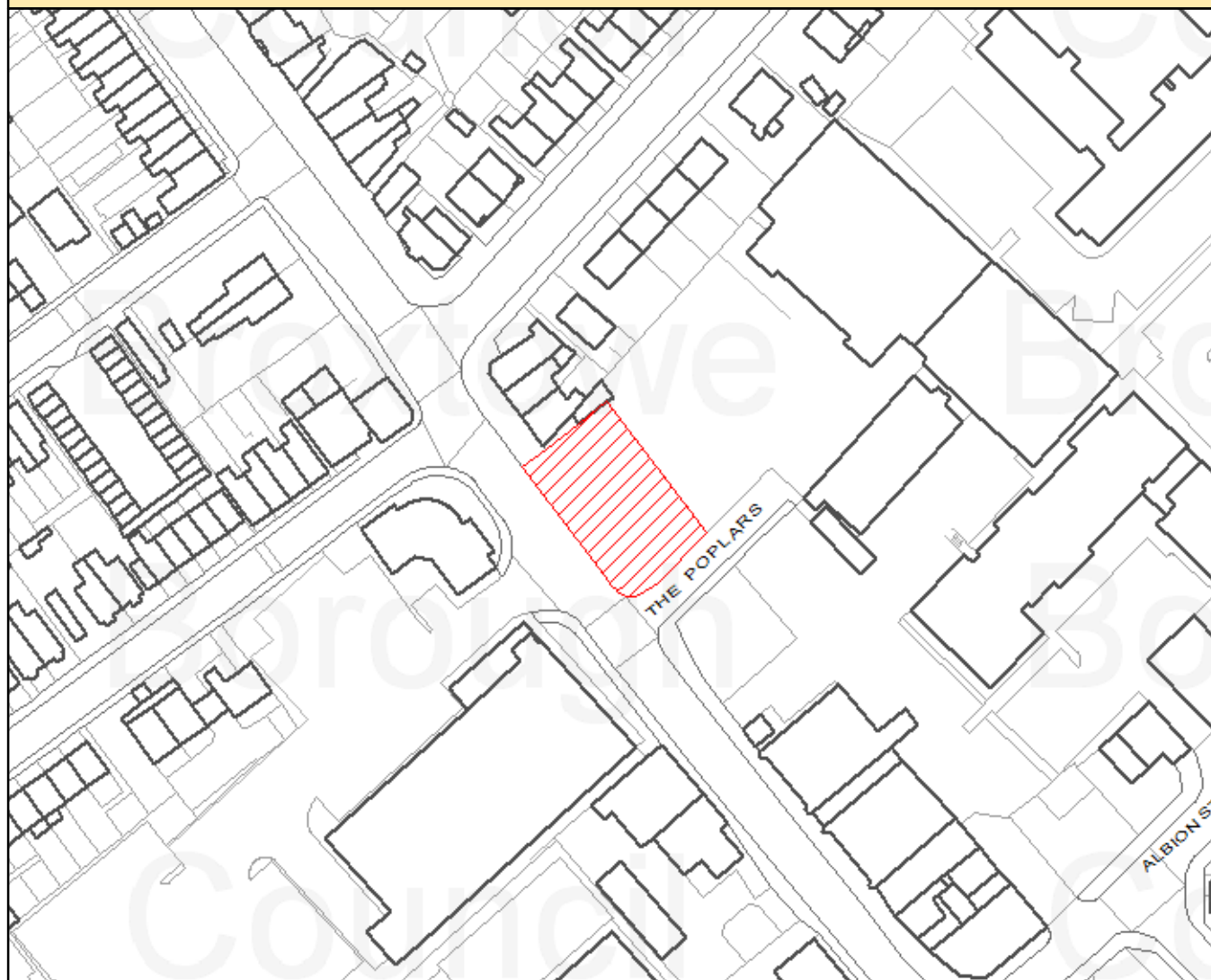
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					


Table 21: Policy 3.7 Cement Depot, Beeston

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	21 40 homes.	
2. Health	GP services 705m from site. Dovecote Lane Recreation Ground 290m from site, Leyton Crescent Allotments 314m	
3. Heritage	Negligible impact.	
4. Crime		
5. Social	Beeston Food and Wines 165m from site. The Victoria Hotel 160m from site. Rylands Junior School 471m from site, John Clifford Primary School 485m from site, Trent Vale Infant and Nursery School 547m from site.	
6. Biodiversity and Green Infrastructure	No effects.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Majority of site in Flood Zone 3 but benefits from defence. Potential contaminated land remediation. Within Flood Zones 2/3 but within an area which benefits from flood defences. Brownfield site. There is the potential for contamination from previous uses at the site.	Remediation of any potential contamination.
9. Waste		
10. Energy and Climate Change		
11. Transport	Adjacent to Beeston Rail Station. Middle Street tram stop 637m from site. Adjacent to Millennium Cycle Route, and quiet roads off A6005 to north and Meadow Road to south. Queens Road for all major local bus services and link buses off Station Road. Frequent bus services along Queens Road. At least half-hourly bus services along Station Road which cross the railway line adjacent to the site on weekdays and Saturdays (hourly on Sundays).	
12. Employment	Stimulates construction and other jobs but loss of employment land.	

SA Objectives	Appraisal of Site	Ideas for mitigation
13. Innovation	Close to The Boots Company site and adjacent Enterprise Zone; Beeston Business Park (Enterprise Zone).	
14. Economic Structure	Adjacent Close to Enterprise Zone.	

Land Fronting Wollaton Road



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 0.1

Potential Dwellings: 12

Site Type: Urban

Easting: 452647
Northing: 337184



Public Transport (10)Bus Stops (5)

Lidl 10m from site

Lidl 62m from site

Lidl 63m from site

Cyprus Avenue 94m from site

Lace Road 124m from site

Tram Stops (5)

Beeston Town Centre 429m from site

Middle Street 620m from site

Chilwell Road East 728m from site

Chilwell Road West 779m from site

South Notts College 957m from site

Schools (3)Primary (3)

Round Hill Primary School 215m from site

Beeston Fields Primary and Nursery School 582m from site

John Clifford Primary School 655m from site

Health (2)Dentists (1)

R O Lewthwaite And Associates 225m from site

Doctors (1)

The Oaks Medical Centre 227m from site

Consumer Services (4)Food Retail (2)

Pick N Mix Sweets 10m from site

Lidl 26m from site

Post Offices (1)

Beeston Post Office 358m from site

Shopping Centres (1)

Chilwell High Road 677m from site

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

The Pearson Centre 91m from site

Leisure Centres (1)

Nottingham Tennis Centre 1994m from site

Libraries (1)

Beeston Library 210m from site

Open Spaces (5)

Roundhill Primary School 47m from site

Wollaton Road Allotments 180m from site

Beeston Square 320m from site

Broadgate Park 440m from site

Beeston Fields Golf Course 458m from site

Public Houses (1)

The Cricketers 134m from site

Administrative Boundary (1)Borough Ward (1)

100% (0.06ha) of site in Beeston West

Flood (4)Surface Water Flooding (3)

0.02% (0ha) of site in Surface Water Flood Map 1 in 30

2.21% (0ha) of site in Surface Water Flood Map 1 in 100

64.78% (0.04ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (0.06ha) of site in >= 50% <75% (Clearwater)

Heritage (9)Listed Buildings (b: around site) (2)

ANGLO-SCOTIAN MILLS, BLOCK OCCUPIED BY ARIEL PRESSINGS LIMITED (II) within 100m of site

LACE AND SHAWL FACTORY, PRINTING ROOM, WAITING ROOM AND GATEWAY AT ANGLO-SCOTIAN MILLS, NOTTINGHAM SAW AND TOOL COMPANY, SEMBLEC LIMITED, TABULA FRAMES (II) within 250m of site

Conservation Areas (b: around site) (1)

St Johns Grove Beeston within 250m of site

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

1-3 Glebe Street (LICA) within 250m of site

1-3 Glebe Street North (Bramcote Road) (LICA) within 250m of site

18 Devonshire Avenue (LICA) within 250m of site

22-20 Devonshire Avenue (LICA) within 250m of site

24 Devonshire Avenue (LICA) within 250m of site

5-7 Glebe Street North (Bramcote Road) (LICA) within 250m of site

Natural Environment (2)Agricultural Land Classification (1)

100% (0.06ha) of site in URBAN

Tree Preservation Orders Single (1)

116 WOLLATON ROAD 1998 within site boundary (TPO/BEE/25/T1)

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

BeestonFP44 (FP) within 250m of site

Other (1)National Character Areas (1)

100% (0.06ha) of site in Sherwood

End of report

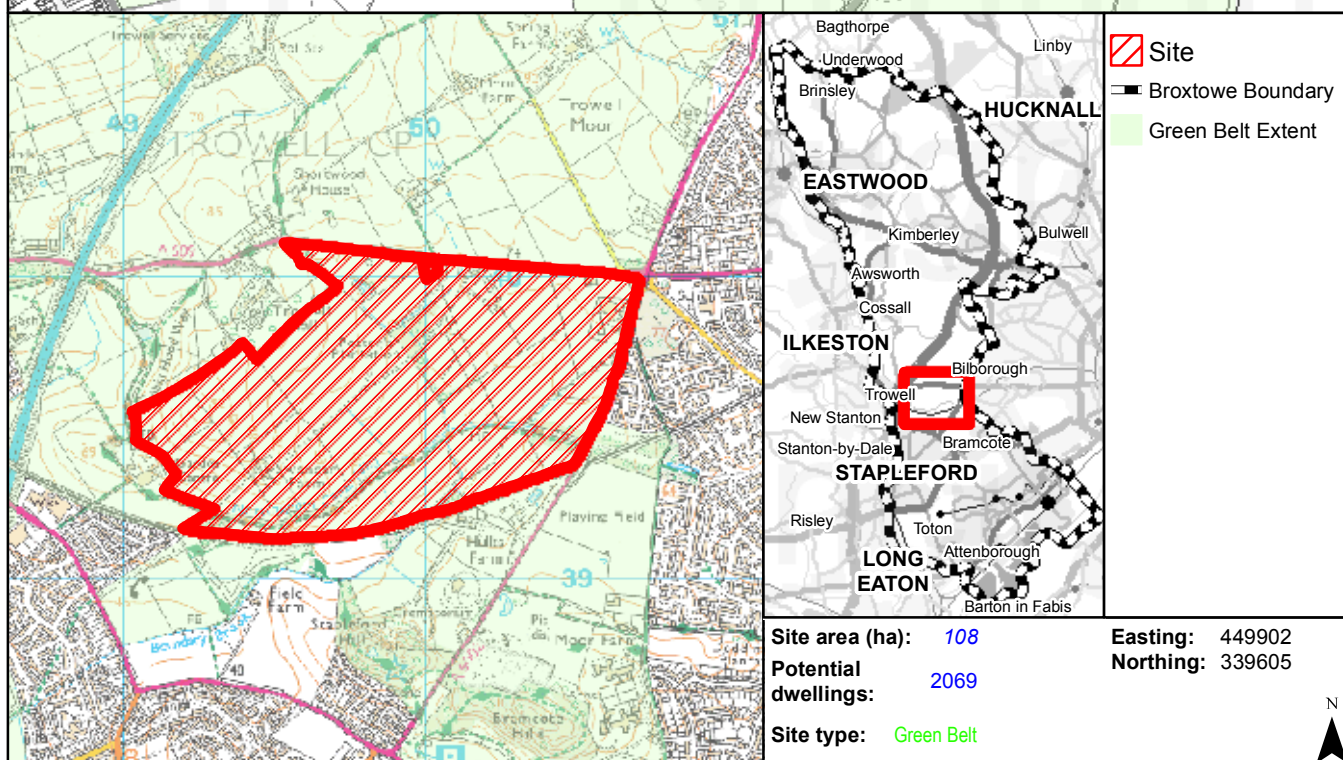
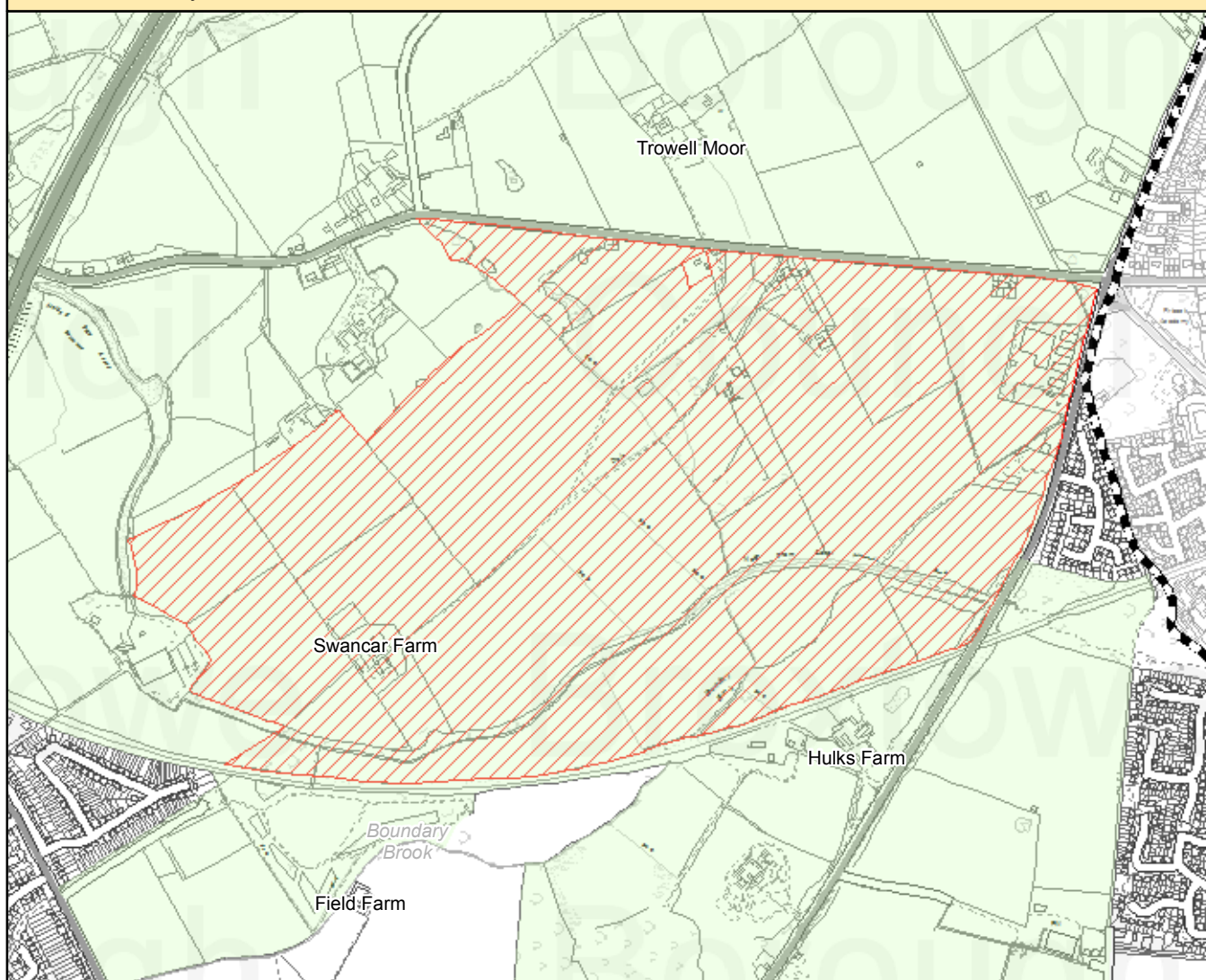
Table 22: Policy 3.8 Land Fronting Wollaton Road, Beeston

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

Table 23: Policy 3.8 Land Fronting Wollaton Road, Beeston

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	12 homes.	
2. Health	GP services 204m from site. Wollaton Road Allotments 180m from site, Beeston Square 295m, Broadgate Park 422m from site.	
3. Heritage		
4. Crime		
5. Social	The Pearson Centre 72m from site. Lidl 26m from site, and Town Centre 70m from site. Beeston Library 189m from site. Round Hill Primary School 200m from site, Beeston Fields Primary and Nursery School 582m The Cricketers pub 109m from site. Close to Beeston Town Centre.	
6. Biodiversity and Green Infrastructure	Ash tree Tree Preservation Order (TPO) at 116 Wollaton Road.	Protect tree to British Standards.
7. Environment and Landscape		
8. Natural Resources and Flooding	Potential contaminated land remediation: Brownfield site. There is the potential for contamination from previous uses at the site, particularly resulting from the storage of vehicles.	Remediation of any potential contamination.
9. Waste		
10. Energy and Climate Change		
11. Transport	Several cycling connections from Beeston area. 429m to Beeston Bus and Tram Interchange, local bus links on Wollaton Road (bus stop adjacent to Lidl supermarket) (Lidl bus- stops).	
12. Employment	Stimulates construction and other jobs but loss of employment land. (but recommended by NCRELS employment land study).	
13. Innovation	Users based in knowledge-based economy and offices in area.	
14. Economic Structure		

Main Built up Area –Rejected Sites



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 2 0m from site
Nottingham Canal (Bramcote) 0m from site
Nottingham Canal (Trowell) Part 3 0m from site
Pit Lane Open Space 15m from site
Nottingham Canal (Bramcote) 17m 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)

Ground Water Flooding (3)

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 2545.14m

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

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

151 NOTTINGHAM ROAD (SS) within 250m of site

157 NOTTINGHAM ROAD (SS) within 250m of site

Moor Cottages; The Old Workhouse Farm (LIE) 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)

Nottingham Canal (Confirmed 1993) within 50m of site

Pit Lane Recreation Ground (Confirmed 25/09/2015) within 50m of site

Pit Lane Recreation Ground (Confirmed 25/09/2015) within 100m of site

Stapleford Hill Woodland (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

RIGS (b: around site) (3)

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)

2.11 Erewash to Wollaton Corridor within 50m of site

2.21 Trowell to Kimberley 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) (5)

4.55m of StaplefordFP29 (FP) dissects site

6.2m of TrowellFP10 (FP) dissects site

51.18m of TrowellFP18 (FP) dissects site

199.85m of BeestonFP79 (FP) dissects site

1135.05m of TrowellFP22 (FP) dissects site

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

TrowellBW15 (BW) within 50m of site

TrowellBW14 (BW) within 50m of site

BeestonBW30 (BW) within 50m of site

TrowellFP10 (FP) within 50m of site

TrowellFP18 (FP) within 50m of site

TrowellFP22 (FP) within 50m of site

TrowellFP23 (FP) within 50m of site

TrowellBW12 (BW) within 50m of site

TrowellBW12 (BW) within 100m of site

BeestonBW30 (BW) within 100m of site

TrowellFP7 (FP) within 100m of site

TrowellFP6 (FP) within 100m of site

TrowellFP23 (FP) within 100m of site

TrowellFP19 (FP) within 100m of site

TrowellBW15 (BW) within 100m of site

TrowellBW14 (BW) within 100m of site

BeestonBW78 (BW) within 250m of site

StaplefordFP22 (FP) within 250m of site

TrowellFP11 (FP) within 250m of site

TrowellBW8 (BW) 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

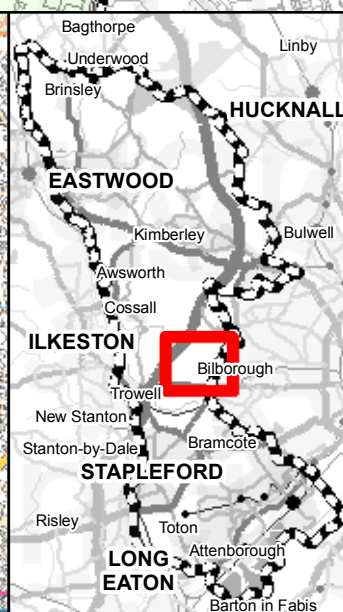
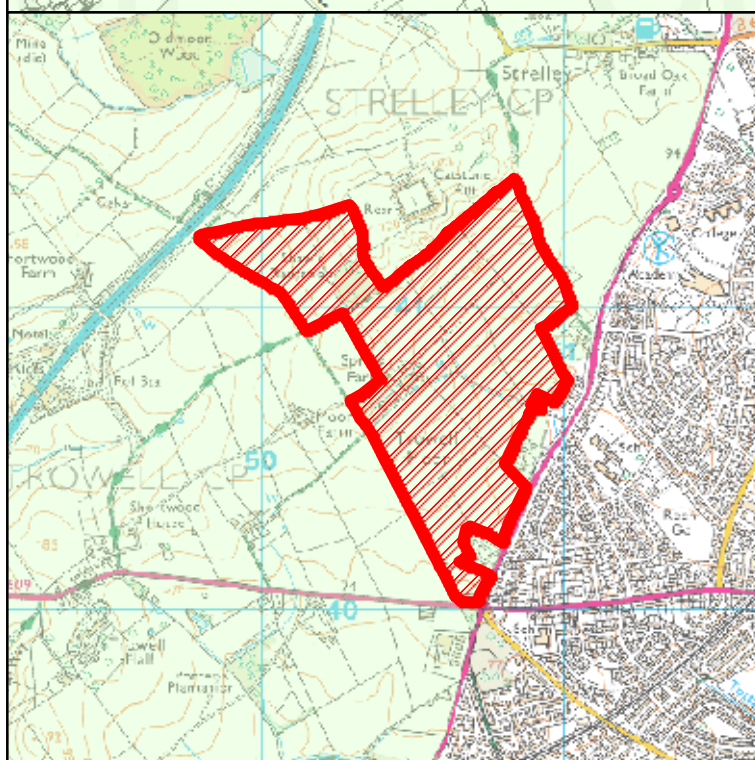
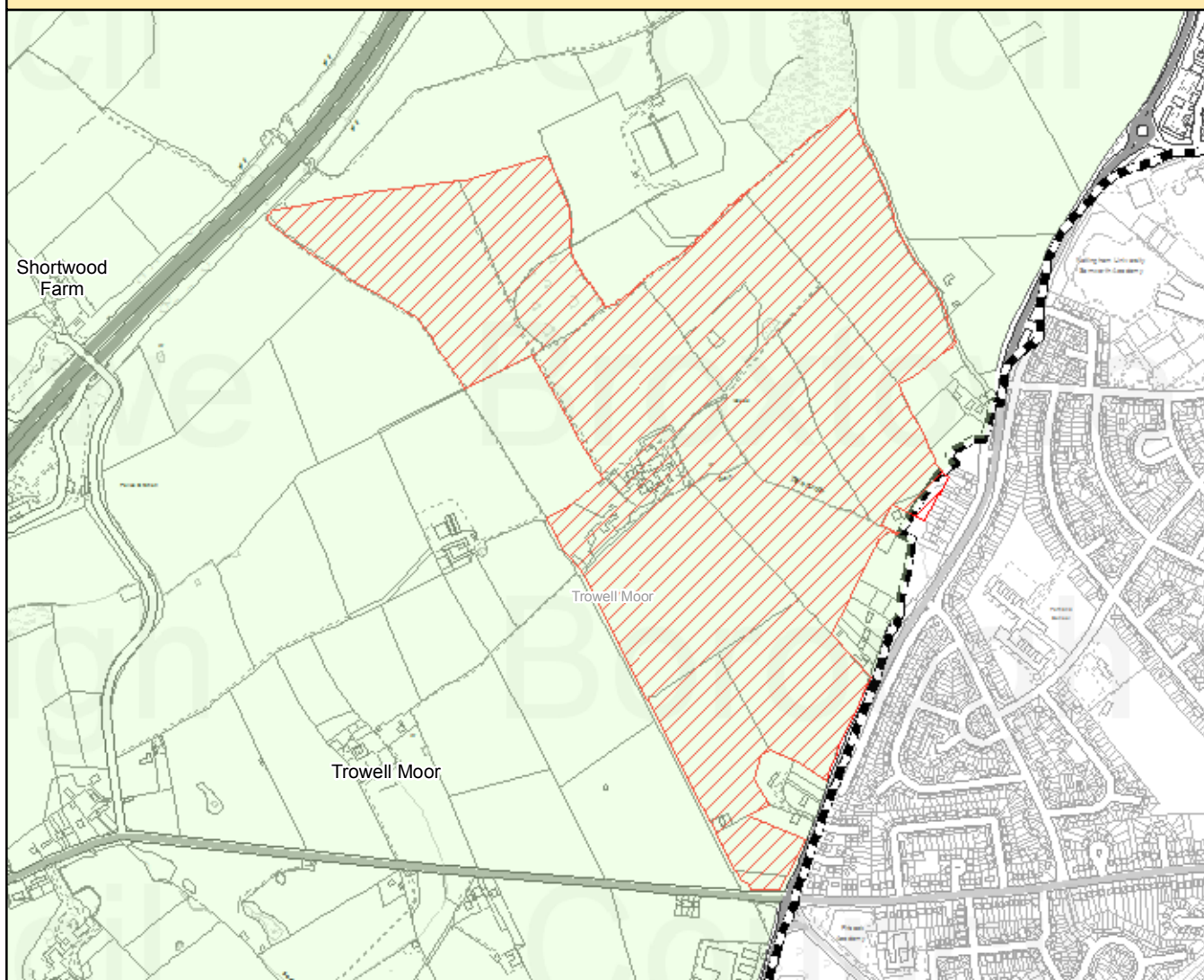
Table 24: Site 104: Land off Coventry Lane, Trowell Moor

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

Table 25: Site 104: Land off Coventry Lane, Trowell Moor

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>Potential for 500 dwellings within the plan period.</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>Complex site in multiple ownership.</p> <p>0.12ha of TPO</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		
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 and Green Infrastructure	<p>Just over 3 ha of site in Nottingham Canal Local Wildlife Site and Nature Reserve (but only over 3% of site).</p>	<p>Consider Nottingham Canal LNR Management Plan</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	<p>This area 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 area has value as a recreational resource and forms part of the visual amenity for recreational receptors. 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 facing boundary.</p> <p>Retain disused Nottingham Canal.</p> <p>Respecting listed building on site.</p>
8. Natural Resources and Flooding	<p>Varied surface watercourses.</p> <p>Majority grade 4 agricultural land.</p>	
9. Waste		
10. Energy and 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.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 69.27

Potential dwellings: 1380

Site type: Green Belt

Easting: 450568

Northing: 340845



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
190.63m 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
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

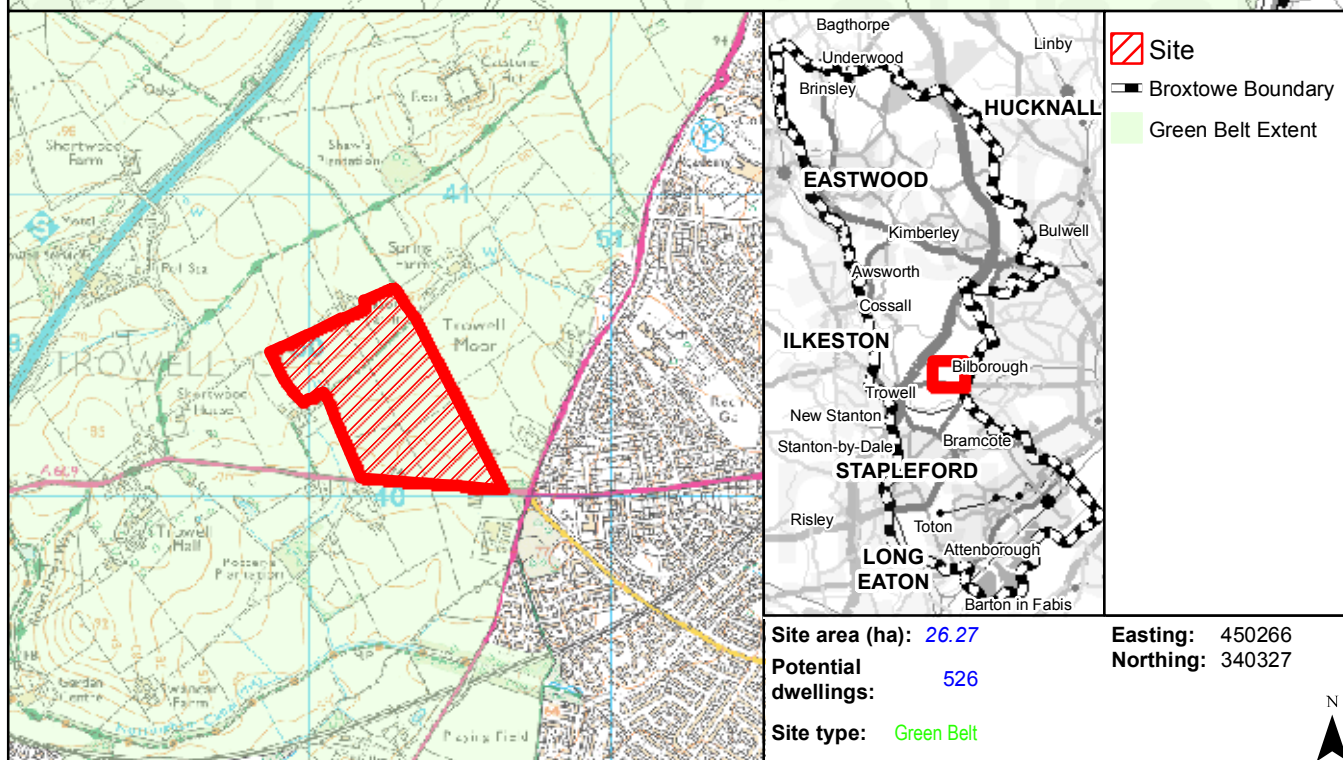
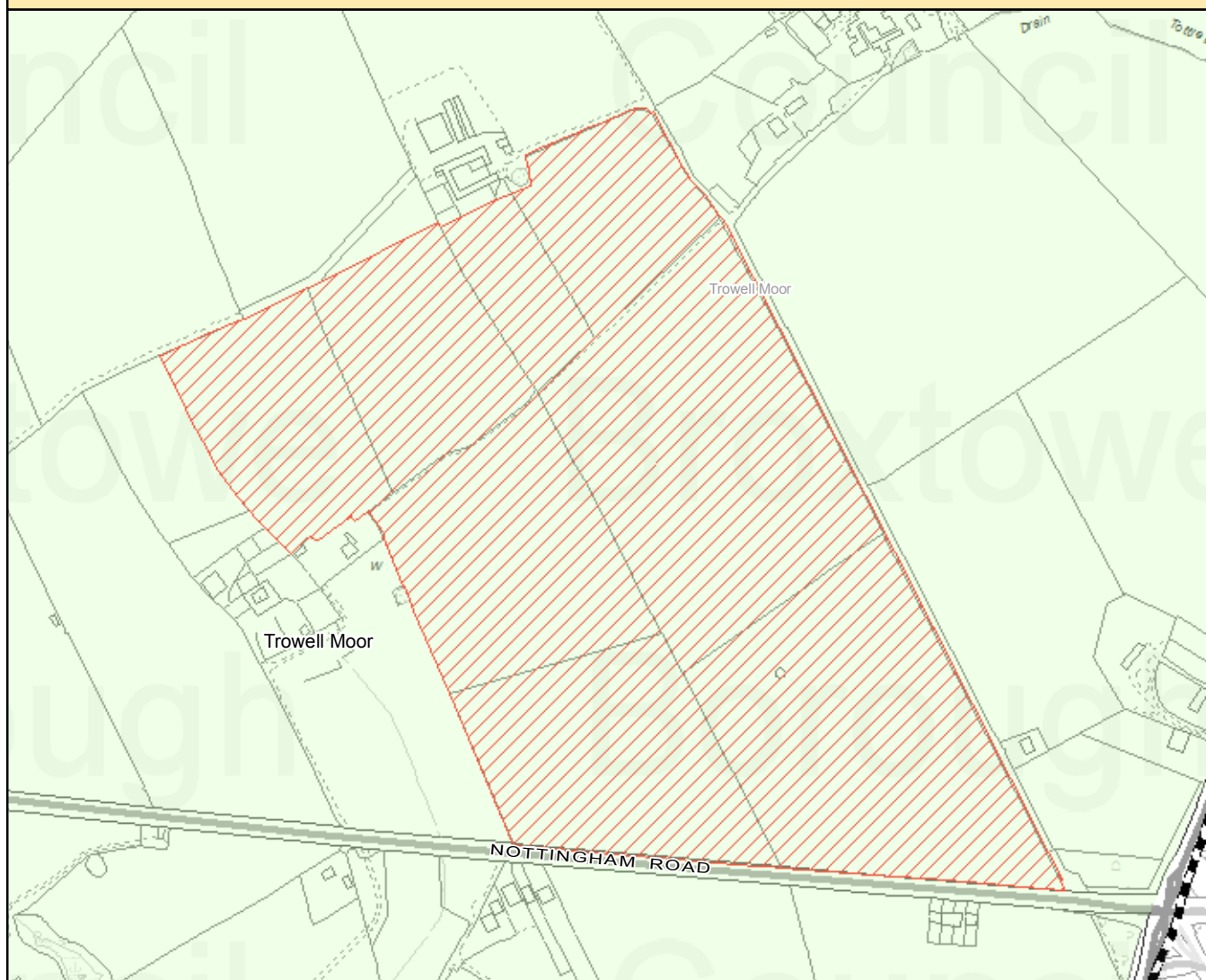
End of report

Table 26: Site 298: Spring Farm Nottingham Road, Trowell Moor

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

Table 27: Site 298: Spring Farm Nottingham Road, Trowell Moor

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>Potential for 500 dwellings within the plan period.</p> <p>Beeston-like sub-market for affordable homes.</p> <p>On HS2 preferred route, crosses part of site.</p> <p>Potential Access issues.</p> <p>Local Wildlife Site issue - Nottingham Canal - would need buffer to woodland.</p> <p>0.2ha of TPO</p> <p>Outline planning application refused 1975- including water issues. Public rights of way dissect site.</p>	<p>Buffer:</p> <p>Buffer the TPO</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		
6. Biodiversity and Green Infrastructure	<p>Balloon Woods local wildlife site and woodland TPO in south eastern corner of site (0.2ha) (Balloon Woods Cross Road, Trowell, 1984).</p> <p>Trowell to Kimberley Green Infrastructure corridor on northern boundary crosses through centre of site.</p>	
7. Environment and Landscape	Overall there is a very high landscape susceptibility to change and a high landscape sensitivity. Visual amenity is less sensitive.	
8. Natural Resources and Flooding	<p>Tottle Brook dissects the site.</p> <p>Most of the agricultural land is the BMV.</p>	
9. Waste		
10. Energy and Climate Change		
11. Transport	<p>At least hourly bus, L11, on Bilborough Road.</p> <p>Cycle route on Bilborough Road.</p>	
12. Employment	Stimulates construction and other jobs.	
13. Innovation	Adjacent Close to Balloon Woods Industrial Estate	
14. Economic Structure		



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

MOOR FARMHOUSE (SS) 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

TrowellBW13 (BW) within 250m of site

BeestonBW30 (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

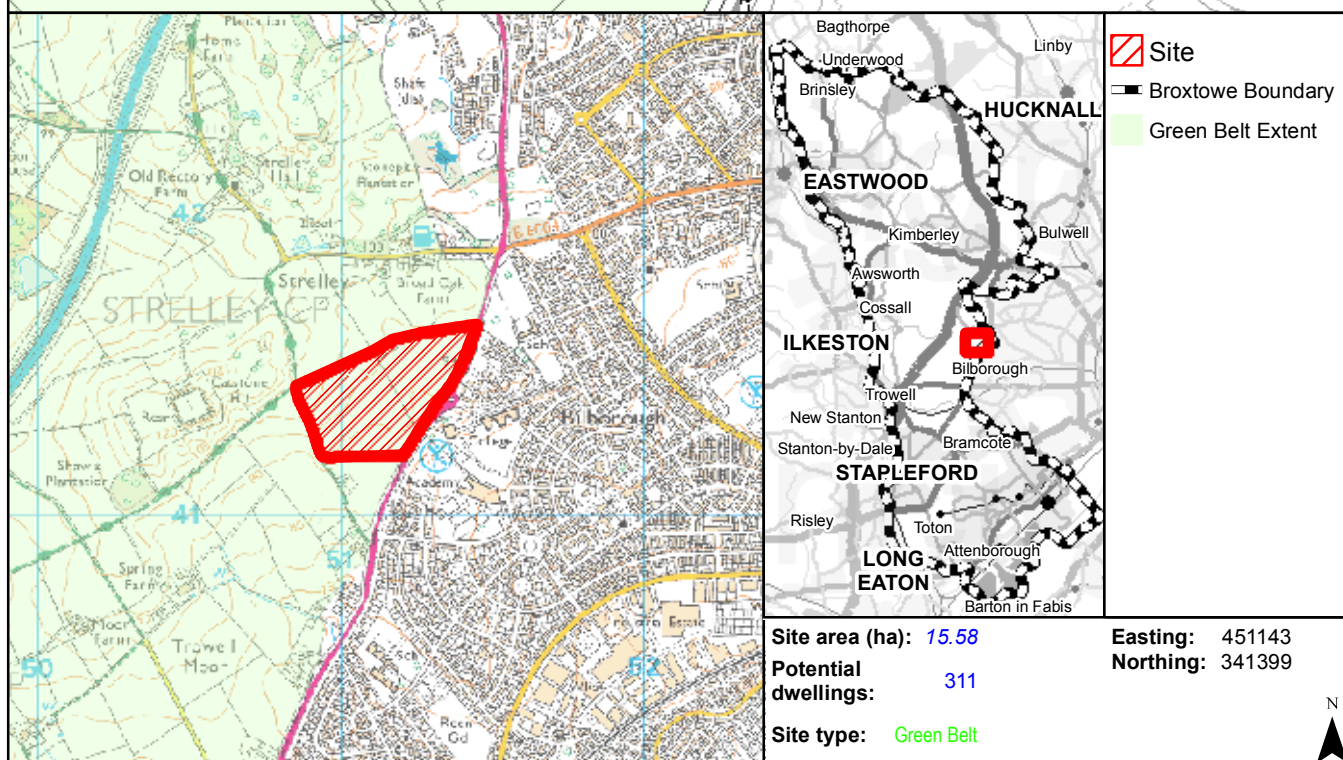
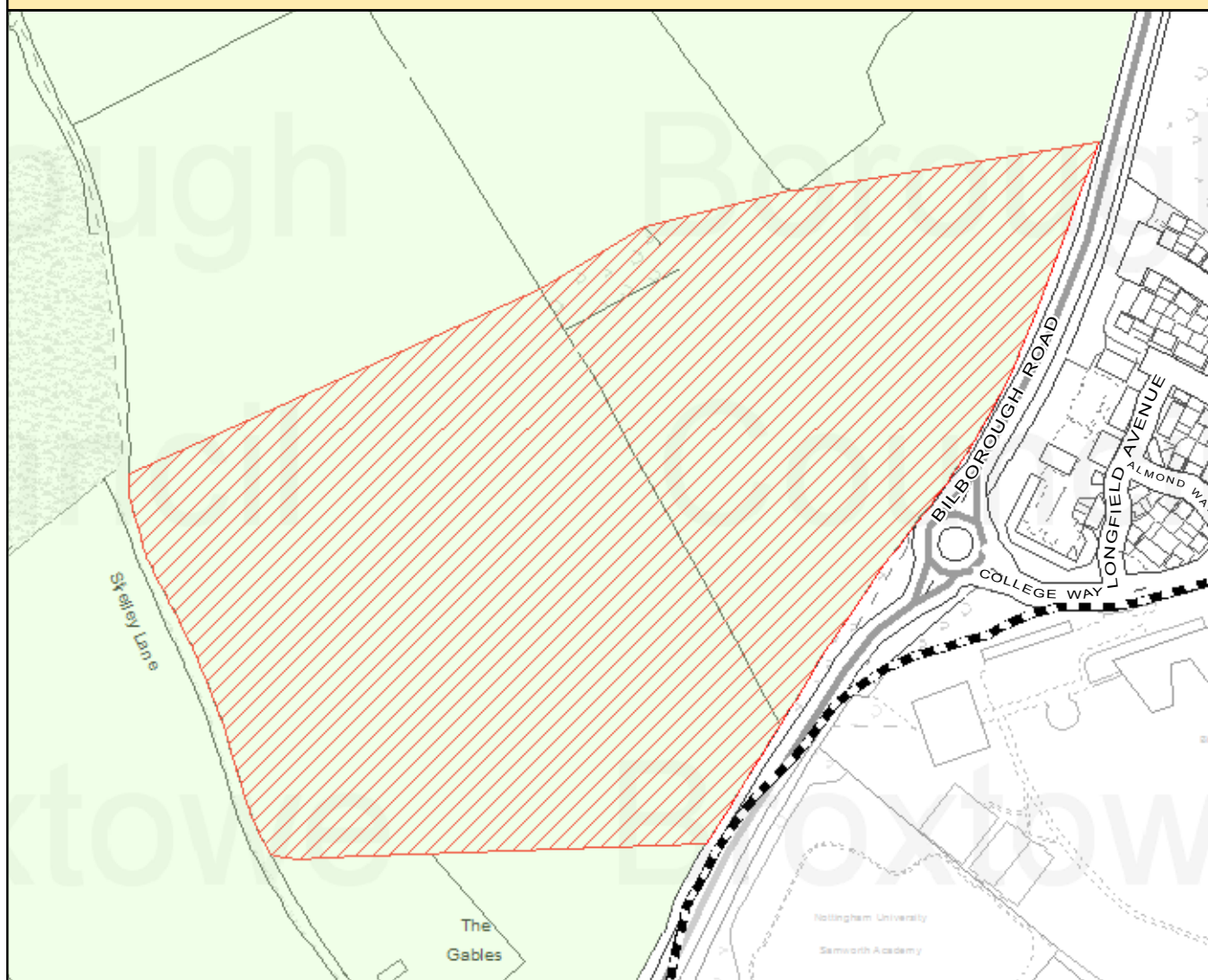
End of report

Table 28: Site 178 : North of Nottingham Road, Trowell Moor

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

Table 29: Site 178 : North of Nottingham Road, Trowell Moor

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	Potential for 500 dwellings within the plan period. Beeston-like sub-market for affordable homes. Mixed use suggested, reducing area for homes (but 26ha site). Access issue. Public rights of way dissect site.	Masterplan site.
2. Health	Grange Farm Medical Centre more than a kilometre away.	
3. Heritage	Within the setting of non -designated Moor Farmhouse, and non-designated Moor Cottages, and The Old Workhouse Farm - Local Interest Buildings Coal Mine Monuments on site.	
4. Crime		
5. Social	The Vale Community Centre 578 m from site.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Overall there is a very high landscape susceptibility to change and a high landscape sensitivity. Visual amenity is less sensitive.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and 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 Close to Balloon Woods Industrial Estate	
14. Economic Structure		



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 Khaliq 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

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

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)

TrowellBW13 (BW) within 50m of site

StrelleyBW4 (BW) within 50m of site

StrelleyBW4 (BW) within 100m of site

TrowellBW13 (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

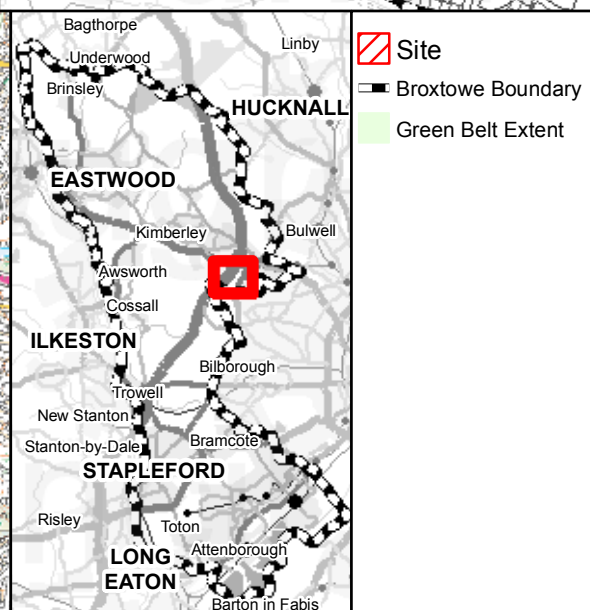
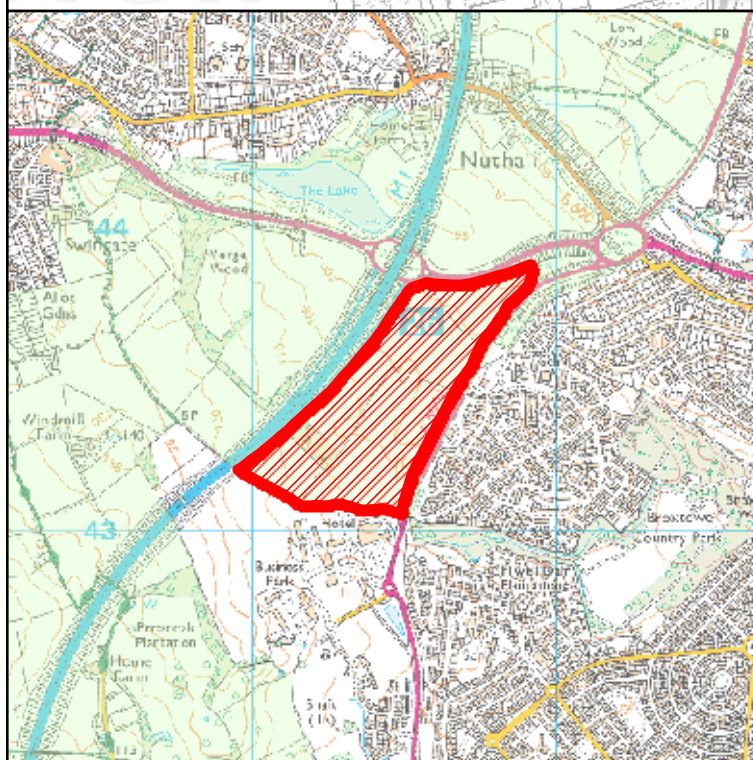
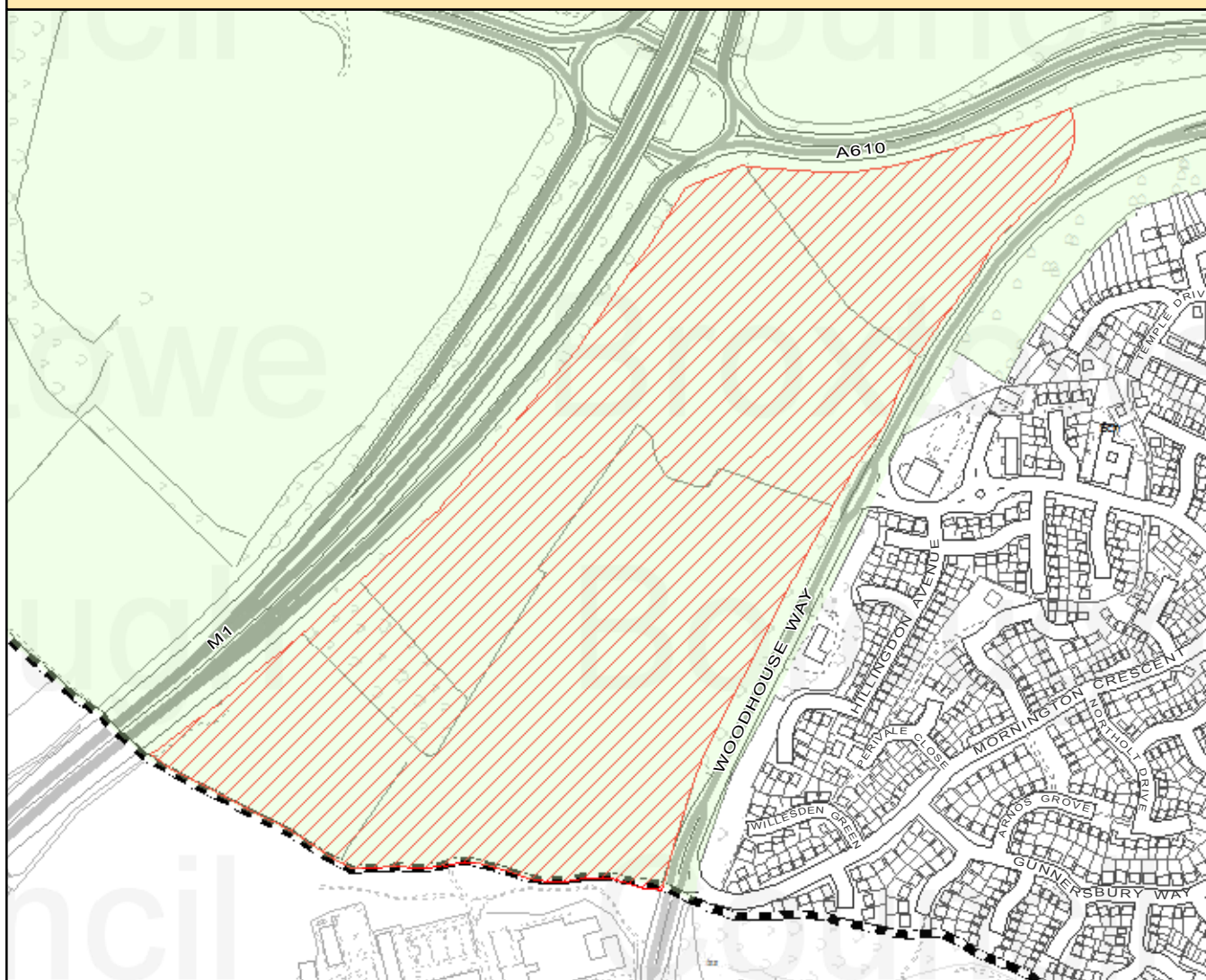
End of report

Table 30: Site 588: Land to the West of Bilborough Road, Strelley

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 31: Site 588: Land to the West of Bilborough Road, Strelley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	311 dwellings. Moderate Beeston like sub-market for affordable homes viability. Mixed use suggested, reducing area for homes (but 15ha site). Access issue:	Masterplan site.
2. Health	Strelley Recreational Ground nearby .	Local public open space as Bilborough Road is a significant barrier
3. Heritage	Adjacent to Scheduled Monument “Coal Mining remains at Broad Oak Farm”. Across agricultural land and Catstone Hill to the west is a significant view. Within 250m of Strelley Conservation Area and Local Interest Buildings in Strelley Village.	Should be exemplar in terms of design
4. Crime		
5. Social	The Co-operative Food 684m; Bilborough Post Office 653 m	
6. Biodiversity and Green Infrastructure	Trowell to Kimberley Green Infrastructure corridor on north-west corner of site.	
7. Environment and 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 area is recognised as having low visual value. There is, however, a medium visual susceptibility to change arising from the medium number of potential receptors. Overall the visual sensitivity is low.	
8. Natural Resources and Flooding	Majority of the site is on Grade 2 agricultural land.	
9. Waste		
10. Energy and 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 area (ha): 32.35

Potential dwellings: 300

Site type: Green Belt

Easting: 451451

Northing: 343428



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)

Assarts Farm Medical Centre 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
Verge Wood 330m from site
Broadoak 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

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

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

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

Hemphill Roundabout (2/316 'An interesting grassland with several notable species') 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

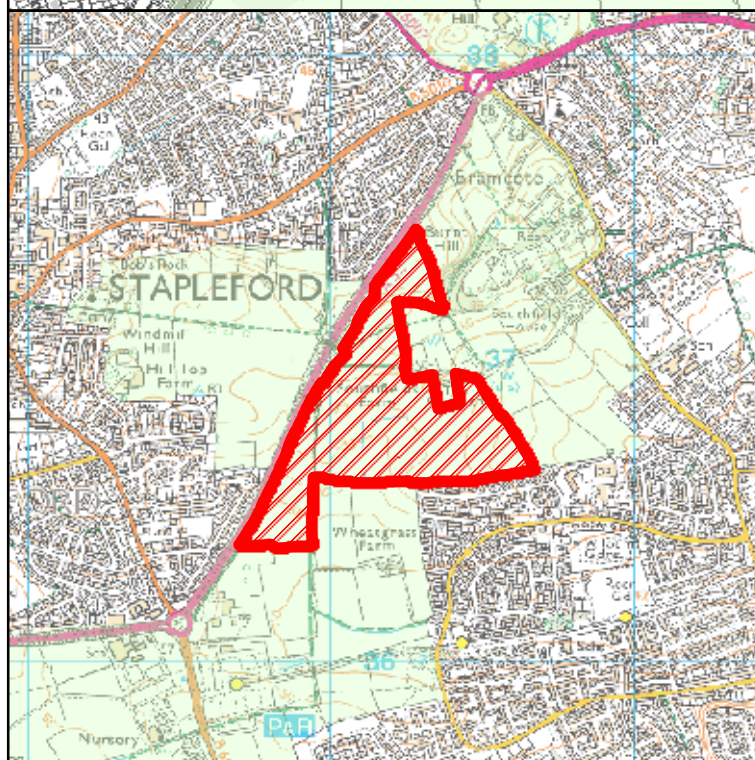
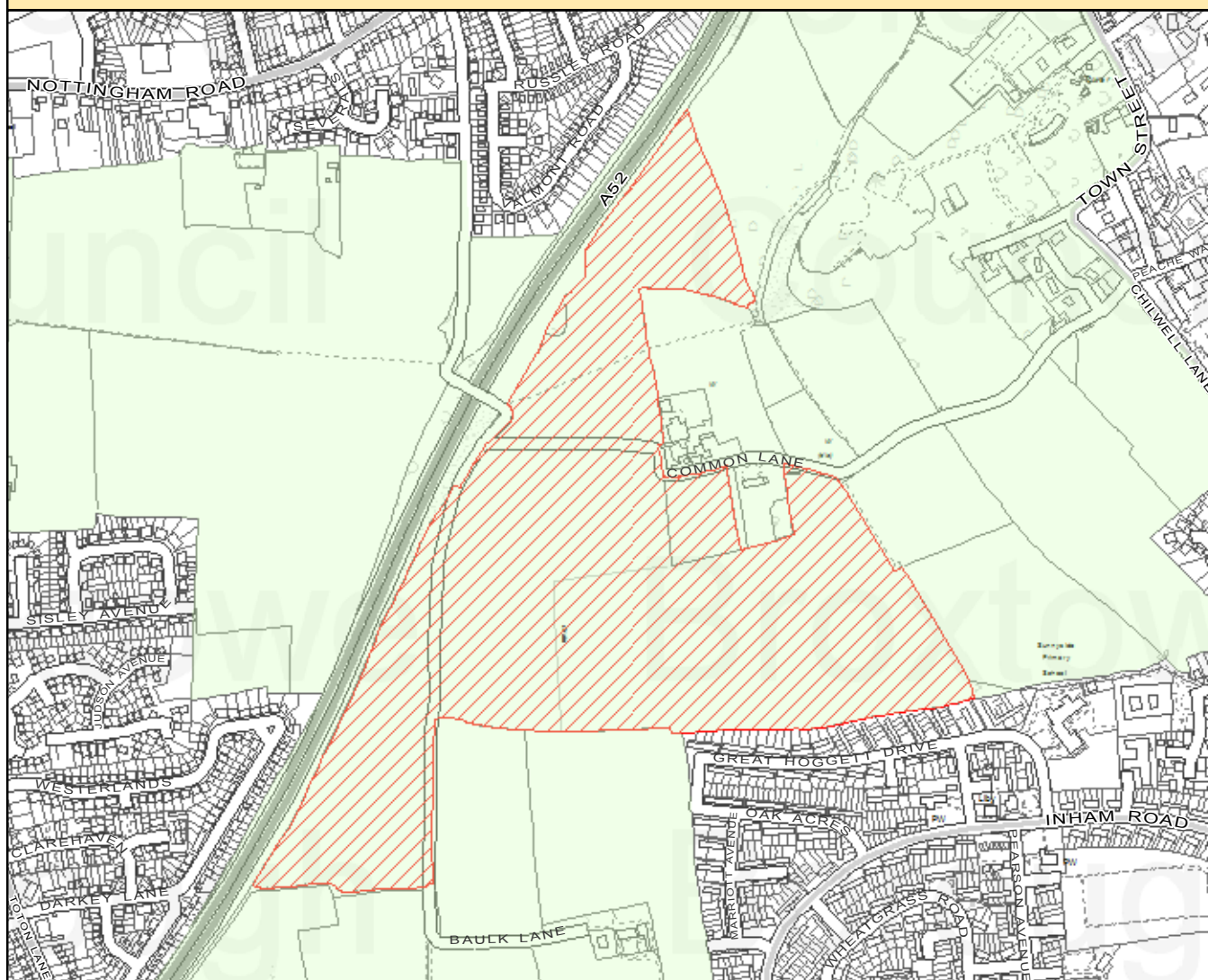
Table 32: Site 107: Land off Woodhouse Way, Nuthall

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

Table 33: Site 107: Land off Woodhouse Way, Nuthall

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 M1 Motorway and A610 dual carriageway. The preferred route for a High-Speed 2-Railway shows the line to HS2 dissects 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 mining remains in the area.	
4. Crime		
5. Social	Nuthall Methodist Church 424m from site. Oldmoor Lodge pub 65m	On site primary school.
6. Biodiversity and Green Infrastructure	M1 w Woodland on-site Local Wildlife Site and Swingate GI Corridor dissect part of the site.	Buffer and management masterplan.
7. Environment and Landscape	The area 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 arising from the presence of the urban edge of Nottingham, as well as estates in the newer half of Nuthall. The location 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 in the area that is of visual value, and the visual containment of the area lends itself to a low visual susceptibility. The visual sensitivity is also low.	Retain and enhance existing mature vegetation.
8. Natural Resources and Flooding	Majority of site Grade 2 agricultural land.	
9. Waste		

SA Objectives	Appraisal of Site	Ideas for mitigation
10. Energy and Climate Change		
11. Transport	Near subway on Nuthall Roundabout and Nottingham Road on Greater Nottingham Cycle Network. At least hourly bus services L33 and 728, plus Phoenix Park NET Park and Ride.	Safe access across Nuthall Roundabout.
12. Employment	Stimulates construction and other jobs.	
13. Innovation	Adjacent Nottingham Business Park.	
14. Economic Structure		



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 34.68

Potential dwellings: 250

Site type: Green Belt

Easting: 450183

Northing: 336801



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)

Hillside Dental Practice 323m from site

Doctors (1)

Hillside Medical Centre 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)

210.99m 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)

174.64m of BeestonFP22 (FP) dissects site
266.1m of BeestonBW26 (BW) dissects site
539.43m of BeestonBW21 (BW) dissects site

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

StaplefordBW21 (BW) within 50m of site
BeestonBW21 (BW) within 50m of site
BeestonBW26 (BW) within 50m of site
BeestonBW27 (BW) within 50m of site
BeestonFP25 (FP) within 50m of site
BeestonFP22 (FP) within 50m of site
StaplefordBW21 (BW) within 100m of site
BeestonFP25 (FP) within 100m of site
BeestonBW27 (BW) within 100m of site
StaplefordFP27 (FP) within 250m of site
StaplefordFP25 (FP) within 250m of site
StaplefordFP12 (FP) within 250m of site
BeestonBW28 (BW) within 250m of site

Other (1)

National Character Areas (1)

100% (34.68ha) of site in Sherwood

End of report

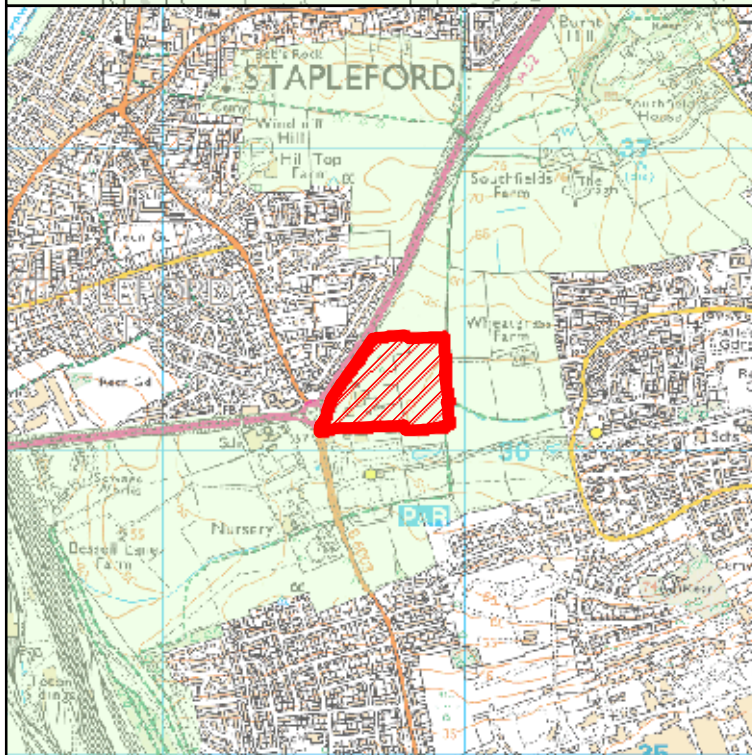
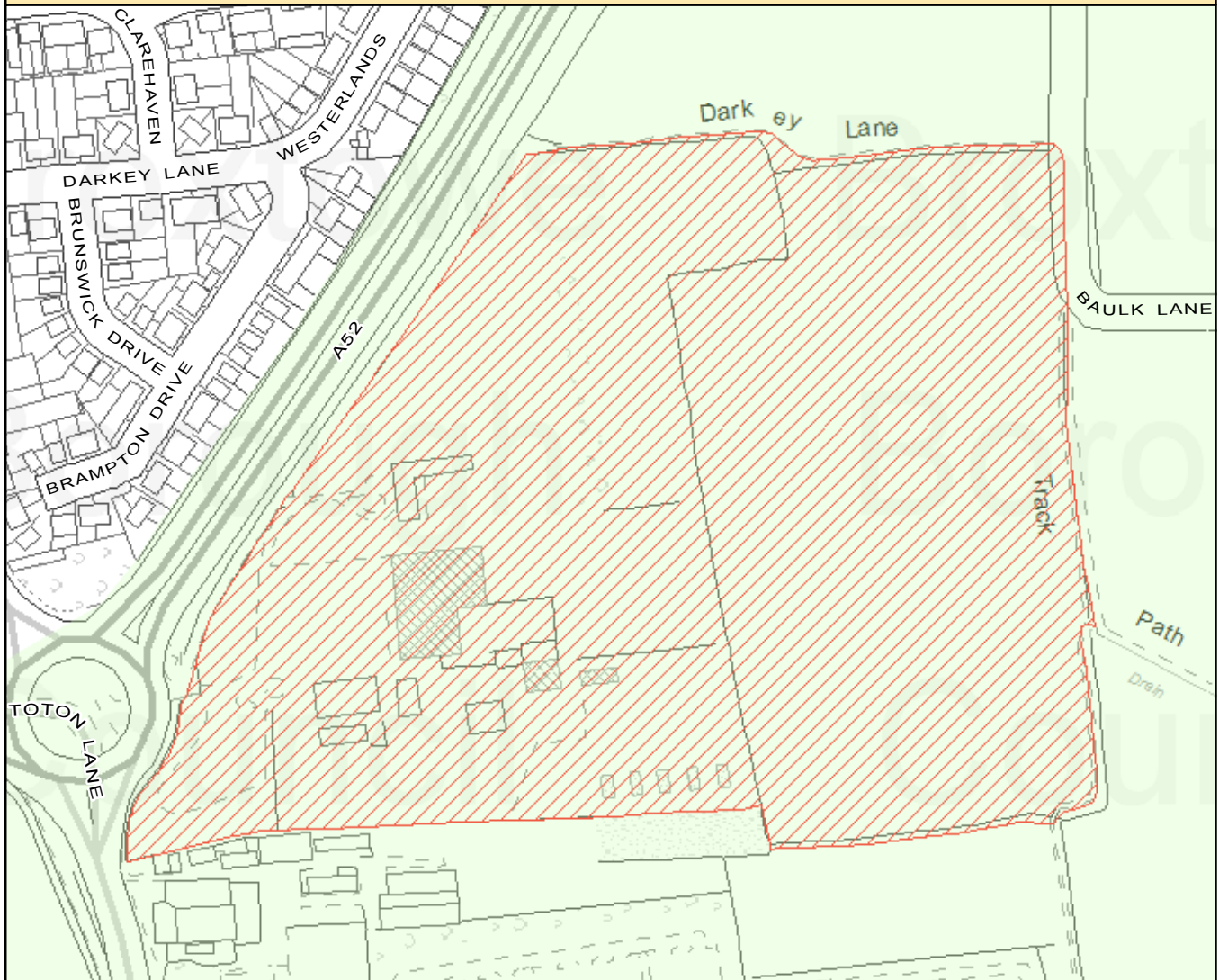
Table 34: Site 407: Land between A52 Stapleford and Chilwell Lane, Bramcote

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

Table 35: Site 407: Land between A52 Stapleford and Chilwell Lane, Bramcote

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. 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.
3. Heritage	<p>Abuts and within significant views as identified in the Bramcote Conservation Area Appraisal.</p>	Masterplan
4. Crime		
5. Social	<p>Bramcote Church of England Primary School 751m from site.</p> <p>George Spencer Academy 386m from site.</p> <p>Bramcote Post Office 467m from site.</p> <p>Bramcote Leisure Centre 686m from site.</p> <p>Inham Nook Library 151m from site.</p> <p>King George's Park 326m from site.</p>	
6. Biodiversity and Green Infrastructure	<p>Adjacent to LWS- Bluebell Wood, Bramcote (2/304 'A deciduous sandstone scarp woodland with a noteworthy ground flora') and TPO</p>	Woodland buffer.

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	<p>Part has considerable conservation value – adjacent Bramcote Conservation Area and Mature Landscape Area. There is considerable potential for loss of historic character and village vernacular as a result of development on the site; in addition, the area forms part of a break in what is otherwise a heavily populated area. Overall, the area has a high landscape sensitivity and medium visual sensitivity.</p> <p>The site is a series of arable fields bounded partly by the edge of Chilwell, Bramcote Conservation Area and the A52. It acts as a green finger between the settlements of Bramcote, Stapleford and Chilwell 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>Consider designation of Local Green Space about the site and/or Nature Improvement Area. Exemplar design.</p> <p>Along A52, retain and enhance all mature vegetation on site. Landscape buffer to north and east to protect the conservation area at Bramcote and prevent coalescence.</p>
8. Natural Resources and Flooding	Majority of site is BMV agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	<p>Toton Park and Ride 453m from site. 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 Strategic Location for Growth economic-development.
14. Economic Structure		



Site area (ha): 10.17

Potential dwellings: 150

Site type: Green Belt

Easting: 449768

Northing: 336210



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)

0.97% (0.1ha) of site in URBAN
99.03% (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

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

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) (1)

98.04m of BeestonBW27 (BW) dissects site

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

BeestonBW28 (BW) within 50m of site
BeestonBW27 (BW) within 50m of site
BeestonBW21 (BW) within 50m of site
BeestonBW28 (BW) within 100m of site
BeestonBW21 (BW) within 100m of site

Other (1)National Character Areas (1)

100% (10.17ha) of site in Sherwood

End of report

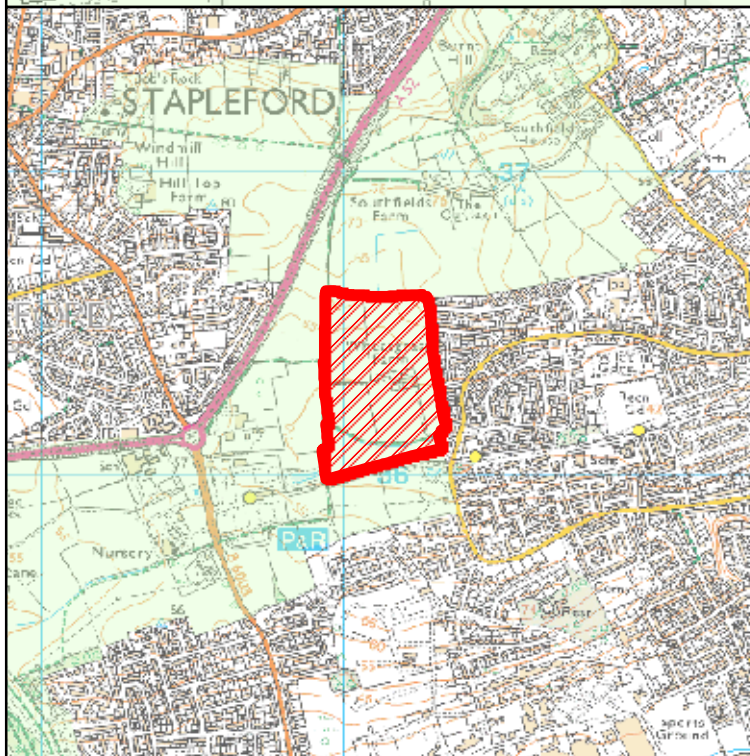
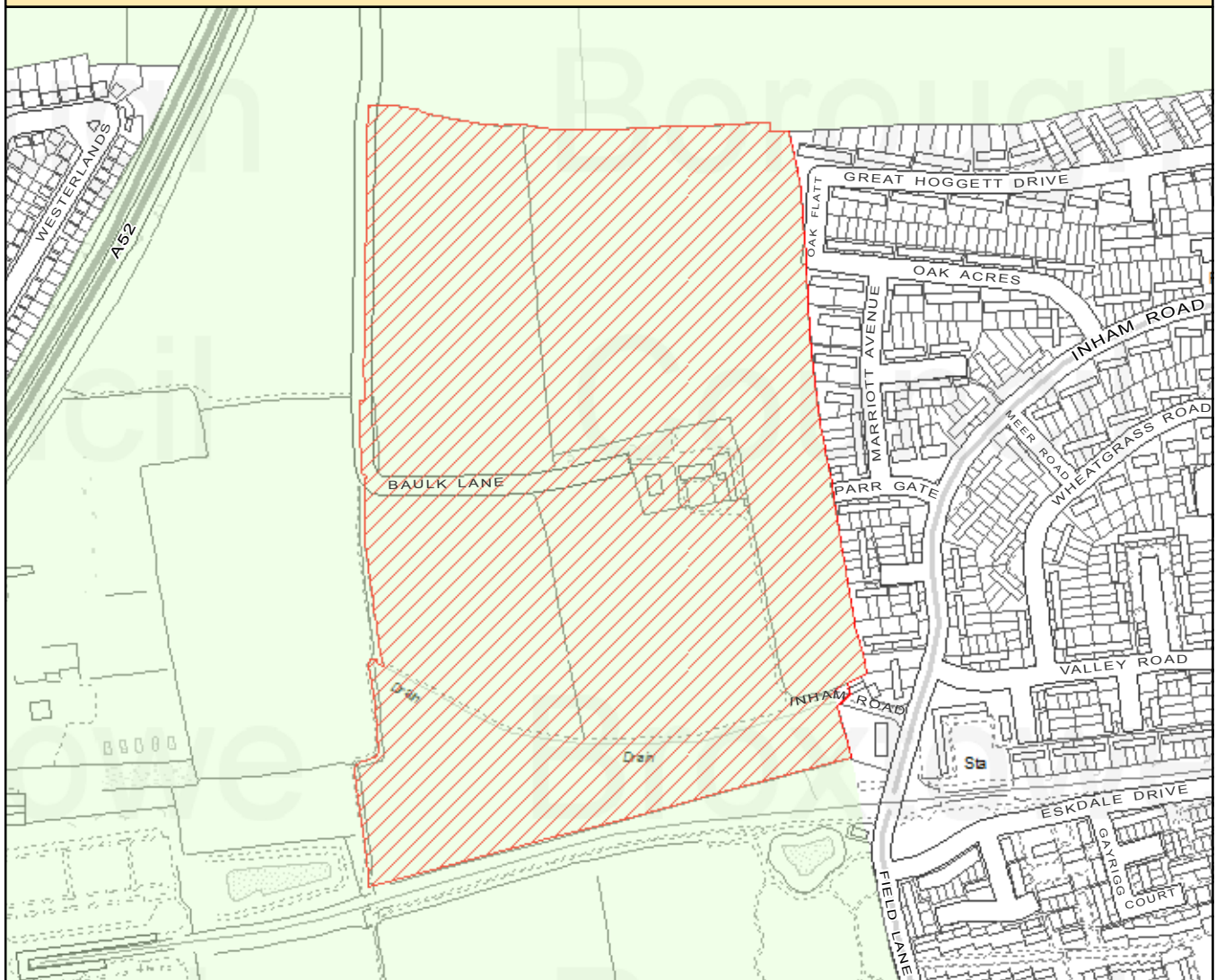
Table 36: Site 403: Bardills Garden Centre Toton Lane, Stapleford

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

Table 37: Site 403: Bardills Garden Centre Toton Lane, Stapleford

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	150 homes. Constraints: <ul style="list-style-type: none"> Potential access / highway safety issues Noise from A52 / buffers possibly needed Public rights of way along boundaries only. Sufficient land for 150 even discounting for constraints. Strong potential for affordable housing.	Noise buffer.
2. Health	Hillside Medical Centre over a kilometre from site- 20 mins.+ by walking and bus. Public open space over 400m	Internal public open space.
3. Heritage		
4. Crime		
5. Social	George Spencer Academy 196m from site. Christ Cares News 487m from site. Chilwell Mini Market 662m from site. Magpie pub 201m from site.	
6. Biodiversity and Green Infrastructure	Interrupts the Stapleford to Chilwell Urban Corridor Green-Infrastructure and A52 corridor South East to Stapleford GI Corridors dissect boundaries of the site.	
7. Environment and Landscape	The area has 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. Visually, the area 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.
8. Natural Resources and Flooding	Grade 2 Agricultural land.	
9. Waste	Demolition of garden centre.	Demolition site waste management plan.
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	<p>Proposed site Toton HS2 station less than a kilometre away.</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		<p>Integrate with Toton economic development</p> <p>Strategic Location for Growth.</p>
14. Economic Structure		



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 20.56

Potential dwellings: 150

Site type: Green Belt

Easting: 450120

Northing: 336305



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)

Ground Water Flooding (2)

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

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)

2.12 Stapleford to Chilwell Urban Corridor within 50m of site
2.23 Toton Sidings to Chilwell 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)

66.28m of BeestonBW27 (BW) dissects site
343.82m of BeestonBW28 (BW) dissects site

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

BeestonBW28 (BW) within 50m of site
BeestonBW21 (BW) within 50m of site
BeestonBW27 (BW) within 50m of site
BeestonBW21 (BW) within 100m of site

Other (1)

National Character Areas (1)

100% (20.56ha) of site in Sherwood

End of report

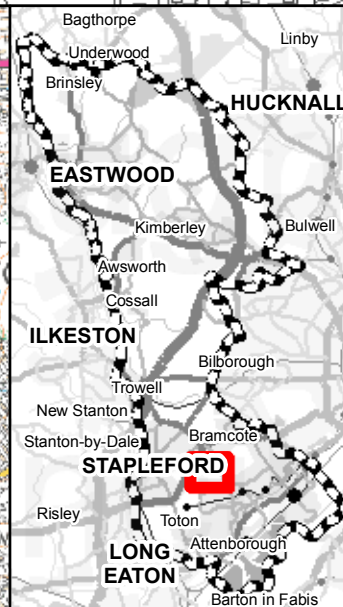
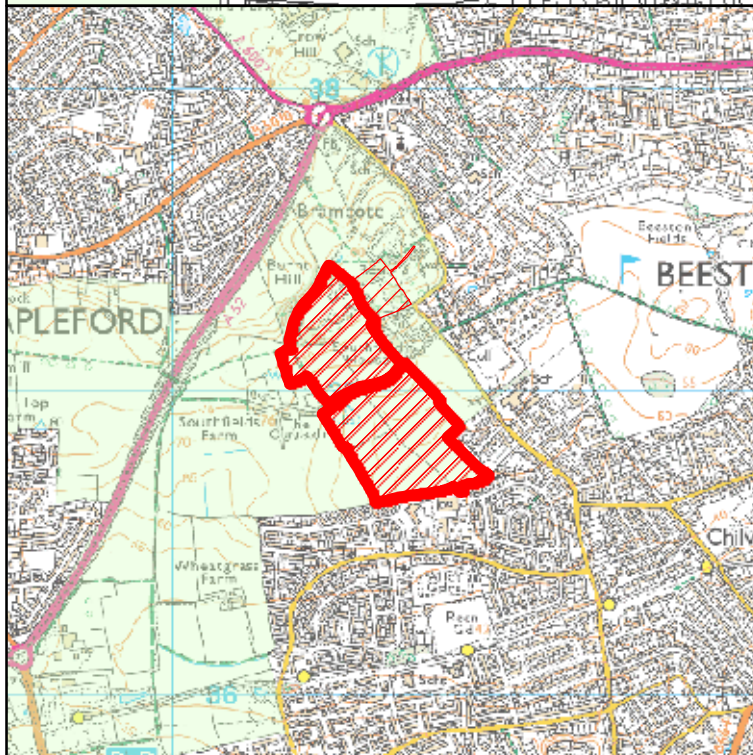
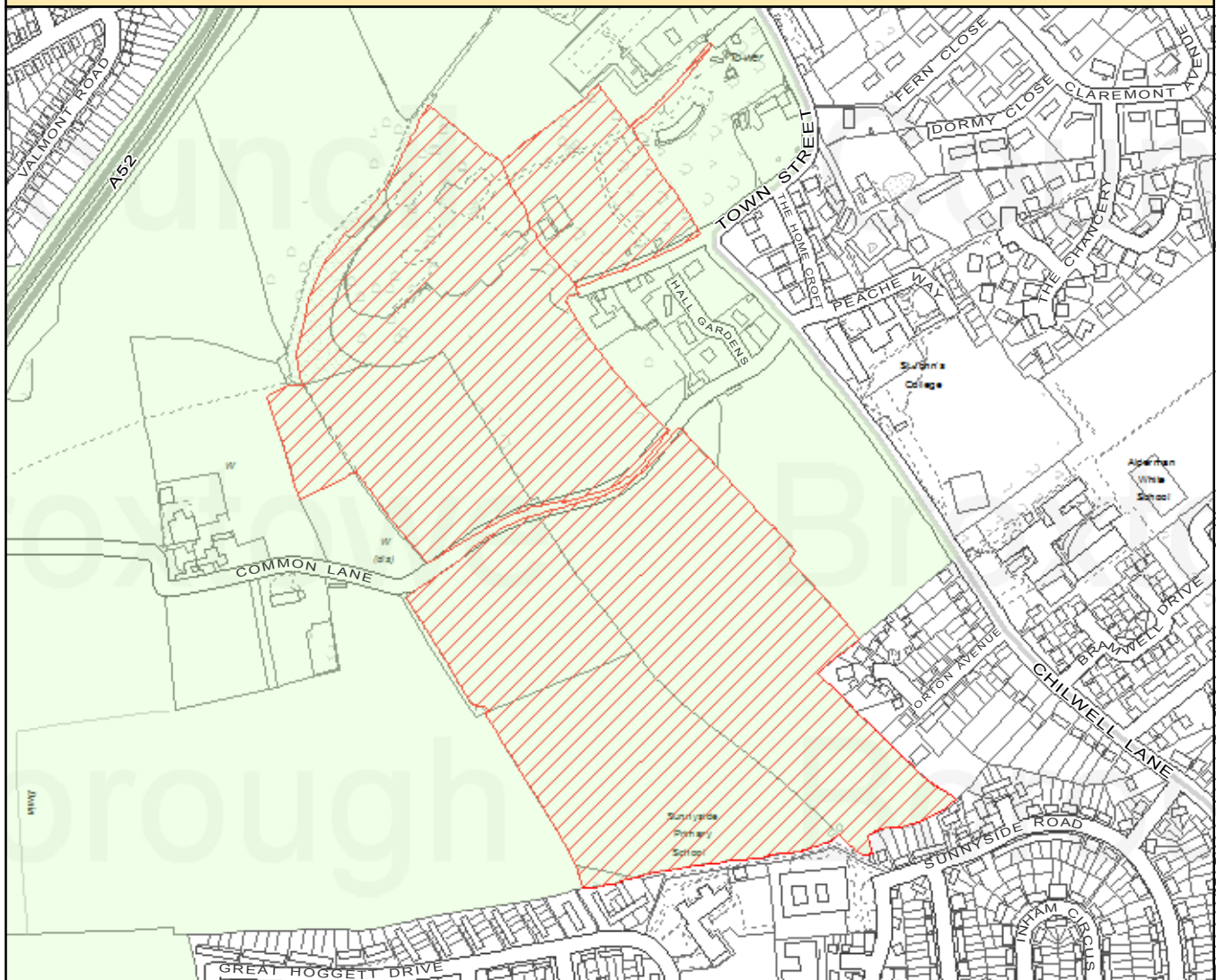
Table 38: Site 132: Land at Wheatgrass Farm, Chilwell

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

Table 39: Site 132: Land at Wheatgrass Farm, Chilwell

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	150 homes. Constraints include Public Rights of Way and Greenways (Saved Policy RC16). Prominent rising land. Good access potential. Good potential for affordable housing.	
2. Health	The Valley Surgery 866m from site. Eskdale Drive Public Open Space 15m from site.	Ensure access to facilities.
3. Heritage	Wheatgrass Farm is itself a non-designated heritage asset of which the land is a setting.	Masterplan
4. Crime		
5. Social	Chilwell Community Centre 401m from site. George Spencer Academy 582m from site. Chilwell Mini Market 185m from site. Bramcote Leisure Centre 686m from site. Inham Nook Library 401m from site.	Ensure access to facilities.
6. Biodiversity and Green Infrastructure	Covers The 'Stapleford to Chilwell Urban Corridor' Green Infrastructure Corridor crosses the site .	
7. Environment and Landscape	The area is a series of arable fields. It acts as part of a green finger between the settlements of Bramcote, Stapleford and Chilwell 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.	Exemplar design.
8. Natural Resources and Flooding	Majority of site is BMV agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Inham Road tram stop 95m from site. Toton Park and Ride 255m from site. Tram route part of Greater Nottingham Cycle Network. At least quarter hourly '36' bus services in Chilwell.	Urban design transport routes to support development.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		Integrate with Toton economic development Strategic Location of Growth .

SA Objectives	Appraisal of Site	Ideas for mitigation
14. Economic Structure		



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 23.66

Potential dwellings: 150

Site type: Green Belt

Easting: 450670

Northing: 336976



Site: 111

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)

Hillside Dental Practice 519m from site

Doctors (1)

The Valley Surgery 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

Surface Water Flooding (3)

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)

18.57% (4.39ha) 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

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

2.10 Bramcote Corridor and Boundary Brook within 250m of site

Access (9)

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

226.4m 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

BeestonFP23 (FP) within 100m of site

BeestonFP22 (FP) within 100m of site

BeestonFP98 (FP) within 250m of site

BeestonFP45 (FP) within 250m of site

BeestonBW39 (BW) within 250m of site

BeestonBW26 (BW) within 250m of site

Other (1)

National Character Areas (1)

100% (23.66ha) of site in Sherwood

End of report

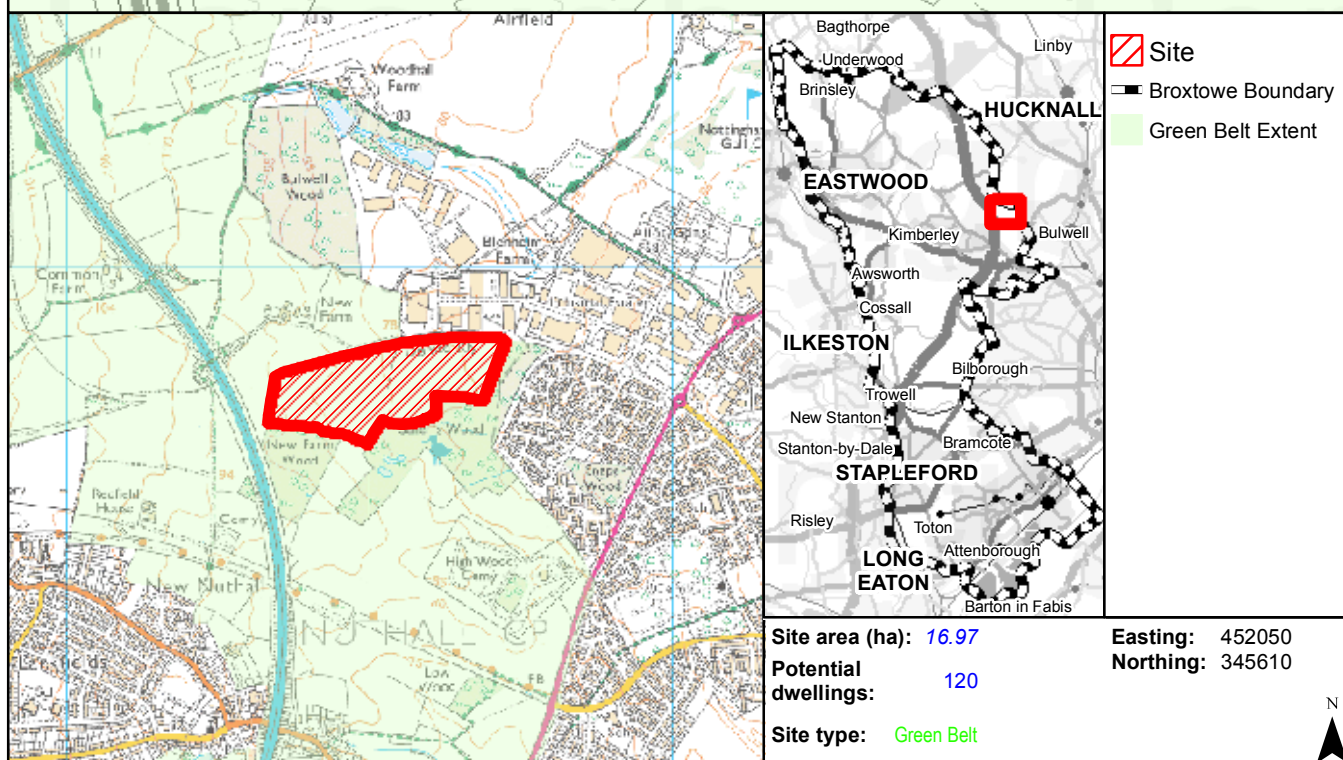
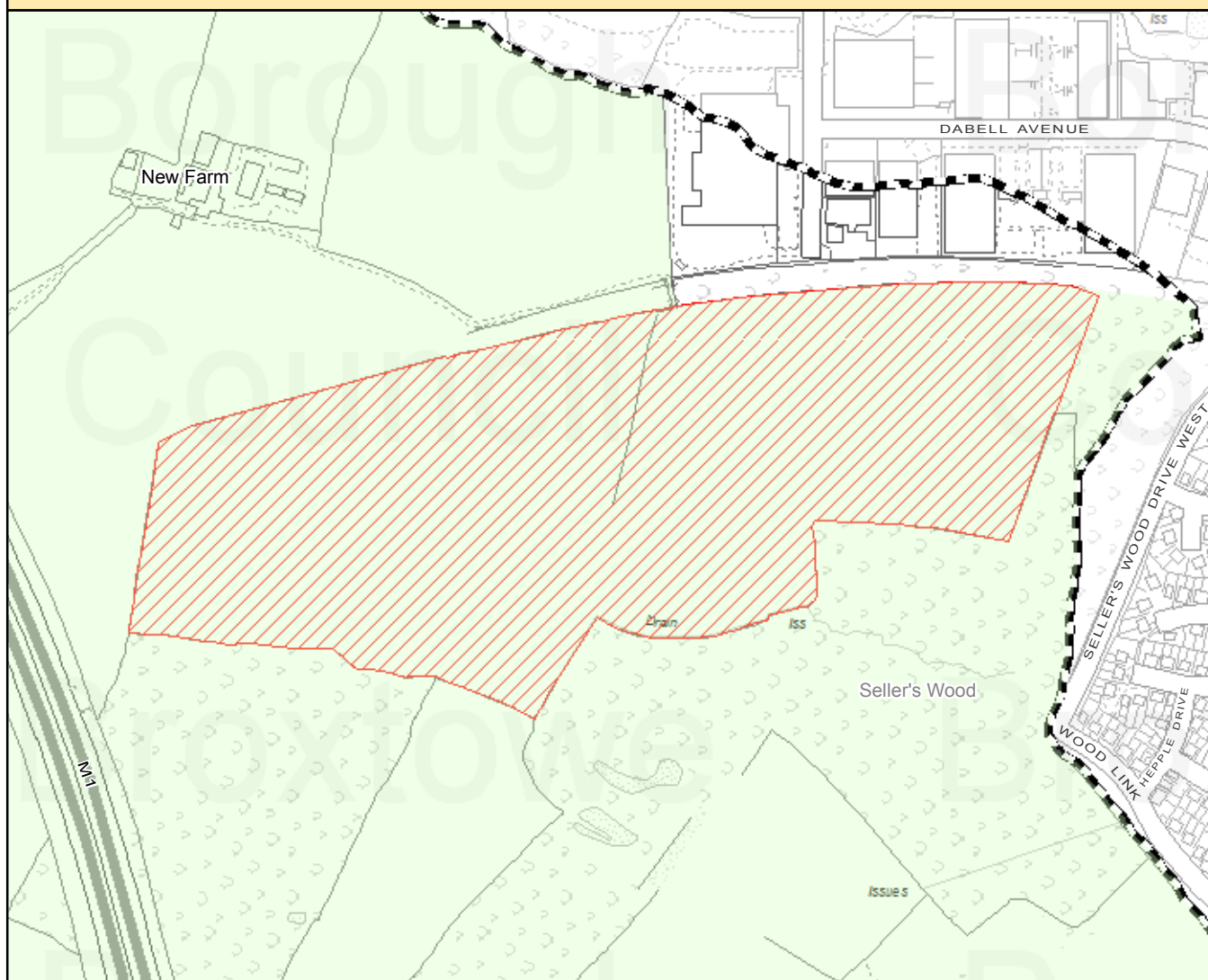
Table 40: Site 111: Land off Moss Drive, Bramcote

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

Table 41: Site 111: Land off Moss Drive, Bramcote

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>	
3. Heritage	<p>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		
5. Social	<p>Bramcote Church of England 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 and 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>Includes TPOs.</p>	Develop away from LNR, LWS and TPOs. Woodland buffer.

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



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
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 Blenheim Disused Railway (2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora')

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

Blenheim Disused Railway (2/324 'An interesting wooded disused railway supporting a valuable and rather calcareous ground flora') within 50m of site

Seller's Wood (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 50m of site

New Farm Wood (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 50m of site

Seller's Wood (1/32 'A fine example of broad-leaved semi-natural woodland, with ponds, grassland and considerable zoological interest') within 100m of site

New Farm Wood (2/323 'An interesting deciduous woodland with a notable flora reflecting the varied underlying geology') within 100m of site

Blenheim Farm (2/1002 'An area of notable calcareous grassland and pond') within 250m of site

Bulwell Wood and Pond (1/30 'An ancient deciduous woodland with a characteristic ground flora') 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

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 (3)

Public Rights of Way (b: around site) (3)

NuthallFP11 (FP) within 250m of site

NuthallFP1 (FP) within 250m of site

GreasleyFP91 (FP) within 250m of site

Other (1)

National Character Areas (1)

100% (16.97ha) of site in Southern Magnesian Limestone

End of report

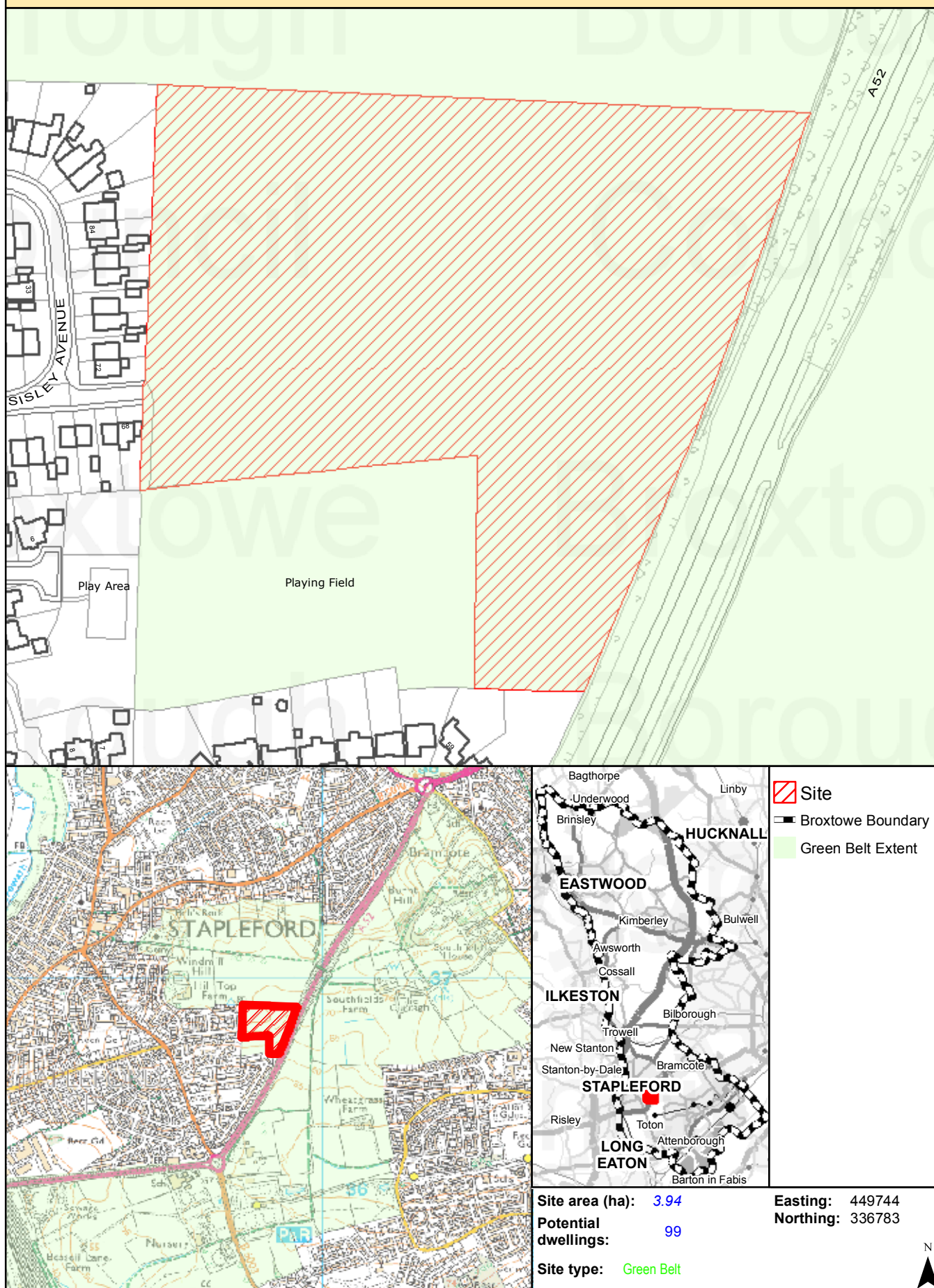
Table 42: Site 683: South of Blenheim Industrial Estate, Nuthall

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 43: Site 683: South of Blenheim Industrial Estate, Nuthall

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	120 homes. No vehicular or pedestrian access to the site. Access to the site would need to be taken through the Blenheim Disused Railway LWS from Dabell Avenue (through an existing industrial estate)	
2. Health	2 km to nearest GP service in Bulwell. New green infrastructure is proposed as no existing formal public open space.	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 m. The Stone railway underpass (located adjacent to the northern boundary of the site) is a non-designated heritage asset.	
4. Crime		
5. Social	The Temple Centre Nuthall over a kilometre from site. Nuthall Cemetery 370m from site. Bulwell about a kilometre away is to be enhanced to a Town Centre under Core Strategy Policy 6 5. b).	
6. Biodiversity and Green Infrastructure	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. 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). 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". Enhanced Green Infrastructure part of mixed land use.	Attention to biodiversity assets in detailed design and layout.

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	The site is in a landscape area of a series of arable fields, ancient woodland and industrial land on the edge of Hucknall and Bulwell. Medium landscape value. Development of the site could result in perceived coalescence between the settlements of Bulwell and Nuthall. There is a medium landscape sensitivity. Views across and within the site contribute to the experience of recreational receptors. Overall there is a medium visual sensitivity.	
8. Natural Resources and Flooding	Grade 2 and 3 agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Quarter hourly Yellow Line services from Seller's Wood Drive.	
12. Employment	Access to Blenheim Industrial Estate. Stimulates construction and other jobs.	
13. Innovation	High technology users on Blenheim Industrial Estate.	
14. Economic Structure		



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)

Hillside Dental Practice 808m from site

Doctors (1)

Hillside Medical Centre 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 StaplefordFP27 (FP) dissects site

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

StaplefordFP27 (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

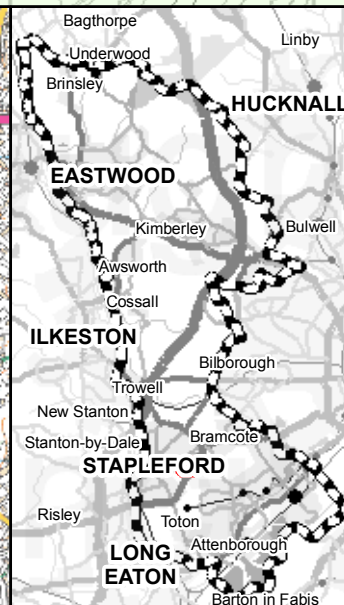
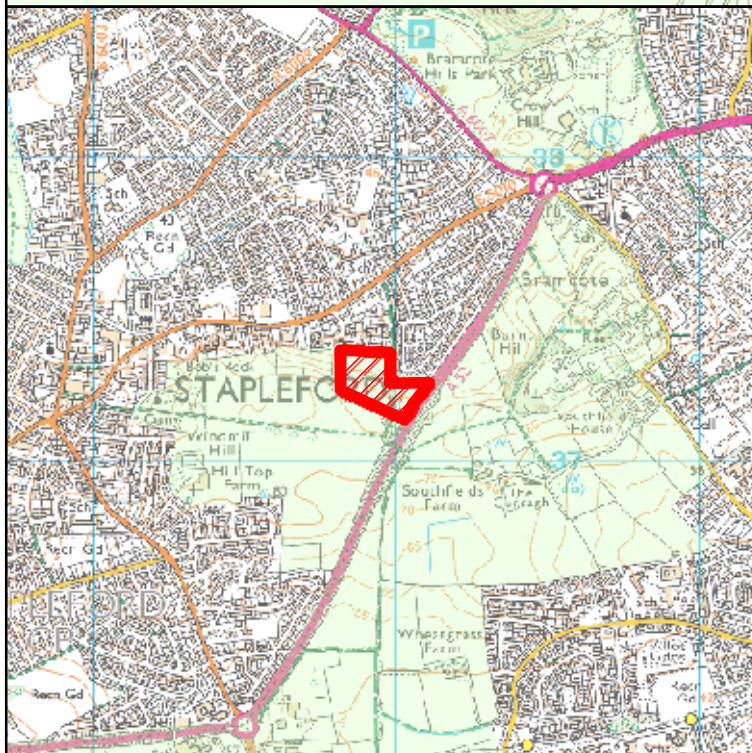
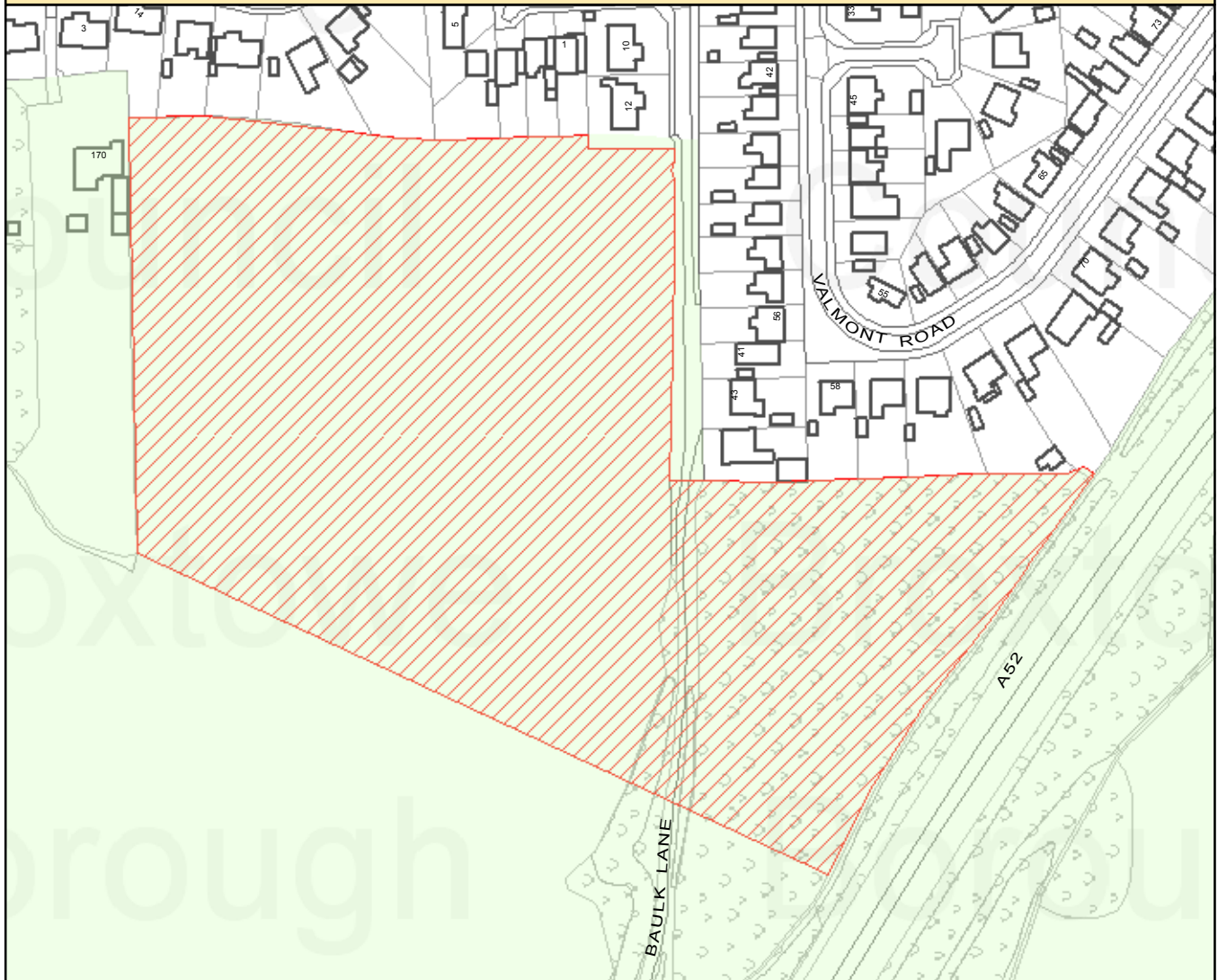
End of report




Table 44: Site 414: Land behind Sisley Avenue, Stapleford

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

Table 45: Site 414: Land behind Sisley Avenue, Stapleford

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	99 homes. Good access to site. Noise from the A52 may reduce site area but there is still sufficient land to accommodate up to 99 dwellings. Minor topographical constraints. Moderate local housing market with good potential for affordable housing.	Noise buffer.
2. Health	Hillside Medical Centre 573m from site. Judson Avenue Open Space adjoins to south-west.	Ensure access to town facilities.
3. Heritage		
4. Crime		
5. Social	St John's Church of England Primary School 620m from site. George Spencer Academy 582m from site. Christ Cares News 543m from site.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	This is a prominent area between Stapleford, Bramcote and Chilwell. The area is arable farmland, with residential properties adjacent and the A52 dual carriageway on the remaining side to the east . There is a high visual susceptibility which stems from the prominence of the site in the local area and its visibility.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and 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
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 3.69

Potential dwellings: 92

Site type: Green Belt

Easting: 449939

Northing: 337257



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)

Hillside Dental Practice 307m from site

Doctors (1)

Hillside Medical Centre 122m from site

Consumer Services (3)

Food Retail (2)

Sandcliffe 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)

Bramcote within 250m of site
Nottingham Road Stapleford 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)

Sandcliffe 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)

97.37m of StaplefordBW21 (BW) dissects site

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

StaplefordBW21 (BW) within 50m of site
StaplefordFP25 (FP) within 100m of site
StaplefordFP12 (FP) within 100m of site
BeestonFP22 (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

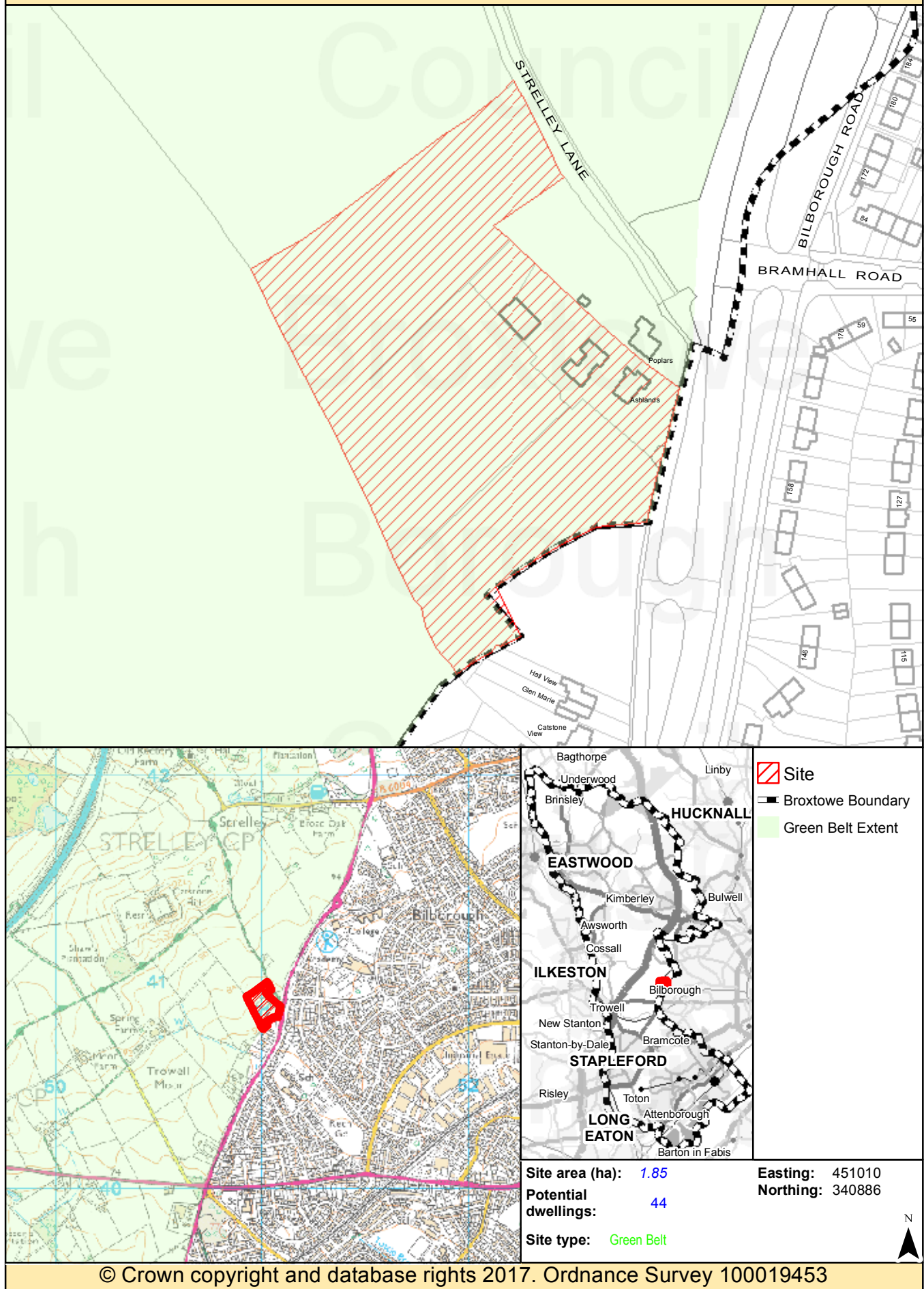
End of report

Table 46: Site 410: Land South of 45 Baulk Lane, Stapleford

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 47: Site 410: Land South of 45 Baulk Lane, Stapleford

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		
5. Social	<p>Wadsworth Fields Primary School 372m from site.</p> <p>Sandcliffe Garage and Convenience 184m from site.</p> <p>Bramcote Post Office 654m from site.</p>	
6. Biodiversity and Green Infrastructure	A52 Corridor South East of Stapleford secondary Green Infrastructure corridor to south-east but on other side of A52.	Enhance Wider Corridor which may also act as a buffer to the A52.
7. Environment and Landscape	This is a prominent area between Stapleford, Bramcote and Chilwell. The area 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.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
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		



Site: 415

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

Other (2)

Coal Referral Area High Risk (1)

22.66% (0.42ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (1.85ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report

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)

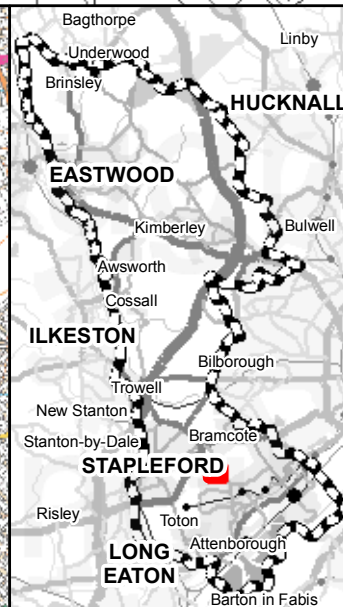
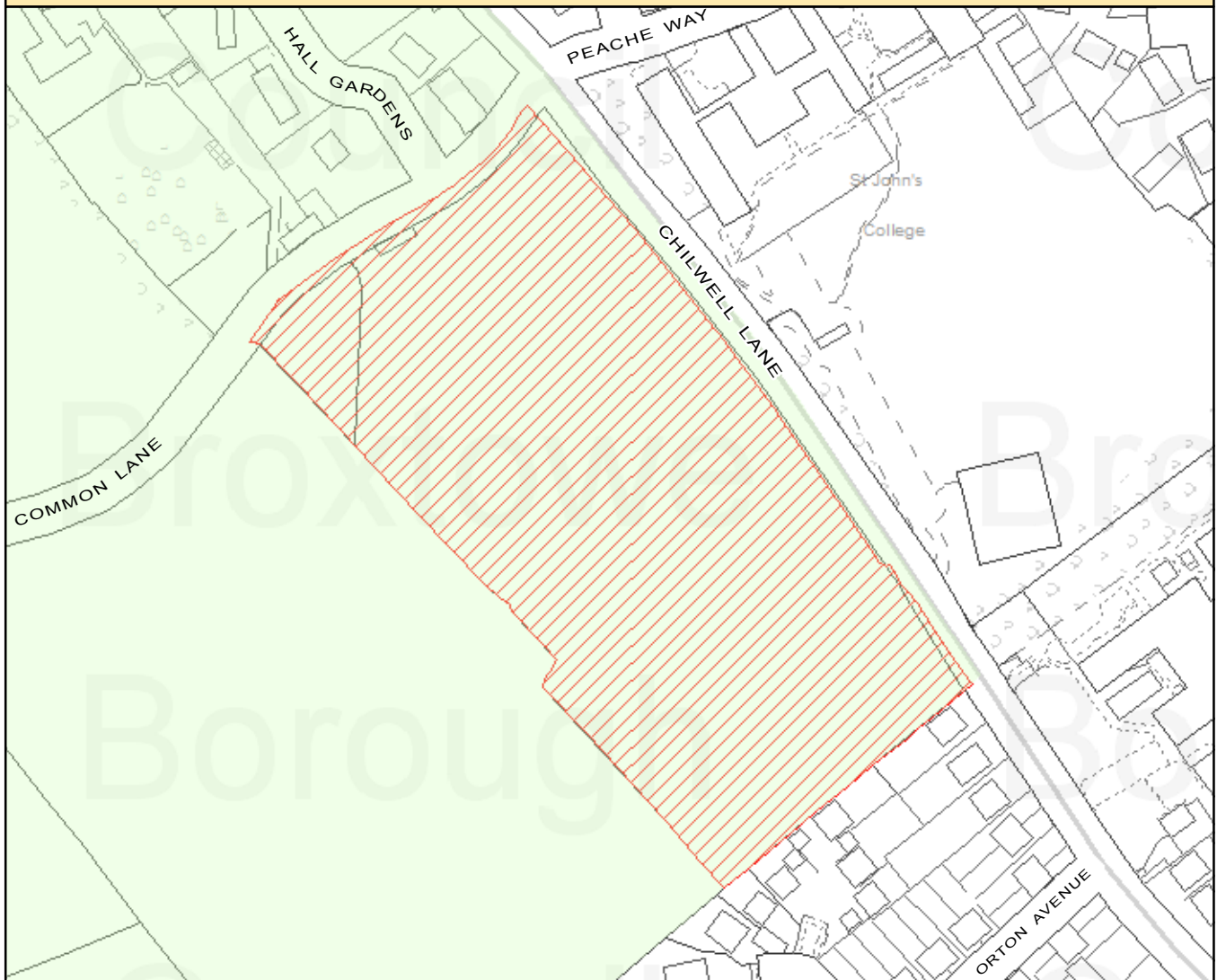
StrelleyBW4 (BW) within 50m of site
StrelleyBW4 (BW) within 100m of site




Table 48: Site 415: Ashlands Bilborough Road, Trowell

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

Table 49: Site 415: Ashlands Bilborough Road, Trowell

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	44 homes. Constraint of possibility of flooding from nearby small watercourses but no constraints have been identified which would reduce housing numbers. Good potential for affordable housing.	
2. Health	Grange Farm Medical Centre 457m from site.	
3. Heritage		
4. Crime		
5. Social	Portland Spencer Academy (Primary) 310m from site. Nottingham University Samworth Academy 421m from site. Parklands Dental Care 741m from site. Bilborough Post Office 825m from site.	Safe crossing of Bilborough Road.
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	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. Overall the visual sensitivity is low.	Exemplar design.
8. Natural Resources and Flooding	Site is BMV agricultural land.	
9. Waste		
10. Energy and Climate Change		
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		



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 3.68

Potential dwellings: 74

Site type: Green Belt

Easting: 450912

Northings: 337034



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 CoE 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)

Hillside Dental Practice 906m from site

Doctors (1)

The Valley Surgery 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
7 Manor Court (LICA) within 250m of site
8 Manor Court (LICA) within 250m of site
6 Manor Court (LICA) within 250m of site
Bramcote House (LICA) within 250m of site
4 Manor Court (LICA) within 250m of site
Harvey House (LICA) within 250m of site
5 Manor Court (LICA) within 250m of site
Building at St John's Cottage (LICA) within 250m of site
2 Manor Court (LICA) within 250m of site
3 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)

BeestonFP98 (FP) within 50m of site
BeestonBW39 (BW) within 50m of site
BeestonBW39 (BW) within 100m of site
BeestonFP98 (FP) 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

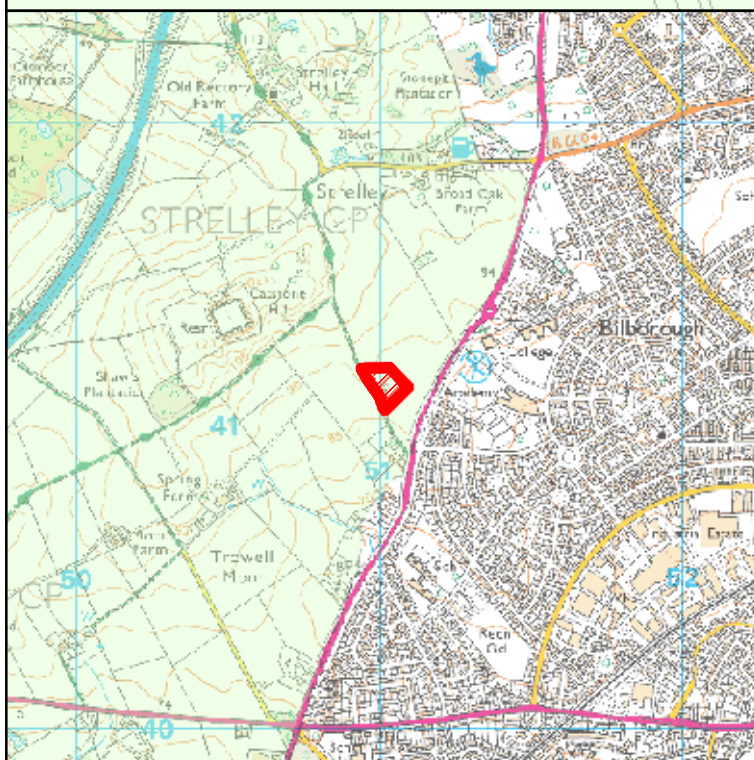
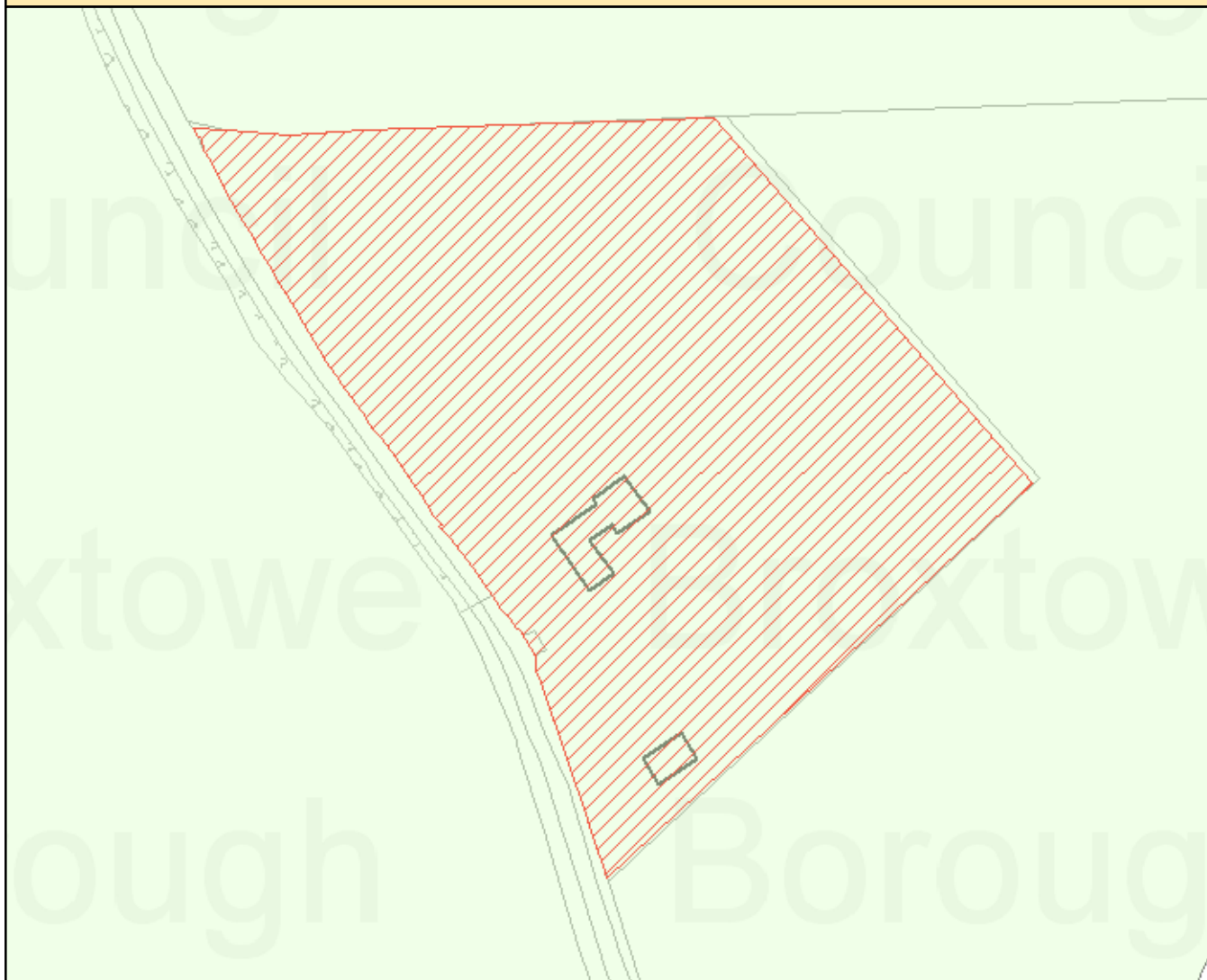
Table 50: Site 412: Chilwell Lane, Bramcote




	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 51: Site 412: Chilwell Lane, Bramcote

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	74 homes Strong potential for affordable housing.	
2. Health	Bramcote Surgery under 800m from site. King George's Park 376m from site.	
3. Heritage	Within significant views as identified in the Bramcote Conservation Area Appraisal. No harm to other heritage assets.	Masterplan
4. Crime		
5. Social	Bramcote Church of England Primary School 532m from site. Alderman White School and Language College 86m from site. Bramcote Lane Stores 433m from site. Sunnyside Post Office 234m from site. Bramcote Leisure Centre 617m from site. Inham Nook Library 478m from site. King George's Park 376m from site. St Lukes Church 282m from site.	
6. Biodiversity and Green Infrastructure	TPO/BRA/10 T39 Oak on site.	Develop away from TPO.
7. Environment and Landscape	The site is part of a green finger between the settlements of Bramcote, Chilwell 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.	Exemplar design. Retain TPO.
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Eskdale Drive and Bramcote Lane tram stops 735m and 769m from site respectively. Common Lane quiet cycle route/Bramcote Greenway cycle route. At least quarter hourly '36' bus services in Chilwell and half hourly 18 service in Bramcote.	

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



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 1.08

Potential dwellings: 20

Site type: Green Belt

Easting: 451022

Northing: 341136



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

Table 52: Site 602: The Gables Strelley Lane, Strelley

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

Table 53: Site 602: The Gables Strelley Lane, Strelley

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 and Green Infrastructure		
7. Environment and Landscape	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. Overall the visual sensitivity is low.	Retain and enhance existing mature vegetation. Exemplar design.
8. Natural Resources and Flooding	Grade 2 Agricultural Land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Greater Nottingham Cycle Network on Bilborough Road. 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.	
12. Employment		
13. Innovation		
14. Economic Structure		

Policy 4: Awsworth Site Allocations

4.1 The following table shows the summary of the site assessments for the settlement of Awsworth, the Key below shows how the scoring has been applied.

KEY:

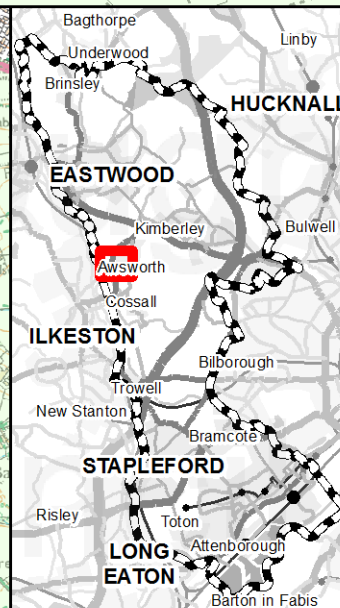
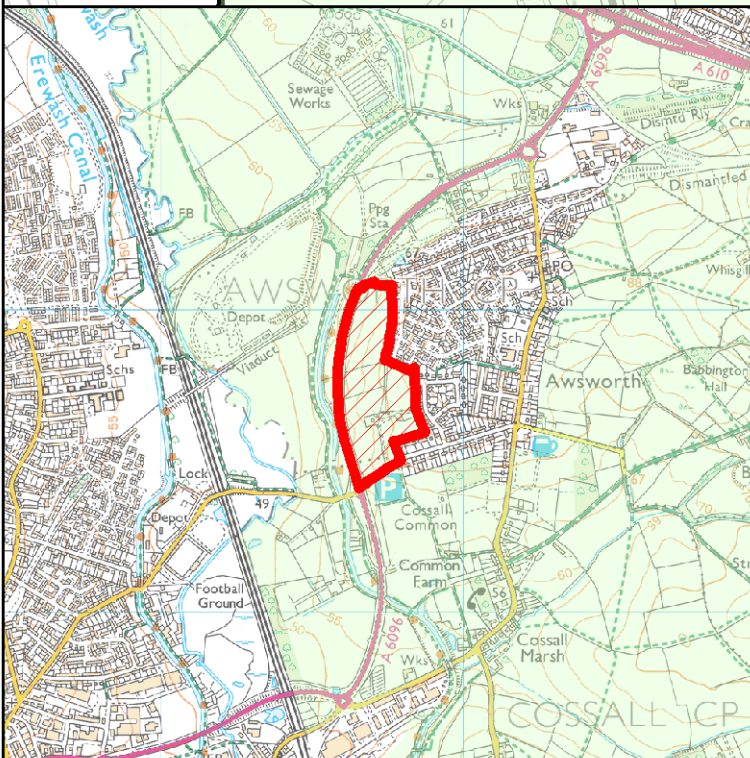
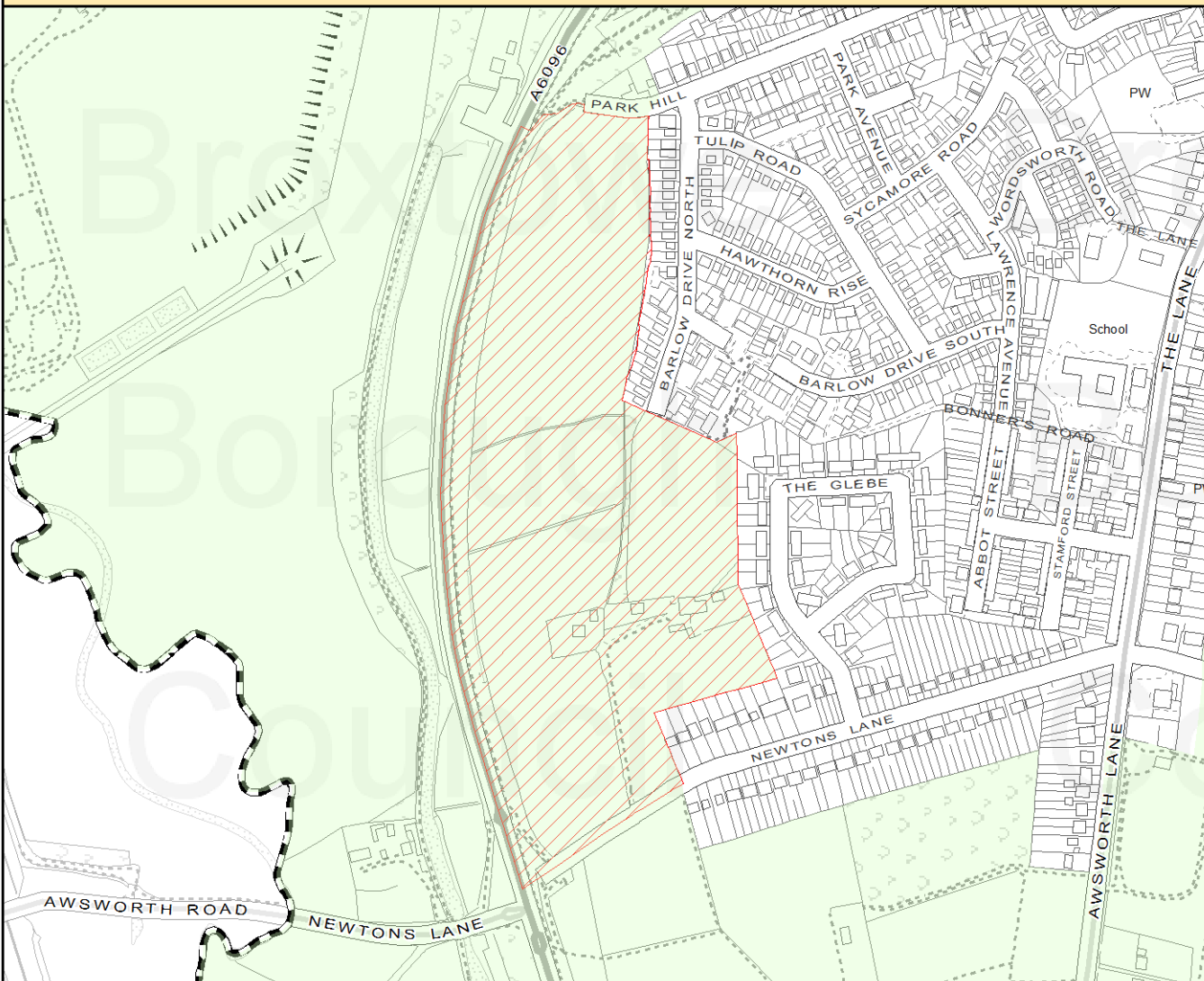
Number of squares coloured in the assessment tables	Symbol	
5	+++	Very major/important positive
4	++	Major positive
3	+	Positive Moderate to major positive
2	++	Minor Moderate positive
1	+	Very mMinor positive
-		Assessed as neutral/not relevant/negligible impact
-	?	Unknown impact
1	-	Very mMinor negative
2	--	Minor Moderate negative
3	-	Negative
4	--	Major negative
5	---	Very major/important negative

4.2 The colour of an individual box indicates the significance of the effect on a sustainability appraisal objective. These are based on a traffic light system where greens indicate positive contributions and orange / red indicates negative ones. The darker the green, the higher the significance of the positive contribution. Within each colour, there are further graduations of significance noted by the number of plus signs (+) or the number of minus signs (-).

Table 54: Awsworth Site Summary

Awsworth Site Summary	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and Green Infrastructure	7. Environment and Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Land West of Awsworth (within the bypass)	+++	+	++		++	--					+	+		
Awsworth Rejected	+	+	-		++	--		+			+	+		
192: West of Awsworth Lane/ South of Newtons Lane, Cossall	+++	+			++	--		+			+	+		
190: North of Barlow's Cottages Lane, Awsworth	+	+	-		++	-		+			++	+		

Awsworth



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha):	12.0	Easting:	447700
Potential Dwellings:	250	Northing:	343748
Site Type:	Green Belt		



Public Transport (5)

Bus Stops (5)

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

Schools (2)

Primary (1)

Awsworth Primary School 310m from site

Secondary (1)

Ormiston Ilkeston Enterprise Academy 795m from site

Consumer Services (4)

Food Retail (2)

Londis Store 280m from site
Nisa 483m from site

Post Offices (1)

Awsworth Post Office 483m from site

Shopping Centres (1)

Lawrence Avenue Shops 275m from site

Community Facilities (9)

Halls And Community Centres (1)

Village Hall 431m from site

Leisure Centres (1)

Kimberley Leisure Centre 2712m from site

Libraries (1)

Ilkeston Library 2109m from site

Open Spaces (5)

Nottingham Canal (Awsworth) 11m from site
Shilo Recreation Ground 22m from site
Nottingham Canal (Cossall & Kimberley) Part 1 50m from site
Nottingham Canal (Cossall & Kimberley) Part 1 51m from site

Meadow Road Open Space 298m from site

Public Houses (1)

Crown Inn 461m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.67% (11.94ha) of site in Green Belt

Administrative Boundary (3)

Borough Ward (1)

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

Parish (2)

18.02% (2.16ha) of site in Cossall
81.98% (9.82ha) of site in Awsworth

Flood (6)

Surface Water Flooding (3)

4.33% (0.52ha) of site in Surface Water Flood Map 1 in 30
5.92% (0.71ha) of site in Surface Water Flood Map 1 in 100
9.83% (1.18ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

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

Detailed River Network (2)

Surface Watercourse (Secondary River) dissects site for 16.72m
Surface Watercourse (Tertiary River) dissects site for 100.16m

Heritage (1)

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

Bridge Farm (SS) within 100m of site

Natural Environment (8)

Agricultural Land Classification (1)

100% (11.97ha) of site in GRADE 4

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

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

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

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

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

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

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

Bennerley Coal Processing Plant and Grassland (5/2141 A former mine site supporting a wide range of habitats of botanical and zoological importance) within 250m of site

Green Infrastructure (5)

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

11.08m of 2.7 Nuthall Cutting and Kimberley Railway dissects site

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

2.7 Nuthall Cutting and Kimberley Railway within 50m of site
2.9 Nottingham Canal within 50m of site
2.9 Nottingham Canal within 100m of site
1.2 Erewash Valley within 250m of site

Access (16)

Public Rights of Way (b: around site) (16)

CossallFP4 (FP) within 50m of site
CossallBW32 (BW) within 50m of site
AwsworthFP10 (FP) within 50m of site
CossallFP31 (FP) within 100m of site
AwsworthBW6 (BW) within 100m of site
AwsworthBW7 (BW) within 100m of site
AwsworthFP10 (FP) within 100m of site
AwsworthFP18 (FP) within 100m of site
AwsworthFP24 (FP) within 100m of site
AwsworthFP9 (FP) within 100m of site
CossallBW32 (BW) within 100m of site
CossallFP3 (FP) within 100m of site
AwsworthBW17 (BW) within 100m of site
CossallFP4 (FP) within 100m of site
CossallFP1 (FP) within 100m of site
AwsworthFP19 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

100% (11.97ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

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

End of report

Table 55: Policy 4.1 Land West of Awsworth (within the bypass)

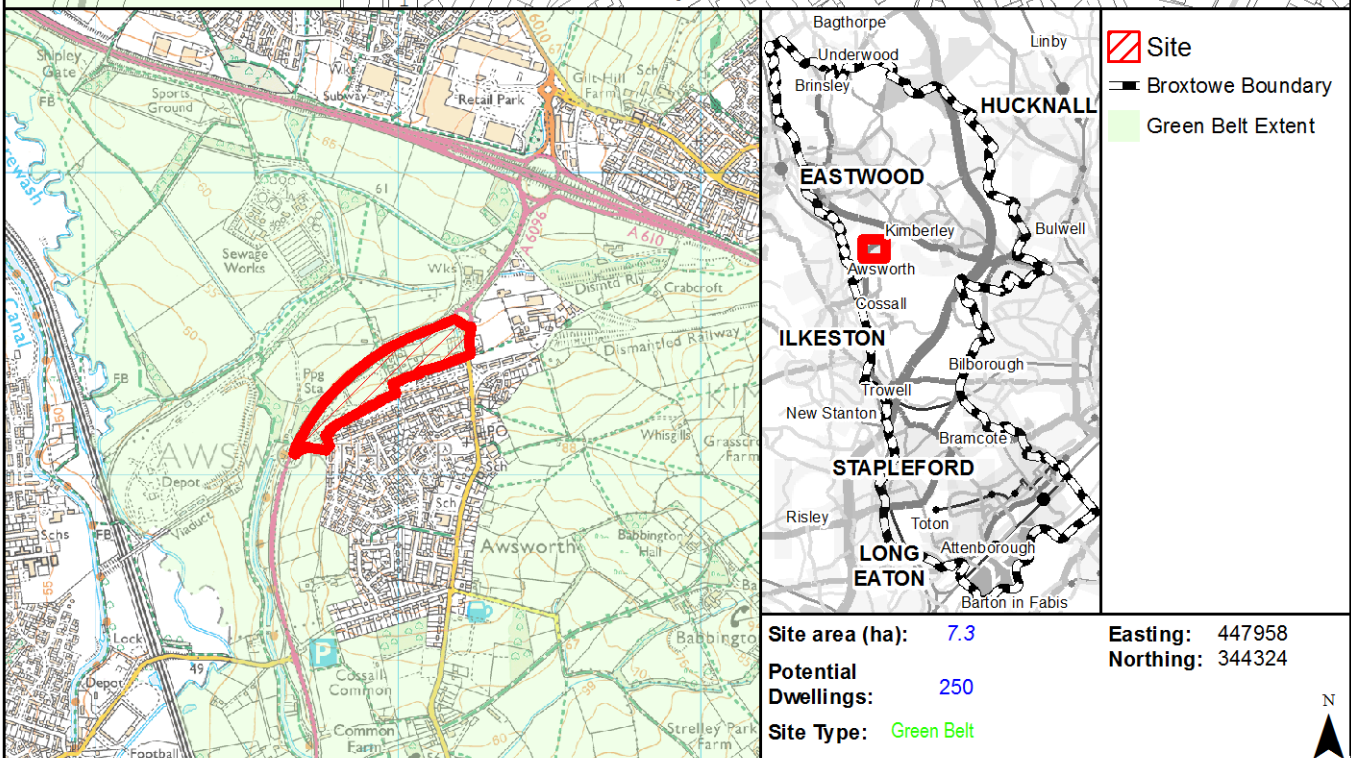
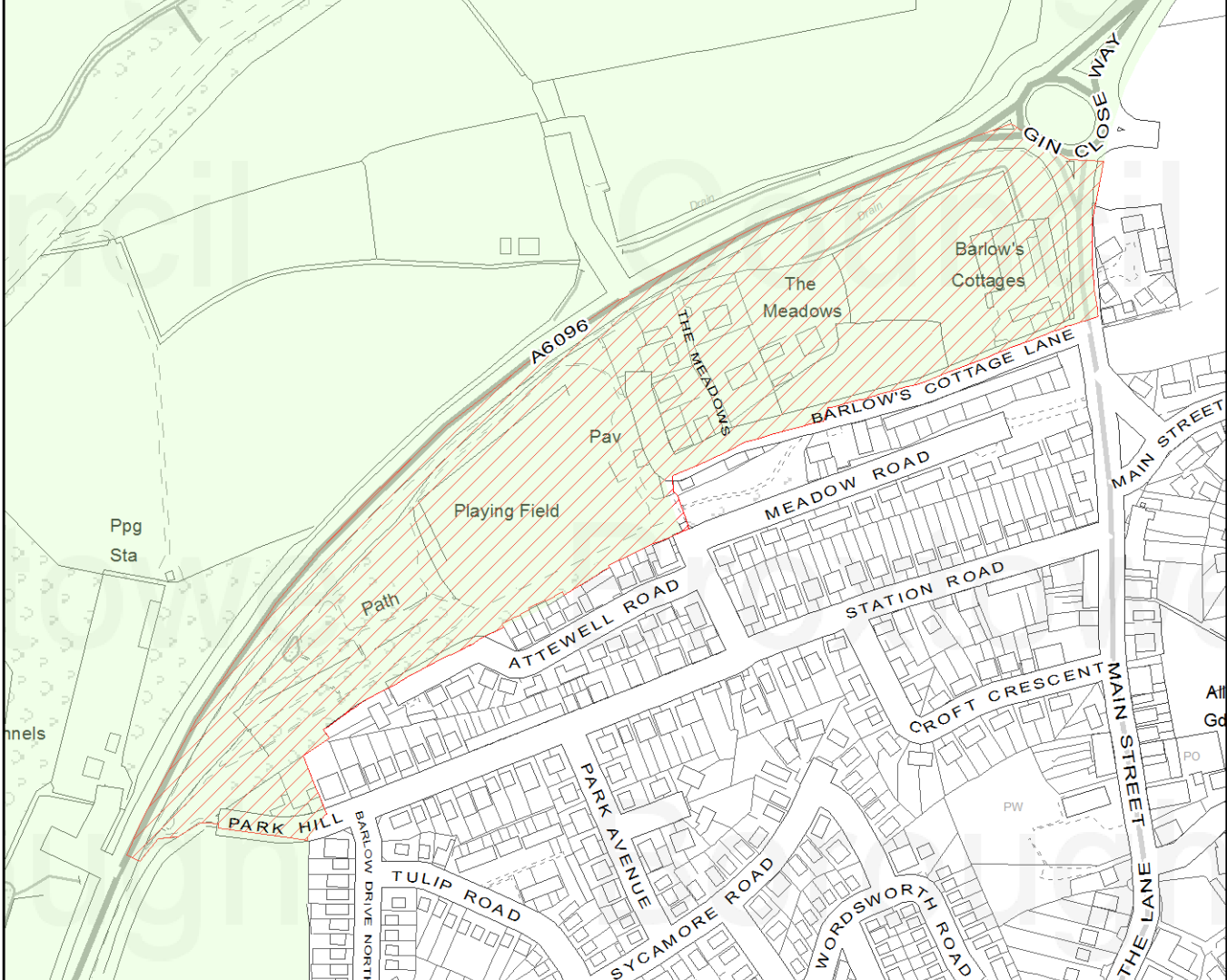
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	? = Unknown impact No fill = negligible impact or not relevant	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure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

Table 56: Policy 4.1 Land West of Awsworth (within the bypass)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>250 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>By-pass road to west a potential noise issue but adequate space for buffer and setting back development.</p> <p>In control of landowner willing to develop.</p> <p>Discussions held with Awsworth PC Neighbourhood Planners.</p> <p>Bennerley Viaduct heritage asset to west is an issue for setting with opportunities for enhanced links and footpaths.</p>	<p>Buffer.</p> <p>Bennerley Viaduct heritage strategy.</p>
2. Health	<p>GP services over a kilometre away in Ilkeston, 21 mins. by public transport to nearest at Ilkeston but only 12 minutes to Kimberley GP services.</p> <p>Nearby open space at Shilo Recreation Ground and near Nottingham Canal LNR.</p>	<p>Improve access across Shilo Way at this point.</p>
3. Heritage	<p>Site seen from Bennerley Viaduct. Enabling development to support this listed structure and improved access.</p>	<p>Watching brief on planning permission.</p>
4. Crime		
5. Social	<p>Awsworth village has a Primary and Nursery School, parish church, post office and village hall all within 800m.</p>	
6. Biodiversity and Green Infrastructure	<p>Nottingham Canal Local Nature Reserve opposite side of Shilo Way. The Canal water environment would be especially sensitive, as discussed in the LNR management plan.</p>	<p>Enhanced drainage infrastructure.</p>
7. Environment and Landscape	<p>High degree of human influence 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. Overall there is a low landscape and visual sensitivity.</p>	<p>Enhance recreational resource.</p>
8. Natural Resources and Flooding	<p>Not on BMV agricultural land.</p>	
9. Waste		
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	Ilkeston Rail Station is located less than a kilometre to the south. Day time half-hourly 27 bus service, except Sundays. Potential new Sustrans strategic cycle route via Bennerley Viaduct. Also Erewash Valley Trail.	Masterplan site connectivity with strategic routes.
12. Employment	Construction jobs only.	
13. Innovation	Within 2km of industrial estate with high tech users.	
14. Economic Structure		

Rejected: Awsworth



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Site: Rejected: Awsworth

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 Glasshouse Yard Grassland, Awsworth (2/256 'A notable herb-rich community')

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

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

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

Bennerley Coal Processing Plant and Grassland (5/2141 A former mine site supporting a wide range of habitats of botanical and zoological importance) within 250m of site

Green Infrastructure (4)

Open Spaces (1)

36.31% (2.67ha) of site in Shilo Recreation Ground (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 (17)

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

128.82m of AwsworthFP21 (FP) dissects site

378.44m of AwsworthFP18 (FP) dissects site

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

AwsworthFP10 (FP) within 50m of site

AwsworthFP11 (FP) within 50m of site

AwsworthFP23 (FP) within 50m of site

AwsworthFP14 (FP) within 50m of site

AwsworthBW17 (BW) within 100m of site

AwsworthBW6 (BW) within 100m of site

AwsworthFP14 (FP) within 100m of site

AwsworthFP11 (FP) within 100m of site

AwsworthFP10 (FP) within 100m of site

AwsworthFP23 (FP) within 100m of site

AwsworthFP1 (FP) within 250m of site

AwsworthFP12 (FP) within 250m of site

AwsworthFP3 (FP) within 250m of site

KimberleyFP58 (FP) within 250m of site

GreasleyFP58 (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

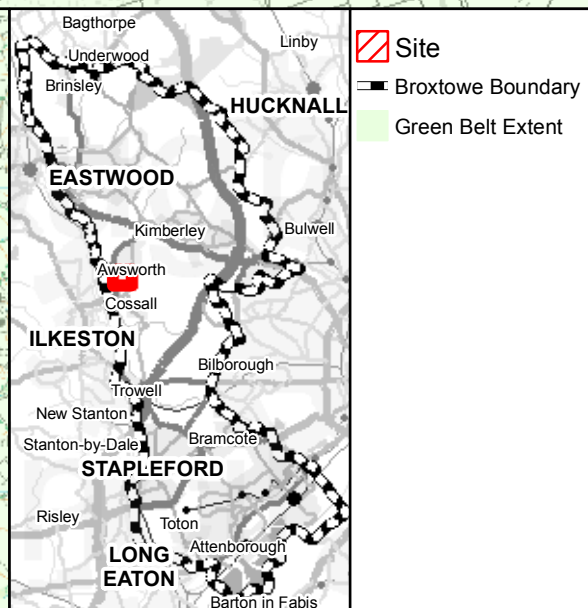
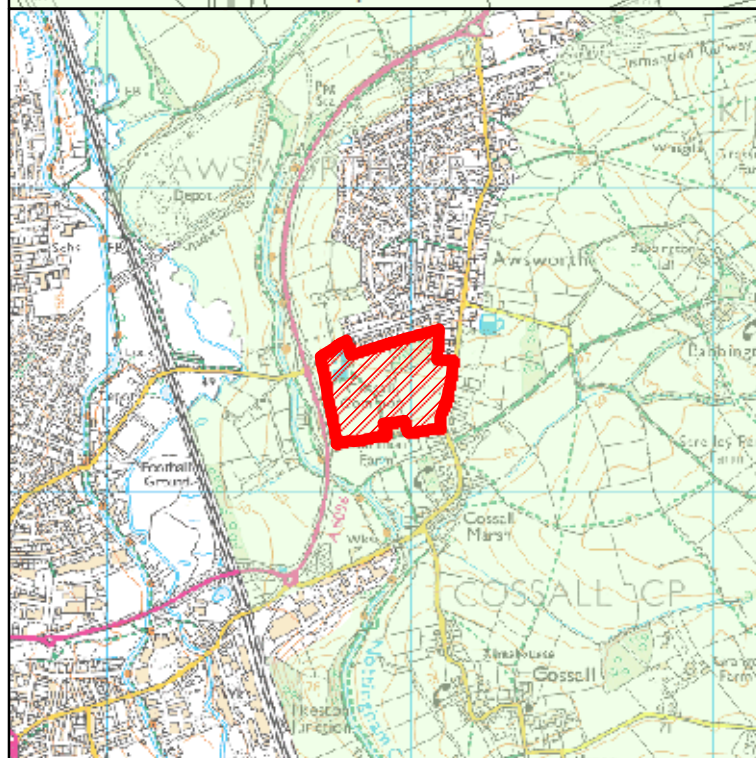
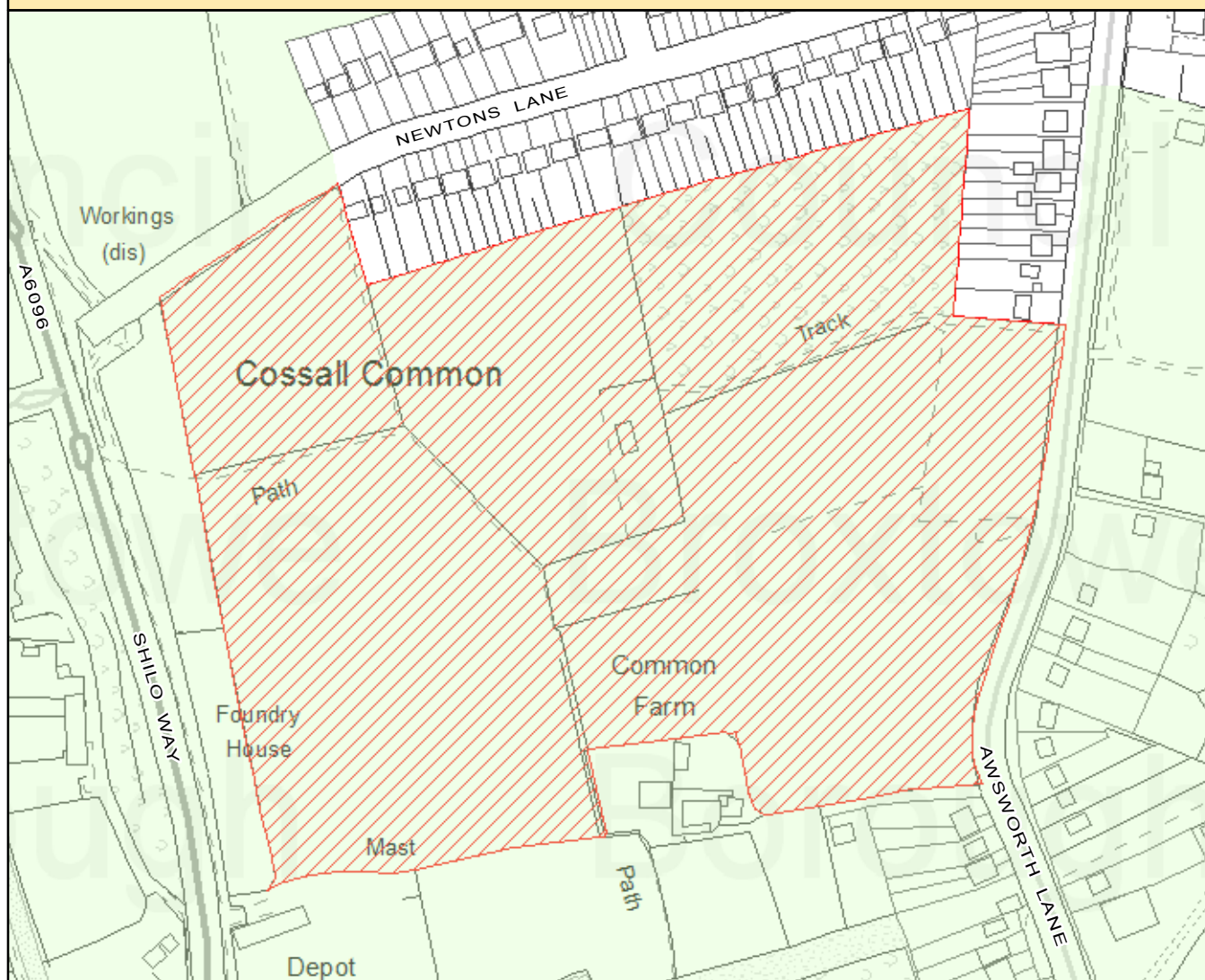
Table 57: Awsworth Rejected (remainder of Green Belt Review Area)

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

Table 58: Awsworth Rejected (remainder of Green Belt Review Area)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>50 units on a 7.3 hectare site.</p> <p>There are several very significant constraints, which will limit the amount of development possible at this site. These include:</p> <p>36% of the site (2.67 hectares) is in use as open space (Shilo Recreation Ground)</p> <p>9.5% of the site (0.7 hectares) is within the Glasshouse Yard Grassland Local Wildlife Site</p> <p>'Wooded' areas / areas of 'steep' topography to the very west of the site.</p> <p>Public rights of way cross site</p> <p>Noise from bypass (A6096)</p> <p>The western part of the site includes the former Awsworth railway station (a non-designated heritage asset)</p> <p>Part of site includes parcels of brownfield land</p> <p>A reduction in housing numbers would be necessary due to site constraints identified above.</p>	<p>Avoid developing on the Shilo Recreation Ground, Local Wildlife Site or non-designated heritage assets.</p> <p>Buffer to wooded areas / recreation ground.</p>
2. Health	<p>Shilo Recreation Ground is located within the site. The Meadow Road Open Space located immediately adjacent to the site.</p> <p>GP services over a kilometre away in Ilkeston, 21 minutes by public transport to the nearest facility in Ilkeston, but only 12 minutes to GP services in Kimberley.</p> <p>Awsworth Recreation Ground 418m from site.</p> <p>Nottingham Canal (Awsworth) 91m from site.</p>	<p>Protect and enhance the Shilo Recreation Ground.</p>
3. Heritage	<p>In the setting of Grade II* Bennerley Viaduct which linked Awsworth 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>The western part of the site includes the former Awsworth railway station non-designated heritage asset.</p>	<p>Watching brief on planning permission.</p> <p>Avoid the area of the former Awsworth railway station.</p>
4. Crime		

SA Objectives	Appraisal of Site	Ideas for mitigation
5. Social	<p>Awsworth Primary School 444m from site.</p> <p>Londis Store 354m from site / Nisa Store 370m from site.</p> <p>Awsworth Post Office 370m from site.</p> <p>Lawrence Avenue Shops 345m from site.</p> <p>The Lodge (retirement housing including community centre) 193m from site.</p> <p>Nottingham Canal (Awsworth) 91m from site.</p> <p>Awsworth Recreation Ground 418m from site.</p>	
6. Biodiversity and Green Infrastructure	<p>9.5% of the site (0.7 hectares) within Glasshouse Yard Grassland (Local Wildlife Site)</p> <p>Nottingham Canal Local Nature Reserve (Confirmed 1993) within 100m of site.</p>	Avoid designated area.
7. Environment and Landscape	There is a strong network of PRow within the study area, but the high degree of human influence and various areas of degradation give a low landscape value. Development of the eastern part 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. Overall there is a low landscape and visual sensitivity.	
8. Natural Resources and Flooding	<p>Not on BMV agricultural land.</p> <p>Some brownfield improvement potential.</p>	Remediation plan.
9. Waste	May result in demolition waste.	Demolition waste plan.
10. Energy and Climate Change		
11. Transport	<p>Half-hourly day time bus service except Sundays (Trent Barton Route 27 serving Ilkeston & Kimberley).</p> <p>Potential new Sustrans strategic cycle route via Bennerley Viaduct. Also Erewash Valley Trail.</p> <p>Ilkeston Rail Station is available within approximately 1.5 km of the site.</p>	Safe access to Ilkeston Rail station and Nottingham Canal.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		



Site area (ha): 11.61

Potential dwellings: 200

Site type: Green Belt

Easting: 447923

Northing: 343343



Public Transport (5)

Bus Stops (5)

Awsorth Lane 35m from site
Awsorth Lane 54m from site
Awsorth Lane 57m from site
Newtons Lane 81m from site
Middleton Street 212m from site

Schools (2)

Primary (1)

Awsorth 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)

Awsorth 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 (Awsorth) 130m from site
Coronation Road Allotments 327m from site
Awsorth 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 Awsorth 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)

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

Bennerley Wet Grassland (5/3344 A wet grassland pasture of note by the River Erewash) 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 (15)

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

125.5m of CossallFP4 (FP) dissects site
329.6m of CossallFP3 (FP) dissects site

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

CossallFP5 (FP) within 50m of site
CossallFP3 (FP) within 50m of site
CossallBW32 (BW) within 50m of site
CossallBW33 (BW) within 100m of site
CossallBW32 (BW) within 100m of site
CossallBW7 (BW) within 100m of site
CossallFP5 (FP) within 100m of site
CossallFP8 (FP) within 250m of site
CossallFP1 (FP) within 250m of site
CossallFP12 (FP) within 250m of site
CossallFP28 (FP) within 250m of site
CossallFP31 (FP) within 250m of site
AwsorthFP10 (FP) 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

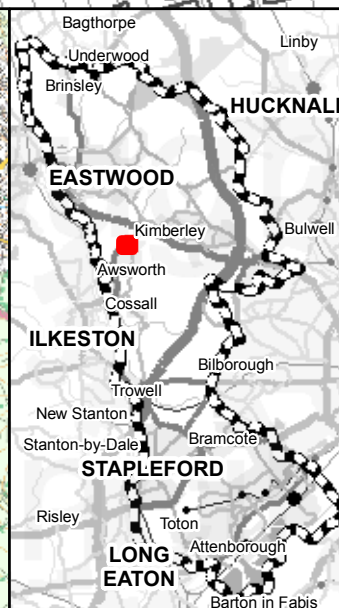
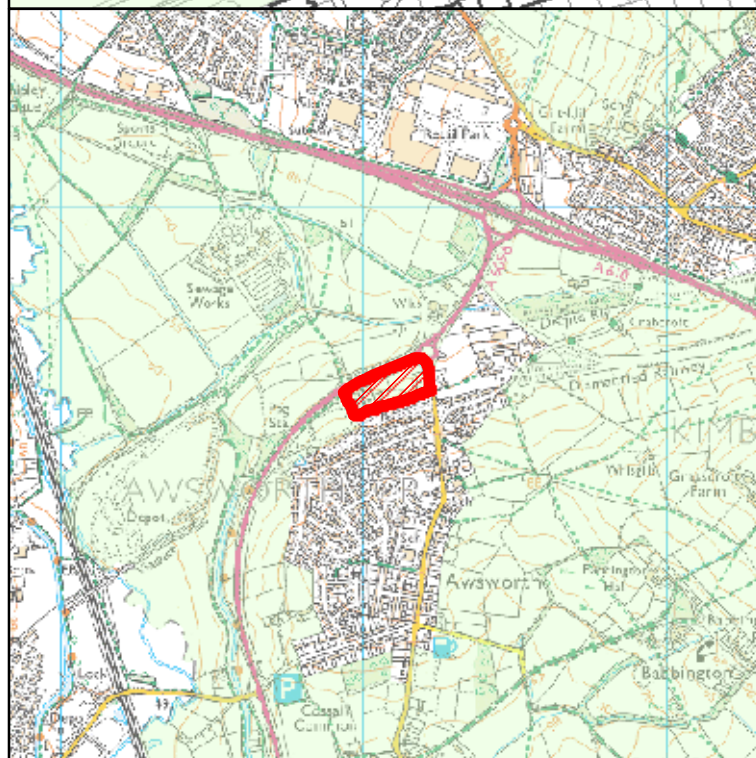
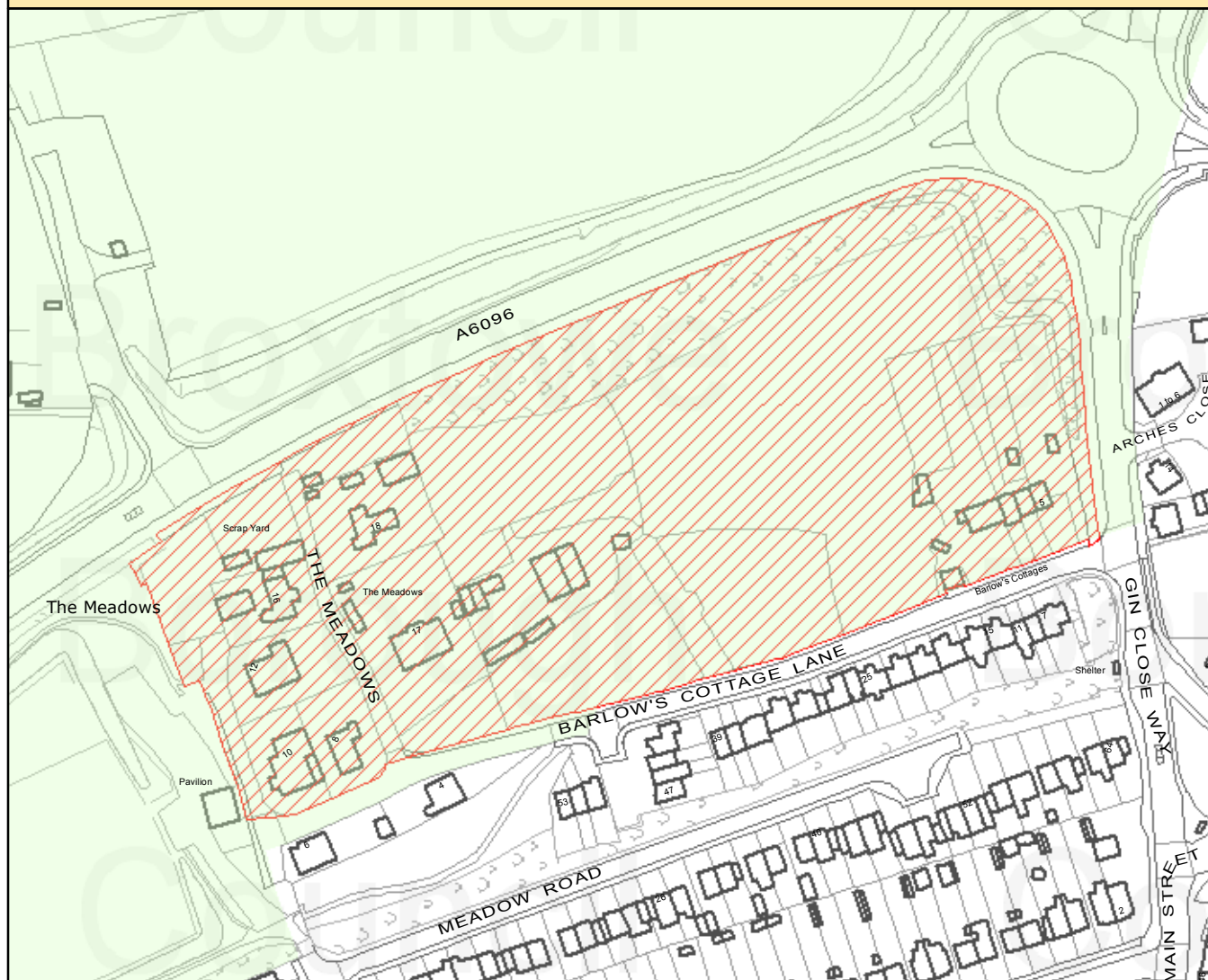
Table 59: Site 192: West of Awsworth Lane/South of Newtons Lane, Cossall



	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 60: Site 192: West of Awsworth Lane/South of Newtons Lane, Cossall

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 • Public rights of way cross site • Noise from bypass (A6096). <p>Reduction in housing numbers likely due to constraints.</p> <p>Good Moderate 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>Awsworth Recreation Ground 339m from site.</p> <p>Nottingham Canal (Awsworth) 130m from site.</p>	<p>New public open space south of The Lane.</p>
3. Heritage		
4. Crime		
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 and Green Infrastructure	<p>Nottingham Canal Local Nature Reserve (Confirmed 1993) within 100m of site.</p>	
7. Environment and Landscape	<p>There is a strong network of PRow within the study 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. Overall there is a low landscape and visual sensitivity.</p>	
8. Natural Resources and Flooding	<p>Potential remediation of historic landfill contaminated land in south-west of site.</p>	<p>Remediation plan.</p>
9. Waste		
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	Less than 800m to new Ilkeston Rail Station. Nottingham Canal cycle route part of Greater Nottingham Cycle Network. Day time half hourly 27 bus service on Awsworth Lane.	Safe access to Ilkeston Rail station and Nottingham Canal.
12. Employment	Stimulates construction jobs.	
13. Innovation		
14. Economic Structure		



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 3.04

Potential dwellings: 50

Site type: Green Belt

Easting: 448088

Northing: 344408



Public Transport (5)

Bus Stops (5)

Main Street 40m from site
Main Street 92m from site
Gin Close Way 258m from site
Gin Close Way 260m from site
Nursery 383m from site

Schools (1)

Primary (1)

Awsorth Primary School 488m from site

Consumer Services (4)

Food Retail (2)

Nisa 370m from site
Londis Store 402m from site

Post Offices (1)

Awsorth Post Office 370m from site

Shopping Centres (1)

Lawrence Avenue Shops 395m from site

Community Facilities (8)

Halls And Community Centres (1)

The Lodge 207m from site

Leisure Centres (1)

Kimberley Leisure Centre 2176m from site

Libraries (1)

Kimberley Library 1849m from site

Open Spaces (4)

Shilo Recreation Ground 0m from site
Meadow Road Open Space 7m from site
Awsorth Recreation Ground 441m from site
Nottingham Canal (Awsorth) 488m from site

Public Houses (1)

Crown Inn 185m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.98% (3.04ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (3.04ha) of site in Awsorth Cossall and Trowell

Parish (1)

100% (3.04ha) of site in Awsorth

Flood (5)

Surface Water Flooding (3)

1.88% (0.06ha) of site in Surface Water Flood Map 1 in 30
2.53% (0.08ha) of site in Surface Water Flood Map 1 in 100
14.49% (0.44ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

16.29% (0.5ha) of site in >= 25% <50% (Superficial Deposits Flooding)
83.71% (2.55ha) of site in < 25% (Superficial Deposits Flooding)

Natural Environment (2)

Agricultural Land Classification (1)

100% (3.04ha) of site in GRADE 4

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

22.96% (0.7ha) of site in Glasshouse Yard Grassland, Awsorth (2/256 'A notable herb-rich community')

Green Infrastructure (4)

Open Spaces (1)

0.05% (0ha) of site in Shilo Recreation Ground (Unrestricted Access: Outdoor Sports Facilities, Natural and Semi-Natural Green Space)

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
2.8 Kimberley Cutting within 250m of site

Access (15)

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

8.1m of AwsorthFP18 (FP) dissects site
87.35m of AwsorthFP21 (FP) dissects site

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

AwsorthFP23 (FP) within 50m of site
AwsorthFP11 (FP) within 50m of site
AwsorthFP14 (FP) within 50m of site
AwsorthFP21 (FP) within 50m of site
AwsorthFP18 (FP) within 50m of site
AwsorthFP23 (FP) within 100m of site
AwsorthFP14 (FP) within 100m of site
AwsorthFP11 (FP) within 100m of site
KimberleyFP58 (FP) within 250m of site
GreasleyFP58 (FP) within 250m of site
AwsorthFP3 (FP) within 250m of site
AwsorthFP1 (FP) within 250m of site
AwsorthBW6 (BW) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

93.99% (2.86ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (3.04ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Table 61: Site 190: North of Barlows Cottages Lane, Awwsworth

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

Table 62: Site 190: North of Barlows Cottages Lane, Awsworth

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	50 homes. Moderate housing area with good quality housing stock adjacent to site. Good Moderate potential for affordable housing. Parcels of brownfield land. Minor adverse effects from adjacent A6096. All landowners support development.	
2. Health	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. Adjust to open space of Shilo Recreation Ground.	
3. Heritage	In the setting of Grade II* Bennerley Viaduct which linked Awsworth and Ilkeston. Watching brief may be required between Glasshouse Yard and Barlow's Cottages as two house platforms and a longitudinal bank were observed in a small field. They could well be of Medieval date. Adjacent Awsworth railway station monument.	Watching brief on planning permission.
4. Crime		
5. Social	Nisa and Londis stores about 400m Lawrence Avenue shops 345m Awsworth Post Office 370m Crown Inn 185m Awsworth Primary School 444m Nottingham Canal LNR 91m	
6. Biodiversity and Green Infrastructure	About a tenth of site (0.7ha) of site in Glasshouse Yard LWS (2/256) 'A notable herb-rich community'.	Avoid designated area.
7. Environment and Landscape	High degree of human influence and various areas of degradation give 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 low landscape susceptibility. Overall there is a low landscape and visual sensitivity.	Enhance recreational resource.
8. Natural Resources and Flooding	Not on BMV agricultural land. Some brownfield improvement potential.	
9. Waste	May result in demolition waste.	Demolition waste plan.
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	Day time half-hourly 27 bus service, except Sundays. Potential new Sustrans strategic cycle route via Bennerley Viaduct. Also Erewash Valley Trail. Ilkeston Rail Station is located within approximately 2 km.	
12. Employment		
13. Innovation		
14. Economic Structure		

Policy 5: Brinsley Site Allocation

5.1 The following table shows the summary of the site assessments for the settlement of Brinsley, the Key below shows how the scoring has been applied.

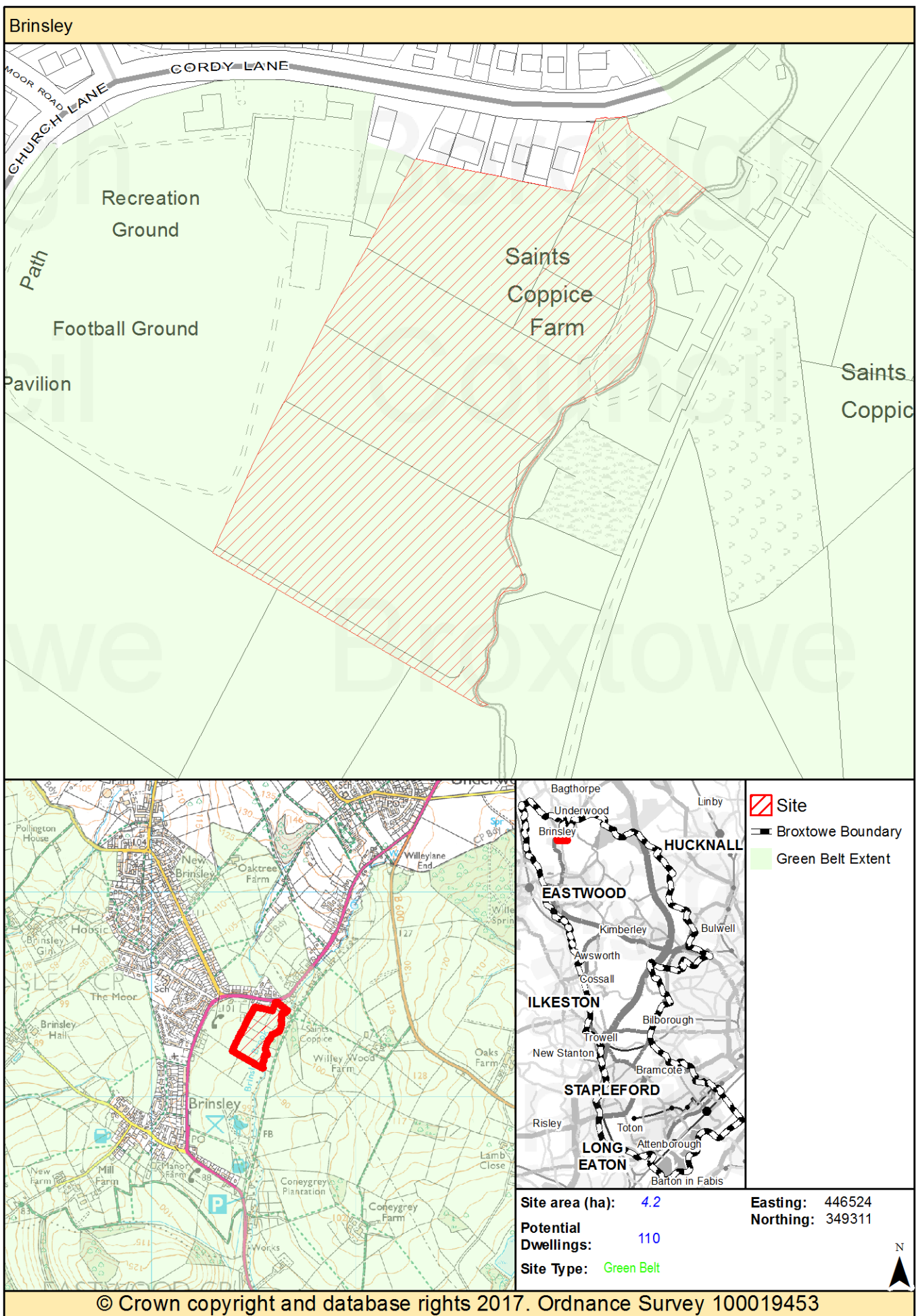
KEY:

Number of squares coloured in the assessment tables	Symbol	
5	+++	Very major/ important positive
4	++	Major positive
3	+	Positive Moderate to major positive
2	++	Minor Moderate positive
1	+	Very m Minor positive
-		Assessed as neutral/ not relevant/negligible impact
-	?	Unknown impact
1	-	Very m Minor negative
2	--	Minor Moderate negative
3	-	Negative
4	--	Major negative
5	---	Very major/ important negative

5.2 The colour of an individual box indicates the significance of the effect on a sustainability appraisal objective. These are based on a traffic light system where greens indicate positive contributions and orange / red indicates negative ones. The darker the green, the higher the significance of the positive contribution. Within each colour, there are further graduations of significance noted by the number of plus signs (+) or the number of minus signs (-).

Table 63: Brinsley Site Summary

Brinsley Site Summary	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and Green Infrastructure	7. Environment and Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
East of Church Lane, Brinsley	++	+			++		- -				+	+		-
198: East of Church Lane (2016 Original SHLAA site)	++	+	- -		++		- -				+	+		-
197: Cordy Lane, Brinsley (as proposed by Brinsley PC)	++	+			++		- -				+	+		-
197: Cordy Lane, Brinsley (2016 Original SHLAA Site)	++	+			++		- -				+	+		-
376: Land opposite 28 Church Lane, Brinsley	+	+	- -		++		- -				+	+		-
681: Lane to the Rear of Clumber Avenue, Brinsley	++	+			+		-				+			-
128: Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley	++	++	- -		++		- -				+			-



Site: Brinsley

Public Transport (5)

Bus Stops (5)

Cordy Lane 121m from site
Broad Lane 175m from site
Broad Lane 197m from site
Cordy Lane 222m from site
St James Church 271m from site

Schools (1)

Primary (1)

Brinsley Primary School 441m from site

Consumer Services (4)

Food Retail (2)

Brinsley Mini Market 249m from site
Redgate Farm Shop 916m from site

Post Offices (1)

Brinsley Post Office 480m from site

Shopping Centres (1)

Brinsley Shops 226m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 112m from site

Leisure Centres (1)

Kimberley Leisure Centre 5717m from site

Libraries (1)

Eastwood Library 2280m from site

Open Spaces (4)

Brinsley Recreation Ground 0m from site
Brinsley Headstocks 9m from site
Saints Coppice 50m from site
St James the Great 204m from site
Public Houses (1)
Brinsley Lodge 567m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.99% (4.18ha) of site in Green Belt

Administrative Boundary (4)

Borough Ward (2)

4.48% (0.19ha) of site in Greasley
95.52% (3.99ha) of site in Brinsley

Parish (2)

0.7% (0.03ha) of site in Greasley
99.3% (4.15ha) of site in Brinsley

Flood (5)

Surface Water Flooding (3)

3.03% (0.13ha) of site in Surface Water Flood Map 1 in 30
6.4% (0.27ha) of site in Surface Water Flood Map 1 in 100
34.77% (1.45ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

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

Detailed River Network (1)

Surface Watercourse (Secondary River) dissects site for 349.95m

Natural Environment (10)

Agricultural Land Classification (1)

100% (4.18ha) of site in GRADE 4

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

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

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

Brinsley Headstocks (Confirmed 2008) within 50m of site

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

Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 50m of site

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

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

Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 100m of site

Cordy Lane Paddock (2/263 'A grassland with a characteristic Coal Measures community') within 100m site

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

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

Green Infrastructure (2)

Proposed Green Infrastructure Corridors (b: around site)

2.1 Brinsley Brook Corridor within 50m of site

2.1 Brinsley Brook Corridor within 100m of site

Access (11)

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

0.17m of GreasleyFP7 (FP) dissects site

91.74m of BrinsleyFP31 (FP) dissects site

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

GreasleyFP78 (FP) within 50m of site

BrinsleyFP31 (FP) within 50m of site

GreasleyFP77 (FP) within 50m of site

GreasleyFP7 (FP) within 50m of site

GreasleyFP77 (FP) within 100m of site

GreasleyFP78 (FP) within 100m of site

BrinsleyFP14 (FP) within 250m of site

BrinsleyFP37 (FP) within 250m of site

BrinsleyFP9 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

95.79% (4ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

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

End of report

Table 64: Policy 5.1 East of Church Lane, Brinsley

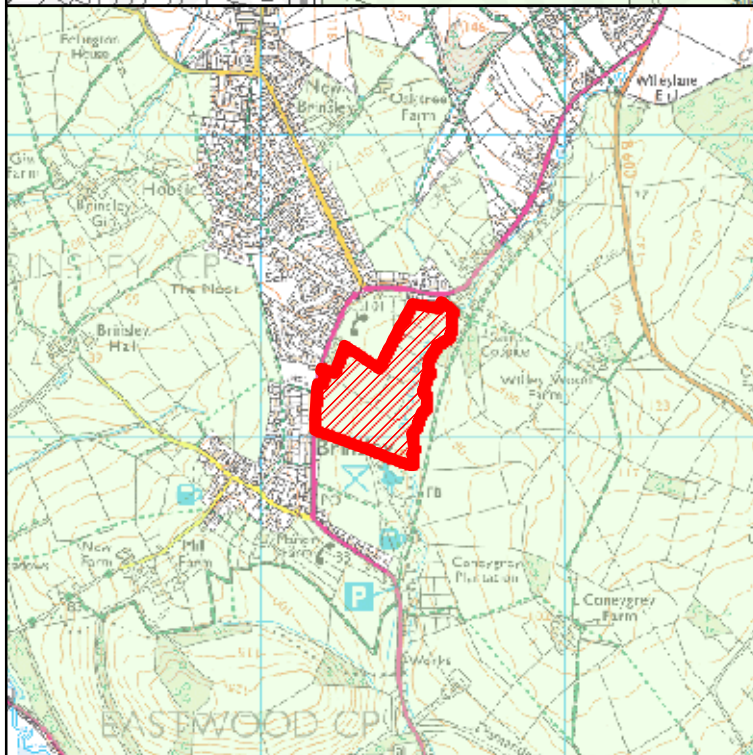
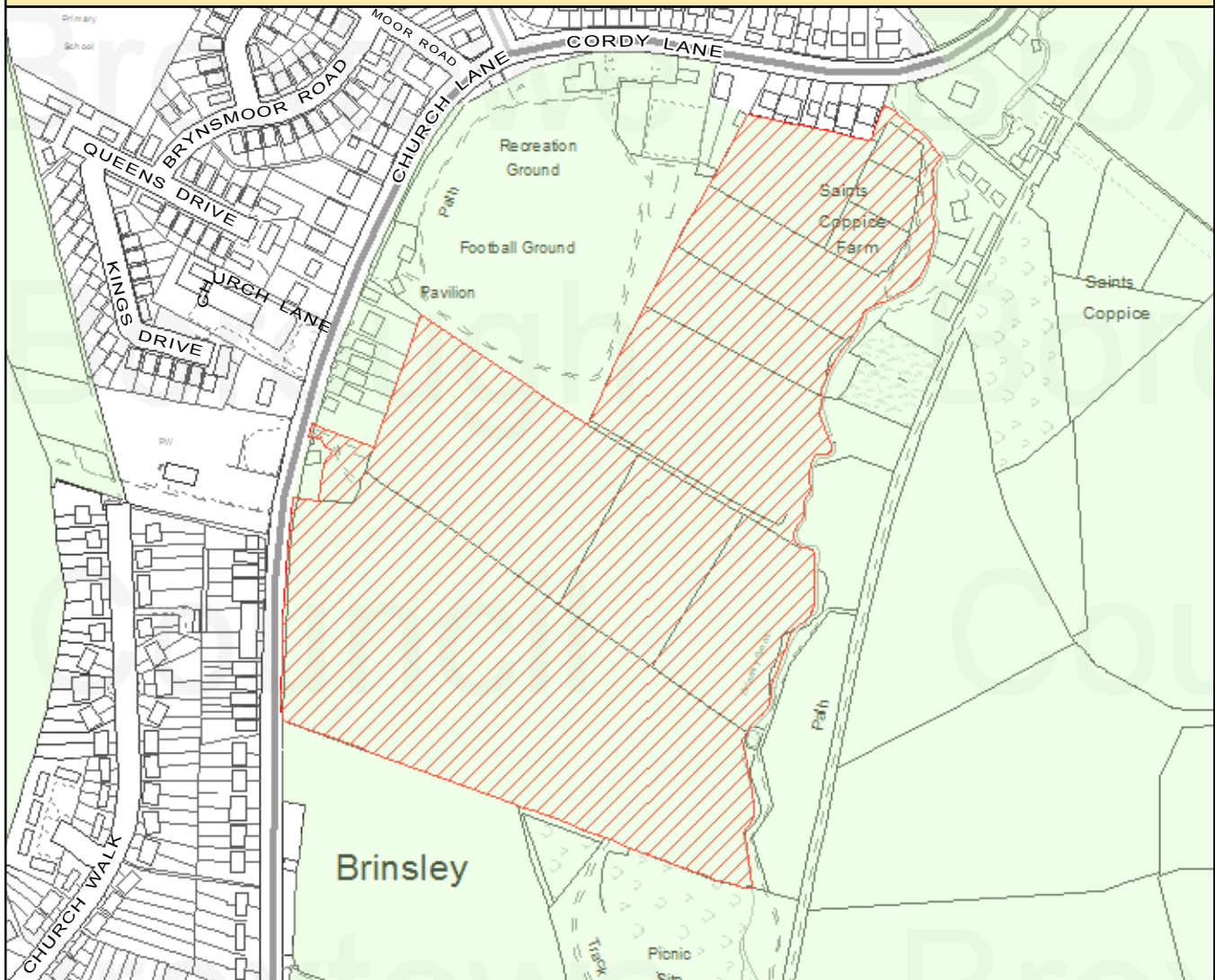
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					



Table 65: Policy 5.1 East of Church Lane, Brinsley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	110 homes. Moderate housing sub-market for affordable housing viability. Brinsley brook requiring flood mitigation.	Flood mitigation.
2. Health	GP services over a kilometre away. Brinsley Recreation Ground and Brinsley Headstocks Local Nature Reserve adjacent and integral in part respectively. 12 minutes to nearest GP service in Eastwood by public transport.	12 minutes to nearest GP service in Eastwood by public transport.
3. Heritage	On the advice of Historic England, OPUN and the council's heritage advisor, development here would have no significant effect on the setting of the Parish Church of St James the Great (a Grade II Listed Building), Brinsley Headstocks (a 'Public Monument' with some association with DH Lawrence) or Vine Cottage.	
4. Crime		
5. Social	Brinsley Recreation Ground adjacent, Brinsley Headstocks 9m Brinsley Parish Hall 112m, St James the Great Church, 204m from site. Shops 226m, Brinsley Mini Market 249m Brinsley Primary School 441m from site, Post Office 480m, Brinsley Lodge pub 567m	
6. Biodiversity and Green Infrastructure	Adjacent to Brinsley Headstocks LNR.	SUDS will be important to provide due to the Brook environment.
7. Environment and Landscape	There is a medium landscape sensitivity, 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.	
8. Natural Resources and Flooding	Former colliery site, therefore potential land improvement. Brinsley Brook adjoins the site for 350m Grade 4 agricultural land.	Avoid developing Brook area.
9. Waste		
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	Rainbow 1 and Black Cat services provide half-hourly options.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	

Brinsley Rejected Sites



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 12.89

Potential dwellings: 200

Site type: Green Belt

Easting: 446409

Northing: 349160



Public Transport (5)

Bus Stops (5)

St James Church 6m from site
St James Church 12m from site
Broad Lane 127m from site
Cordy Lane 145m from site
Broad Lane 153m from site

Schools (1)

Primary (1)

Brinsley Primary School 344m from site

Consumer Services (4)

Food Retail (2)

Brinsley Mini Market 182m from site
Redgate Farm Shop 754m from site

Post Offices (1)

Brinsley Post Office 210m from site

Shopping Centres (1)

Brinsley Shops 191m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 112m from site

Leisure Centres (1)

Kimberley Leisure Centre 5568m from site

Libraries (1)

Eastwood Library 2055m from site

Open Spaces (4)

Brinsley Recreation Ground 0m from site
Brinsley Headstocks 0m from site
St James the Great 13m from site
Saints Coppice 64m from site
Public Houses (1)
The White Lion 283m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (12.89ha) of site in Green Belt

Administrative Boundary (4)

Borough Ward (2)

2.28% (0.29ha) of site in Greasley
97.72% (12.59ha) of site in Brinsley

Parish (2)

0.37% (0.05ha) of site in Greasley
99.63% (12.84ha) of site in Brinsley

Flood (5)

Surface Water Flooding (3)

1.57% (0.2ha) of site in Surface Water Flood Map 1 in 30
3.01% (0.39ha) of site in Surface Water Flood Map 1 in 100
25.27% (3.26ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (12.89ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 46.11m

Heritage (1)

Listed Buildings (b: around site) (1)

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

Natural Environment (11)

Agricultural Land Classification (1)

100% (12.89ha) of site in GRADE 4

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

0.25% (0.03ha) 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)

0.01% (0ha) of site in Brinsley Headstocks (5/3405 Former colliery site with notable flora)

0.01% (0ha) of site in Brinsley Brook Grasslands (5/2302 Noatable neutral grasslands)

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

Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 50m of site

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

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

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

Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 100m of site

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

Green Infrastructure (4)

Open Spaces (2)

0.01% (0ha) of site in Brinsley Recreation Ground (Unrestricted Access: Parks and Gardens, Outdoor Sports Facilities (has provision for children and young people))

0.13% (0.02ha) of site in Brinsley Headstocks (Unrestricted Access: Natural and Semi-Natural Green Space)

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

2.1 Brinsley Brook Corridor within 50m of site
2.1 Brinsley Brook Corridor within 100m of site

Access (14)

Public Rights of Way (b: around site) (14)

GreasleyFP7 (FP) within 50m of site
BrinsleyFP31 (FP) within 50m of site
BrinsleyFP14 (FP) within 50m of site
GreasleyFP77 (FP) within 50m of site
GreasleyFP78 (FP) within 100m of site
GreasleyFP7 (FP) within 100m of site
BrinsleyFP14 (FP) within 100m of site
BrinsleyFP31 (FP) within 100m of site
GreasleyFP77 (FP) within 100m of site
BrinsleyFP13 (FP) within 250m of site
BrinsleyFP2 (FP) within 250m of site
BrinsleyFP36 (FP) within 250m of site
BrinsleyFP9 (FP) within 250m of site
BrinsleyFP12 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

99.22% (12.78ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (12.89ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Table 66: Site 198: East of Church Lane, Brinsley (2016 Original SHLAA Site)

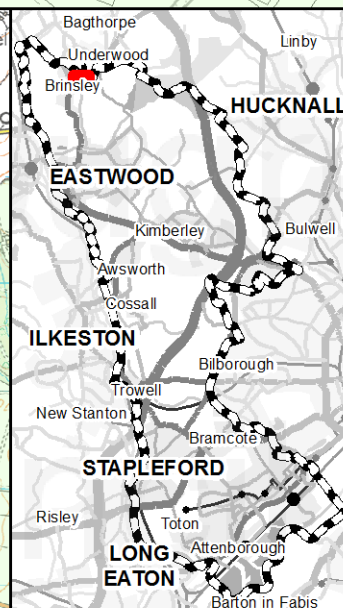
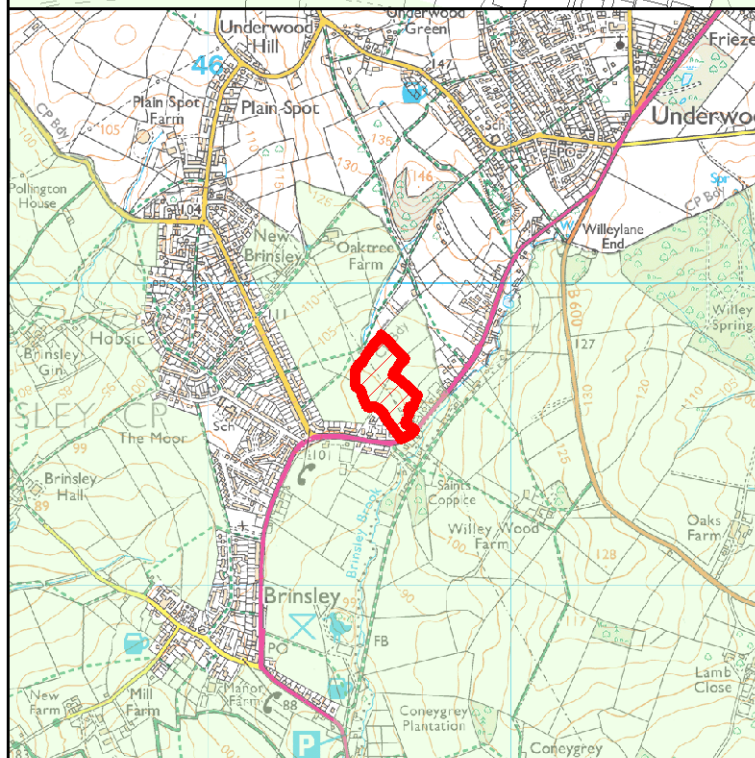
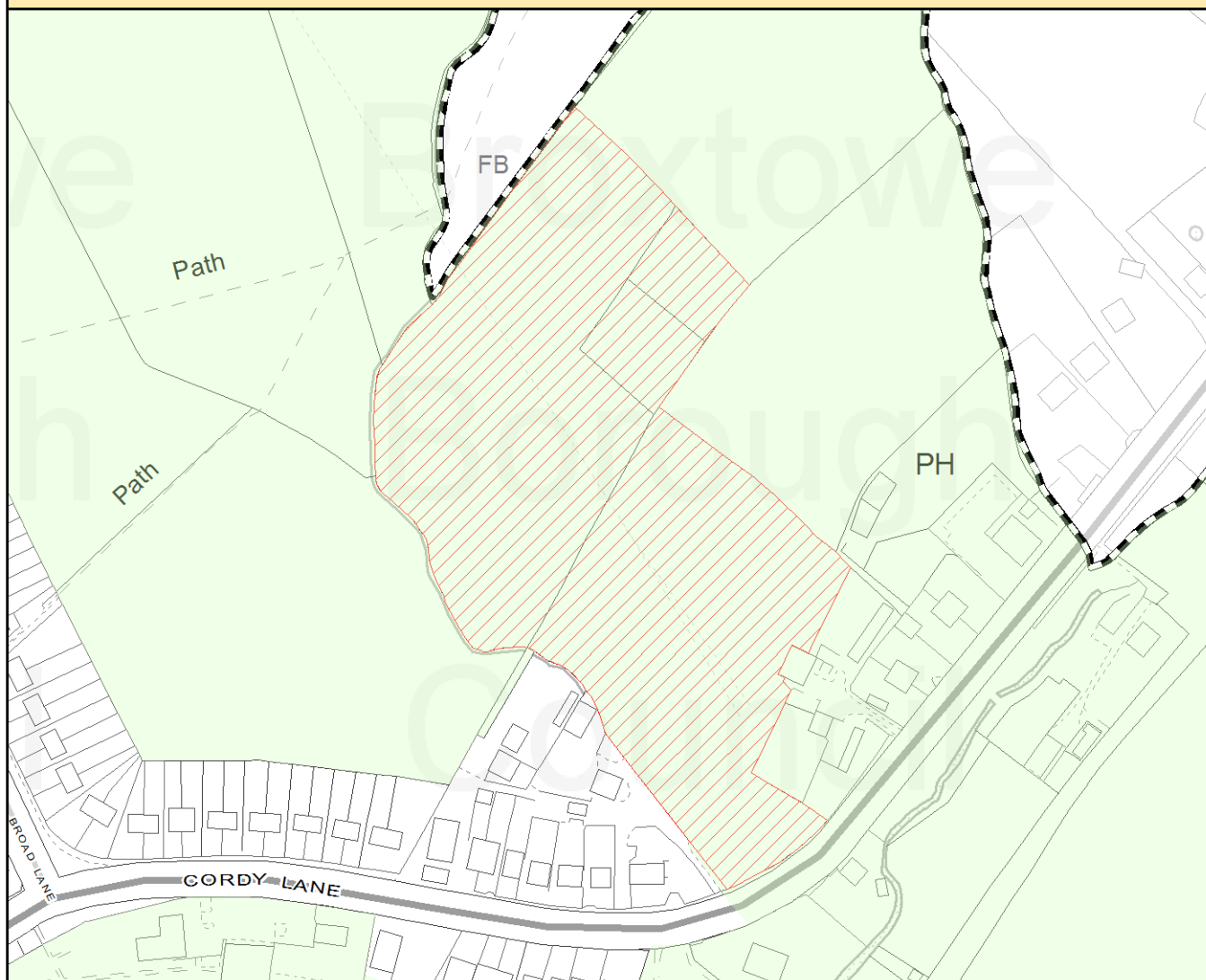
						Very major/important positive
						Major positive
						Moderate to major positive
						Moderate positive
						Minor positive
						? = Unknown impact No fill = negligible impact or not relevant
					14. Economic Structure	Minor negative
					13. Innovation	Moderate negative
					12. Employment	Moderate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

Table 67: Site 198: East of Church Lane, Brinsley (2016 Original SHLAA Site)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>150 110 homes (The site has a SHLAA capacity of 200 units, but a maximum of 150 110 would be built during the plan period, as per Policy 2 of the 2014 Aligned Core Strategies).</p> <p>Moderate housing sub-market for affordable housing viability.</p> <p>Brinsley Brook requiring flood mitigation</p>	Flood mitigation
2. Health	<p>GP services over a kilometre away.</p> <p>Brinsley Recreation Ground adjacent and Brinsley Headstocks Local Nature Reserve integral in part. 12 minutes to nearest GP service in Eastwood by public transport.</p>	12 minutes to nearest GP service in Eastwood by public transport.
3. Heritage	<p>Development of the southern part of the site would have some adverse effect on the settings of the Parish Church of St James the Great (a Grade II Listed Building), Brinsley Headstocks (a 'Public Monument' with some association with DH Lawrence) and Vine Cottage.</p> <p>Brinsley Colliery is a Monument on the site.</p>	<p>Setting of development outside of 'view'</p> <p>Detailed policy on the literary heritage associated with DH Lawrence.</p> <p>Homes to be set away from Headstocks; potential for additional landscape buffers.</p>
4. Crime		
5. Social	<p>Brinsley Primary School 344m from site.</p> <p>Brinsley Mini Market 182m from site.</p> <p>Brinsley Post Office 210m from site.</p> <p>Brinsley Parish Hall 112m from site.</p> <p>St James the Great 13m from site.</p> <p>Saints Coppice 64m from site.</p> <p>The White Lion 283m from site.</p> <p>Redgate Farm Shop 754m from site.</p>	
6. Biodiversity and Green Infrastructure	<p>The site is adjacent to the Brinsley Headstocks LNR.</p> <p>Saint's Coppice (5/2313 'A woodland with an ancient woodland flora'), Brinsley Brook Grasslands (5/2302 'Notable neutral grasslands') and Brinsley Headstocks (5/3405 'Former colliery site with notable flora') all within 50m of site.</p>	<p>Provision of SuDS will be important due to the 'brook' environment.</p> <p>Provision of a buffer to the LNR.</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	This site, when combined with SHLAA Site 376, is bounded on three sides by the village of Brinsley, which gives it a vernacular akin to a 'village green'. The former Brinsley Colliery was based to the southeast of the site and the 'Headstocks' are still in place and managed by a local community group. There is a medium 'landscape sensitivity' within the area of the site, 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.	
8. Natural Resources and Flooding	Former colliery site with the potential for land improvement. The Brinsley Brook runs adjacent to part of the site. Grade 4 Agricultural Land.	Avoid developing the brook area.
9. Waste		
10. Energy and Climate Change		
11. Transport	Rainbow 1 and Black Cat services provide half-hourly options.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	

Brinsley: Option 2



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 3.6
 Potential Dwellings: 110
 Site Type: Green Belt

Easting: 446584
 Northing: 349663



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Site: Brinsley: Option 2

Public Transport (5)

Bus Stops (5)

Cordy Lane 40m from site
Cordy Lane 92m from site
Broad Lane 257m from site
Broad Lane 299m from site
Cordy Lane 308m from site

Schools (2)

Primary (2)

Brinsley Primary School 413m from site
Underwood C of E Primary School 750m from site

Consumer Services (3)

Food Retail (1)

Brinsley Mini Market 302m from site

Post Offices (1)

Brinsley Post Office 832m from site

Shopping Centres (1)

Brinsley Shops 266m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 184m from site

Leisure Centres (1)

Kimberley Leisure Centre 5916m from site

Libraries (1)

Eastwood Library 2608m from site

Open Spaces (4)

Brinsley Headstocks 75m from site
Saints Coppice 94m from site
Brinsley Recreation Ground 124m from site
St James the Great 495m from site

Public Houses (1)

The Durham Ox 724m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (3.65ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (3.65ha) of site in Brinsley

Parish (1)

100% (3.65ha) of site in Brinsley

Flood (5)

Surface Water Flooding (3)

2.14% (0.08ha) of site in Surface Water Flood Map 1 in 30
3.07% (0.11ha) of site in Surface Water Flood Map 1 in 100
30.78% (1.12ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (3.65ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (1)

Below Surface Watercourse (Culvert) dissects site for 11.14m

Natural Environment (10)

Agricultural Land Classification (1)

100% (3.65ha) of site in GRADE 4

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

Brinsley Headstocks (Confirmed 2008) within 100m of site

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

Winter Close Grassland, New Brinsley (5/2328 Neutral grassland) within 50m of site

Cordy Lane Paddock (2/263 'A grassland with a characteristic Coal Measures community') within 50m of site

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

Winter Close Grassland, New Brinsley (5/2328 Neutral 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

Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 250m of site

Selston Grassland (II) (2/168 'A notable grassland community') within 250m of site

Selston Grassland (I) (2/167 'A little-managed, species-rich grassland') within 250m of site

Green Infrastructure (1)

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

2.1 Brinsley Brook Corridor within 100m of site

Access (16)

Public Rights of Way (b: around site) (16)

BrinsleyFP31 (FP) within 50m of site

BrinsleyFP8 (FP) within 50m of site

BrinsleyFP9 (FP) within 50m of site

SelstonFP54 (FP) within 50m of site

BrinsleyFP31 (FP) within 100m of site

SelstonFP54 (FP) within 100m of site

GreasleyFP78 (FP) within 100m of site

BrinsleyFP9 (FP) within 100m of site

BrinsleyFP8 (FP) within 100m of site

GreasleyFP7 (FP) within 100m of site

GreasleyFP77 (FP) within 250m of site

SelstonFP88 (FP) within 250m of site

BrinsleyFP7 (FP) within 250m of site

GreasleyFP8 (FP) within 250m of site

SelstonFP47 (FP) within 250m of site

BrinsleyFP37 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

41.44% (1.51ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (3.65ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

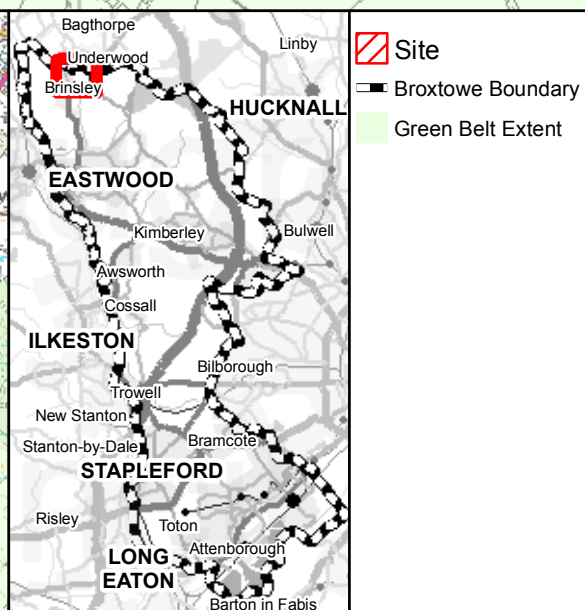
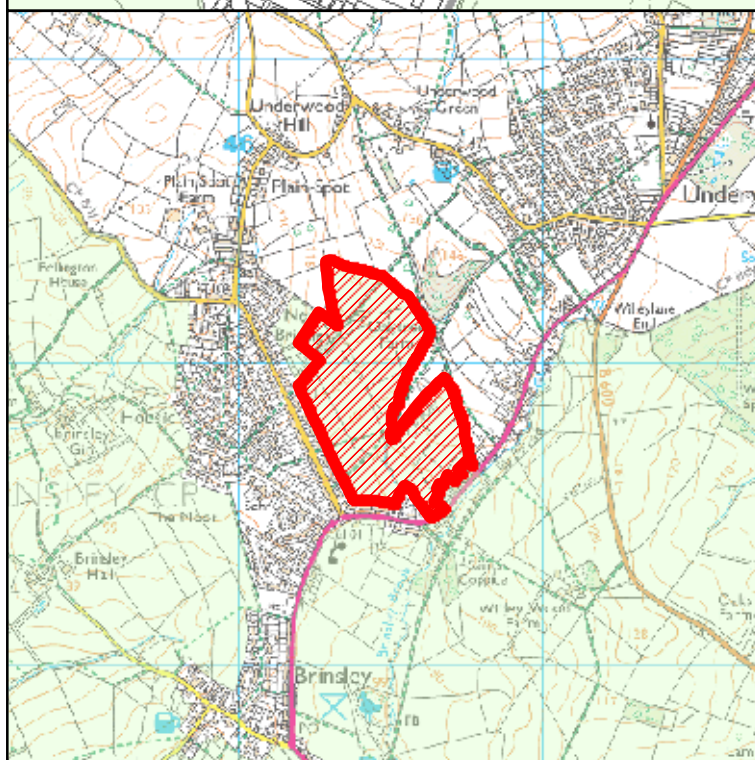
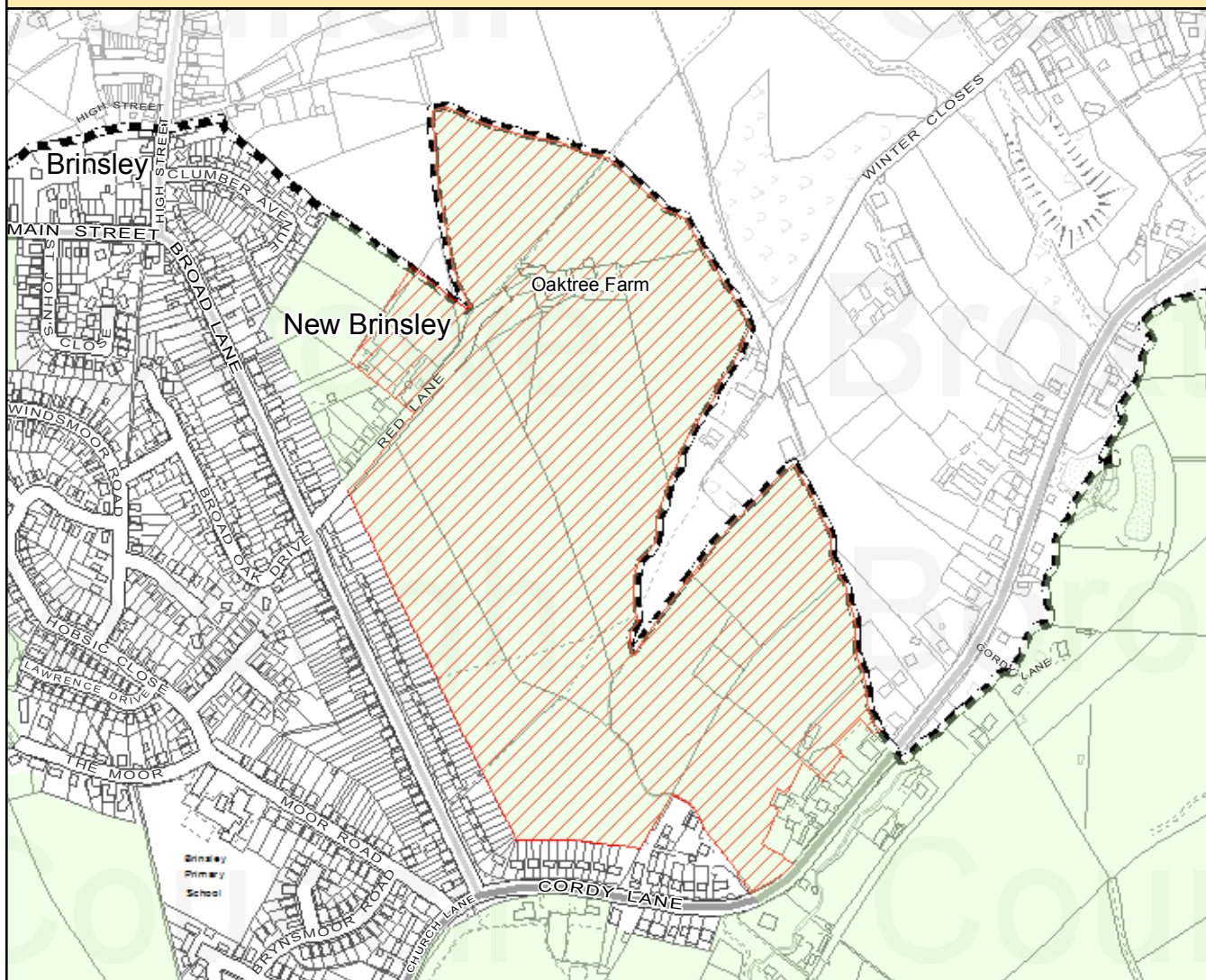
Table 68: Site 197: Cordy Lane, Brinsley (as proposed by Brinsley Parish Council)

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

Table 69: Site 197: Cordy Lane, Brinsley (as proposed by Brinsley Parish Council)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>150 110 homes (The original site has a SHLAA capacity of 285 units, but a maximum of 150 110 would be built during the plan period, as per Policy 2 of the 2014 Aligned Core Strategies).</p> <p>Moderate housing sub-market for affordable housing viability.</p> <p>HV cables and pylons dissect the site from north / north west to south.</p> <p>Overhead telephone cables cross the site on the Cordy Lane frontage.</p> <p>Three 'public rights of way' dissect parts of the site.</p>	
2. Health	<p>GP services over 1km away.</p> <p>Brinsley Recreation Ground 124m from the site and Brinsley Headstocks Local Nature Reserve 75m from the site; both located on the southern side of Cordy Lane.</p> <p>12 minutes to nearest GP service in Eastwood by public transport.</p>	<p>12 minutes to nearest GP service in Eastwood by public transport.</p> <p>A pedestrian crossing point could be installed to provide safe access to the other side of Cordy Lane.</p>
3. Heritage		
4. Crime		
5. Social	<p>Brinsley Shops 116m from site, Brinsley Mini Market 152m from site.</p> <p>Underwood Post Office 656m 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>	

SA Objectives	Appraisal of Site	Ideas for mitigation
6. Biodiversity and Green Infrastructure	Brinsley Headstocks LNR within 100m of site. Selston Grassland (II) (2/168 'A notable grassland community') within 50m of site. Selston Grassland (I) (2/167 'A little-managed, species-rich grassland') within 50m of site. 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. Winter Close Grassland, New Brinsley (5/2328 'Neutral grassland') within 50m of site.	Additional landscape buffers.
7. Environment and Landscape	This is a primarily pastoral site on the north-eastern edge of Brinsley. There is a medium visual susceptibility, which arises from the site's contribution as the rural edge to the settlement and its recreational and residential amenity.	
8. Natural Resources and Flooding	Below Surface Watercourse (Culvert) dissects site for 11.14m Surface Watercourse (Tertiary River) dissects site for 201.06m Grade 4 Agricultural Land.	Provide a buffer to this watercourse.
9. Waste		
10. Energy and Climate Change		
11. Transport	Rainbow 1 and 'Black Cat' services half-hourly options.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	



Site area (ha): 27.81

Potential dwellings: 285

Site type: Green Belt

Site

Broxtowe Boundary

Green Belt Extent

Easting: 446464

Northing: 349897



Public Transport (5)

Bus Stops (5)

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

Schools (2)

Primary (2)

Brinsley Primary School 253m from site
Underwood C of E Primary School 465m from site

Health (1)

Doctors (1)

Underwood Surgery 938m from site

Consumer Services (3)

Food Retail (1)

Brinsley Mini Market 152m from site

Post Offices (1)

Underwood Post Office 656m from site

Shopping Centres (1)

Brinsley Shops 116m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 77m from site

Leisure Centres (1)

Kimberley Leisure Centre 5916m from site

Libraries (1)

Eastwood Library 2607m from site

Open Spaces (4)

Brinsley Recreation Ground 60m from site
Brinsley Headstocks 75m from site
Saints Coppice 94m from site
St James the Great 367m from site

Public Houses (1)

The Durham Ox 286m from site

Land Use Policy Constraints (1)

Green Belt (1)

99.96% (27.8ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

99.86% (27.77ha) of site in Brinsley

Parish (1)

99.96% (27.8ha) of site in Brinsley

Flood (6)

Surface Water Flooding (3)

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

Ground Water Flooding (1)

65.65% (18.26ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (2)

Below Surface Watercourse (Culvert) dissects site for 11.14m

Surface Watercourse (Tertiary River) dissects site for 201.06m

Natural Environment (13)

Agricultural Land Classification (1)

100% (27.81ha) of site in GRADE 4

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

Brinsley Headstocks (Confirmed 2008) within 100m of site

Local Wildlife Sites (b: around site) (11)

Winter Close Grassland, New Brinsley (5/2328 Neutral grassland) within 50m of site

Selston Grassland (II) (2/168 'A notable grassland community') within 50m of site

Brinsley Brook (5/3404 Brook with ancient woodland flora) within 50m of site

Cordy Lane Paddock (2/263 'A grassland with a characteristic Coal Measures community') within 50m of site

Selston Grassland (I) (2/167 'A little-managed, species-rich grassland') within 50m of site

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

Selston Grassland (I) (2/167 'A little-managed, species-rich grassland') within 100m of site

Selston Grassland (II) (2/168 'A notable grassland community') within 100m of site

Winter Close Grassland, New Brinsley (5/2328 Neutral grassland) within 100m of site

Brinsley Brook (5/3404 Brook with ancient woodland flora) within 100m of site

Saint's Coppice (5/2313 A woodland with an ancient woodland flora) within 250m of site

Green Infrastructure (1)

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

2.1 Brinsley Brook Corridor within 100m of site

Access (26)

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

202.03m of BrinsleyFP9 (FP) dissects site

227.03m of BrinsleyFP8 (FP) dissects site

349.77m of BrinsleyFP6 (FP) dissects site

Public Rights of Way (b: around site) (23)

BrinsleyFP37 (FP) within 50m of site

SelstonFP54 (FP) within 50m of site

BrinsleyFP31 (FP) within 50m of site

BrinsleyFP8 (FP) within 50m of site

BrinsleyFP9 (FP) within 50m of site

SelstonFP88 (FP) within 50m of site

SelstonFP49 (FP) within 50m of site

SelstonFP47 (FP) within 50m of site

BrinsleyFP6 (FP) within 50m of site

SelstonFP47 (FP) within 100m of site

BrinsleyFP31 (FP) within 100m of site

BrinsleyFP37 (FP) within 100m of site

BrinsleyFP7 (FP) within 100m of site

GreasleyFP7 (FP) within 100m of site

GreasleyFP8 (FP) within 100m of site

SelstonFP49 (FP) within 100m of site

SelstonFP54 (FP) within 100m of site

SelstonFP88 (FP) within 100m of site

GreasleyFP78 (FP) within 100m of site

BrinsleyFP27 (FP) within 250m of site

BrinsleyFP3 (FP) within 250m of site

BrinsleyFP5 (FP) within 250m of site

GreasleyFP77 (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

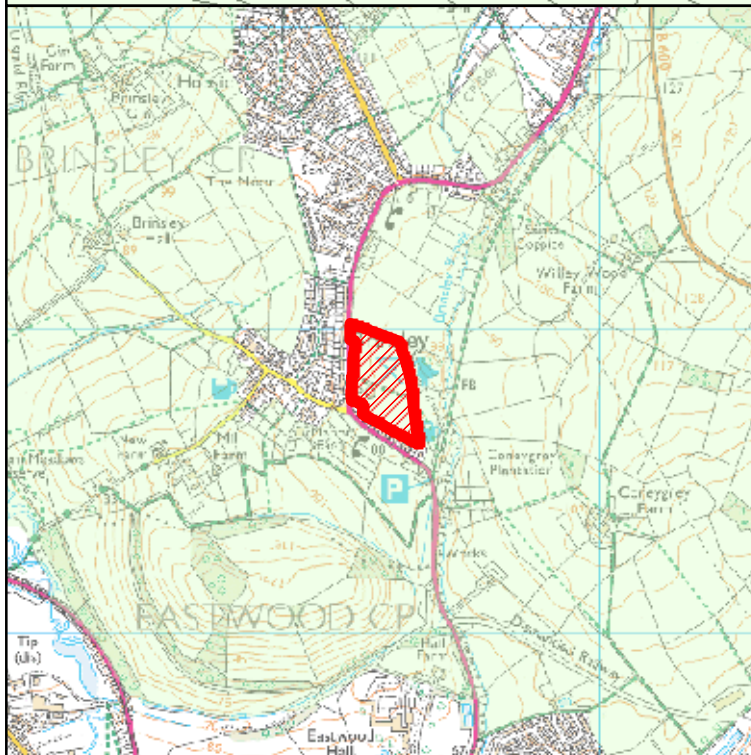
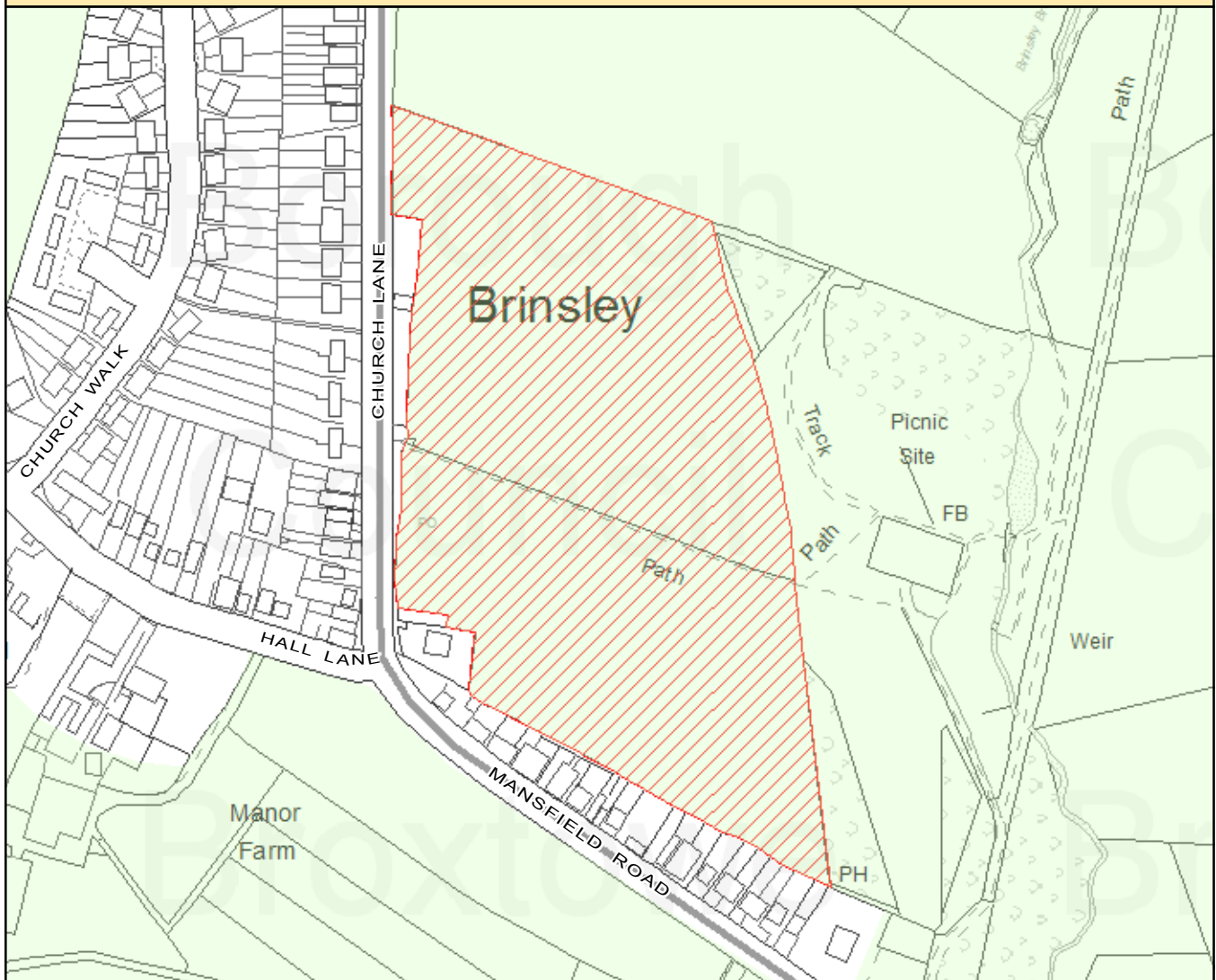
Table 70: Site 197: Cordy Lane, Brinsley (2016 original SHLAA site)

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

Table 71: Site 197: Cordy Lane, Brinsley (2016 original SHLAA site)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	285 homes capacity, however maximum of 150 110 would be built during the plan period, as per Policy 2 of the Aligned Core Strategies. Moderate housing sub-market for affordable housing viability. Access issue- potential severe residual cumulative impact on transport. Many, including cross-boundary, PRowS.	
2. Health	Brinsley Recreation Ground 60m from site, Brinsley Headstocks 75m from site.	Promote on-site medical facility.
3. Heritage		
4. Crime		
5. Social	Brinsley Primary School 253m from site. Brinsley Shops 116m from site. Brinsley Parish Hall 77m from site. Brinsley Recreation Ground 60m from site. St James the Great 367m from site. The Durham Ox 286m from site.	
6. Biodiversity and Green Infrastructure	Brinsley Headstocks Local Nature Reserve within 100m of site. Adjacent Winter Close Grassland, New Brinsley (in Ashfield District). Adjacent Selston Grassland (in Ashfield District).	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. 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.	

SA Objectives	Appraisal of Site	Ideas for mitigation
8. Natural Resources and Flooding	Watercourses dissect site for over 200m.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Rainbow 1 service half hourly.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	Poorly related to strategic road network.



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 5.69

Easting: 446289

Potential dwellings: 85

Northing: 348827

Site type: Green Belt



Public Transport (5)

Bus Stops (5)

St James Church 1m from site
Church Lane 2m from site
Church Lane 18m from site
St James Church 52m from site
Mansfield Road 189m from site

Schools (1)

Primary (1)

Brinsley Primary School 570m from site

Consumer Services (4)

Food Retail (2)

Brinsley Mini Market 463m from site
Redgate Farm Shop 683m from site

Post Offices (1)

Brinsley Post Office 26m from site

Shopping Centres (1)

Brinsley Shops 481m from site

Community Facilities (8)

Halls And Community Centres (1)

Brinsley Parish Hall 490m from site

Leisure Centres (1)

Kimberley Leisure Centre 5440m from site

Libraries (1)

Eastwood Library 1808m from site

Open Spaces (4)

Brinsley Headstocks 0m from site
St James the Great 126m from site
Brinsley Recreation Ground 264m from site
Saints Coppice 466m from site

Public Houses (1)

Brinsley Lodge 33m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (5.69ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (5.69ha) of site in Brinsley

Parish (1)

100% (5.69ha) of site in Brinsley

Flood (4)

Surface Water Flooding (3)

0.29% (0.02ha) of site in Surface Water Flood Map 1 in 30
1.4% (0.08ha) of site in Surface Water Flood Map 1 in 100
9.64% (0.55ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (5.69ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (4)

Listed Buildings (b: around site) (1)

CHURCH OF ST JAMES THE GREAT (II) within 250m of site

Conservation Areas (b: around site) (1)

Brinsley within 100m 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 (6)

Agricultural Land Classification (1)

100% (5.69ha) of site in GRADE 4

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

Brinsley Headstocks (Confirmed 2008) within 50m of site
Brinsley Headstocks (Confirmed 2008) within 100m of site

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

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

Brinsley Headstocks (5/3405 Former colliery site with notable flora) within 100m of site

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

Green Infrastructure (4)

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

2.1 Brinsley Brook Corridor within 50m of site
2.19 Hall Lane to Brinsley Hill within 50m of site
2.19 Hall Lane to Brinsley Hill within 100m of site
2.1 Brinsley Brook Corridor within 100m of site

Access (12)

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

212.86m of BrinsleyFP12 (FP) dissects site

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

BrinsleyFP13 (FP) within 50m of site
BrinsleyFP12 (FP) within 50m of site
BrinsleyFP13 (FP) within 100m of site
BrinsleyFP36 (FP) within 100m of site
GreasleyFP6 (FP) within 250m of site
BrinsleyBW33 (BW) within 250m of site
BrinsleyFP1 (FP) within 250m of site
BrinsleyFP14 (FP) within 250m of site
BrinsleyFP39 (FP) within 250m of site
GreasleyFP77 (FP) within 250m of site
BrinsleyFP2 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

99.48% (5.66ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (5.69ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

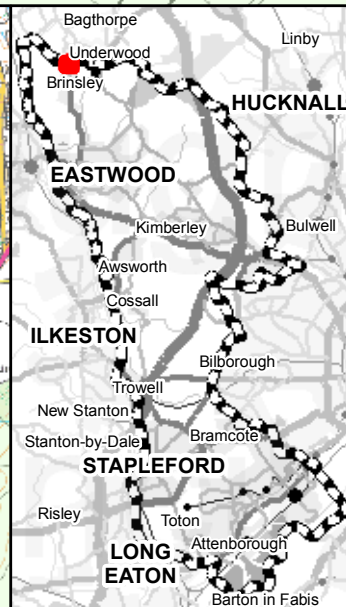
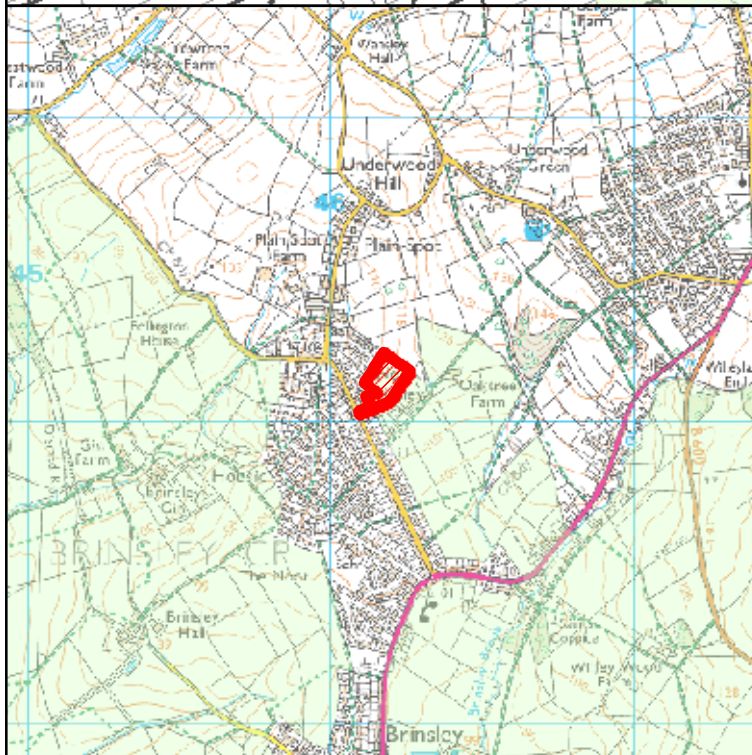
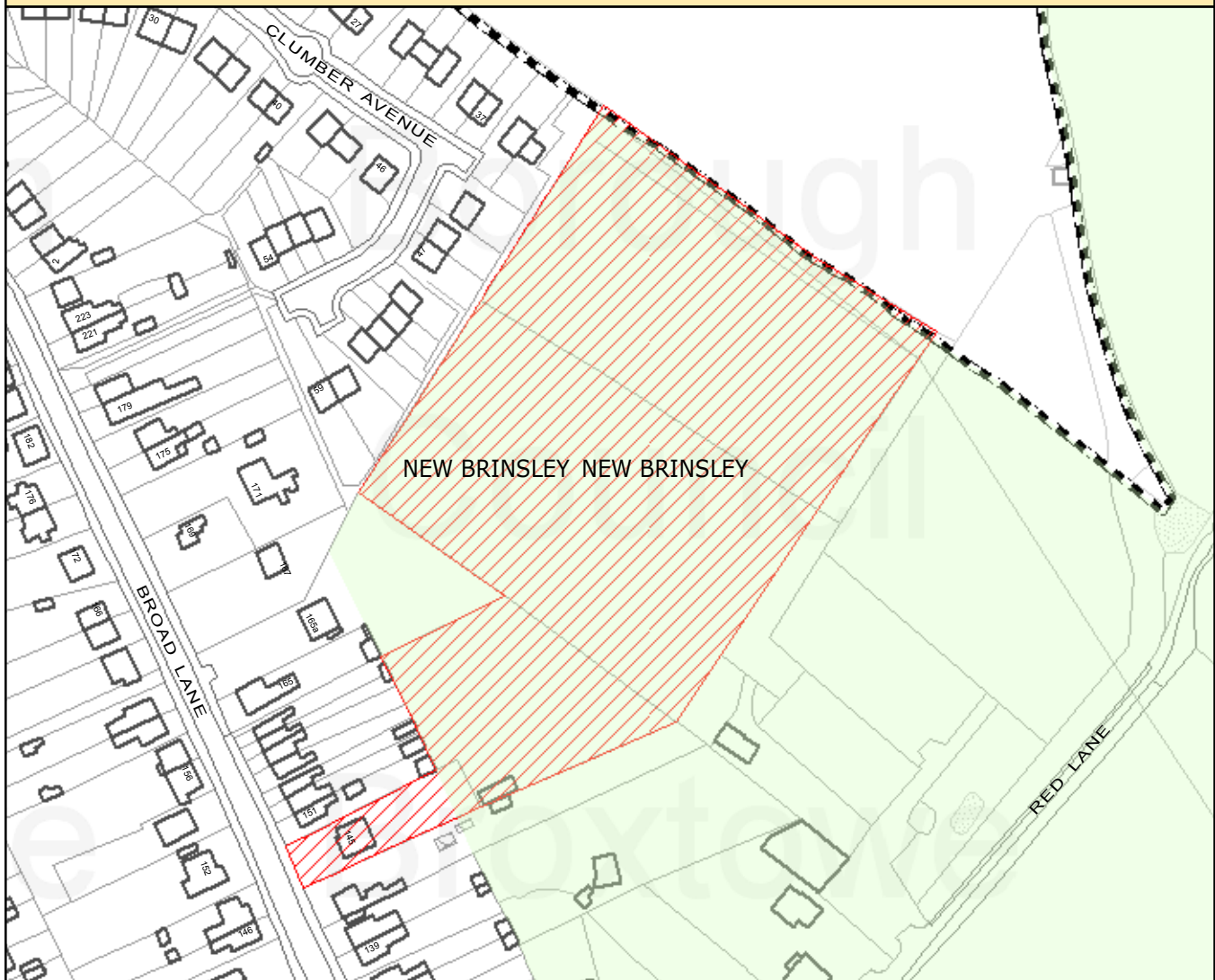
Table 72: Site 376: Land opposite 28 Church Lane, Brinsley




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

Table 73: Site 376: Land opposite 28 Church Lane, Brinsley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	88 homes. Moderate housing sub-market for affordable housing viability. A 'public right of way' dissects the site.	
2. Health	GP services over a kilometre away. Brinsley Headstocks (open space) adjacent to the site. 12 minutes to nearest GP service in Eastwood by public transport.	12 minutes to nearest GP service in Eastwood by public transport.
3. Heritage	Development would have some adverse impact on the settings of the Brinsley Headstocks (a 'Public Monument' with some association with DH Lawrence) and Vine Cottage. The site is also within 100m of Brinsley Conservation Area.	
4. Crime		
5. Social	Brinsley Post Office 26m from site. Brinsley Shops 481m from site. Brinsley Primary School 570m from site. Brinsley Parish Hall 490m from site. Brinsley Lodge PH 33m from site. St James the Great 126m from site.	
6. Biodiversity and Green Infrastructure	Brinsley Headstocks LNR is located within 50m of the site. Brinsley Headstocks (5/3405 'Former colliery site with notable flora') within 100m of site. Brinsley Brook Grasslands (5/2302 'Notable neutral grasslands') within 100m of site.	Provide landscaping buffers.
7. Environment and Landscape	The area is a mixture of recreational and pastoral land. This site, when combined with SHLAA Site 198, is bounded on three sides by the village of Brinsley, which gives it a vernacular akin to a 'village green'. The former Brinsley Colliery was based to the east of the site and the 'Headstocks' are still in place and managed by a local community group. There is a medium 'landscape sensitivity' within the area of the site, 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.	

SA Objectives	Appraisal of Site	Ideas for mitigation
8. Natural Resources and Flooding	Former colliery site with the potential for land improvement. Grade 4 Agricultural Land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Rainbow 1 and Black Cat services provide half-hourly options.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 1.26

Potential dwellings: 15

Site type: Green Belt

Easting: 446189

Northing: 350144



Public Transport (5)Bus Stops (5)

Clumber Avenue 165m from site
 Broad Oak Drive 175m from site
 Broad Oak Drive 185m from site
 Clumber Avenue 192m from site
 Plainspot Road 437m from site

Schools (2)Primary (2)

Brinsley Primary School 438m from site
 Underwood C of E Primary School 752m from site

Consumer Services (4)Food Retail (2)

Brinsley Mini Market 558m from site
 Clarke Brothers 936m from site

Post Offices (1)

Underwood Post Office 964m from site

Shopping Centres (1)

Brinsley Shops 555m from site

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

Brinsley Parish Hall 624m from site

Leisure Centres (1)

Kimberley Leisure Centre 6645m from site

Libraries (1)

Eastwood Library 3236m from site

Public Houses (1)

The Durham Ox 182m from site

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

95.86% (1.49ha) of site in Green Belt

Administrative Boundary (2)Borough Ward (1)

99.73% (1.55ha) of site in Brinsley

Parish (1)

99.5% (1.55ha) of site in Brinsley

Flood (2)Surface Water Flooding (2)

0.88% (0.01ha) of site in Surface Water Flood Map 1 in 100

35.4% (0.55ha) of site in Surface Water Flood Map 1 in 1000

Natural Environment (1)Agricultural Land Classification (1)

100% (1.55ha) 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)

79.86% (1.24ha) of site in
 DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

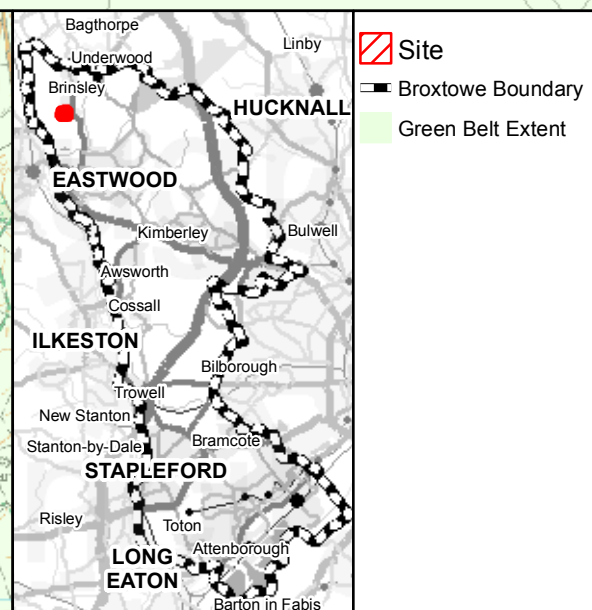
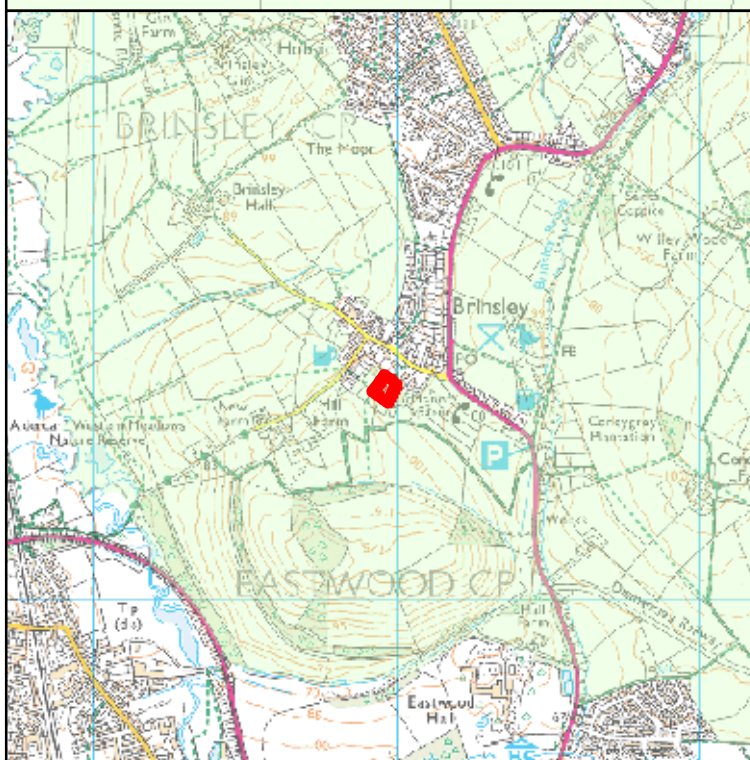
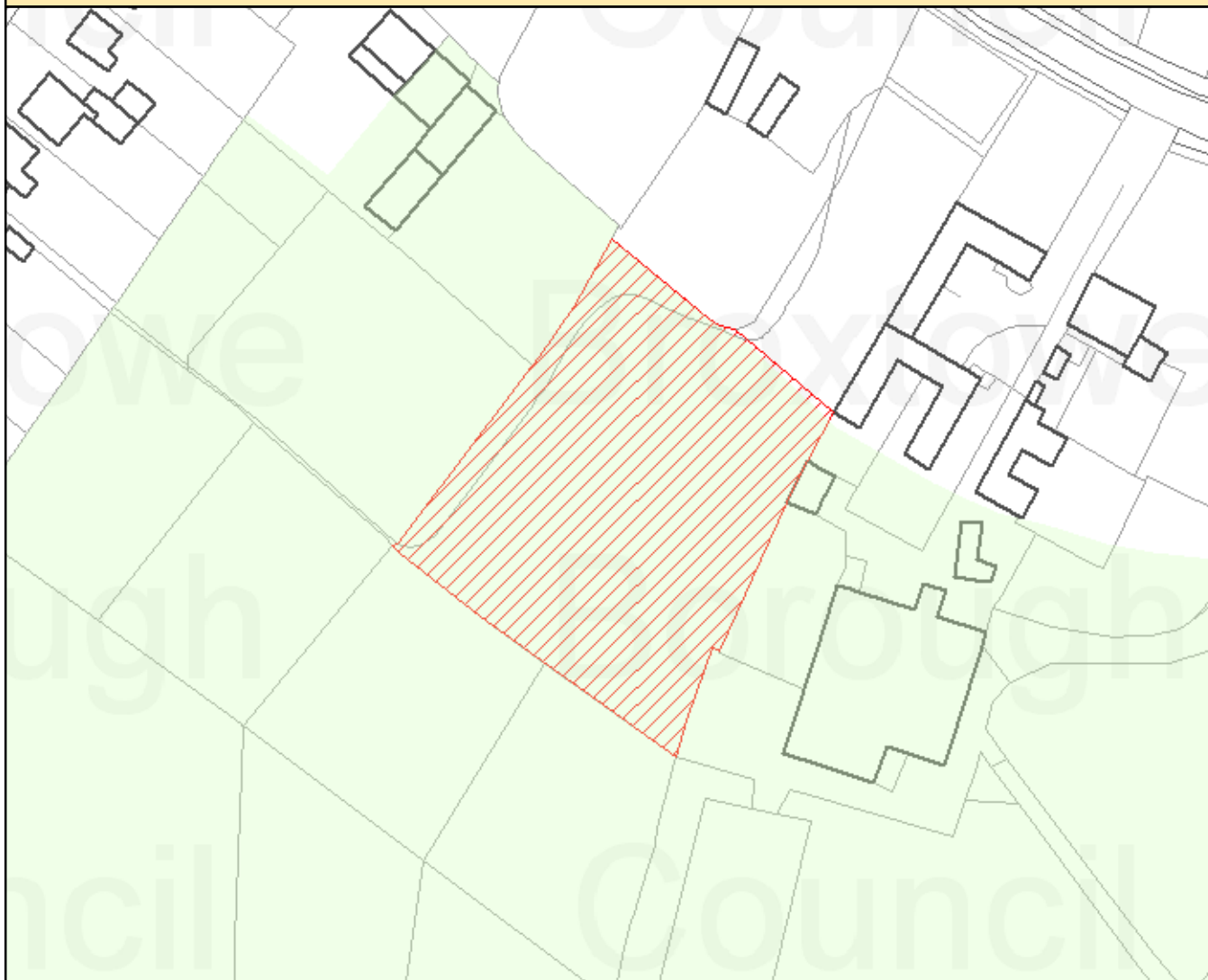
100% (1.55ha) of site in Nottinghamshire, Derbyshire and
 Yorkshire Coalfield

Table 74: Site 681: Land To The Rear Of Clumber Avenue, Brinsley

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

Table 75: Site 681: Land To The Rear Of Clumber Avenue, Brinsley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	15 homes (originally). Representations were submitted to the Part 2 Local Plan Publication Consultation on behalf of the landowner, indicating that some 40 dwellings could be accommodated on the site. The residential property at no. 145 would need to be demolished to accommodate the site access onto Broad Lane.	
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.
6. Biodiversity and Green Infrastructure		
7. Environment and 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 and Flooding		
9. Waste	Demolition of no 145 Broad Lane.	
10. Energy and Climate Change		
11. Transport	Half hourly R1 bus service.	
12. Employment		
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	Poorly related to strategic road network.



Site area (ha): 0.39

Potential dwellings: 11

Site type: Green Belt

Easting: 445964

Northing: 348695



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 Stoney Lane to Aldecar within 250m of site

Access (8)

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

5.04m of BrinsleyFP11 (FP) dissects site

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

85.06m of BrinsleyFP1 (FP) dissects site

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

BrinsleyFP11 (FP) within 50m of site

BrinsleyFP1 (FP) within 50m of site

BrinsleyBW33 (BW) within 100m of site

BrinsleyFP13 (FP) within 250m of site

BrinsleyFP12 (FP) within 250m of site

BrinsleyFP10 (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

Table 76: Site 128: Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley

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

Table 77: Site 128: Land to the rear of Robin Hood Inn, 17 Hall Lane, Brinsley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	11 homes. Potential access issues.	
2. Health	GP service over 800m away- The Surgery Eastwood 14 mins. by public transport.. Brinsley Headstocks 390m from site.	
3. Heritage	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. The Robin Hood Inn itself is a non-designated heritage asset.	
4. Crime		
5. Social	Brinsley Mini Market 790m from site. Brinsley Post Office 184m from site. Brinsley Shops 814m from site. Brinsley Headstocks 390m from site. St James the Great 442m from site. The White Lion pub 109m from site.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	There is a medium landscape sensitivity, which is mainly derived from the medium landscape value. In addition, the visual sensitivity is also medium	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	At least half hourly 1 bus service, and hourly Black Cat service.	
12. Employment		
13. Innovation		
14. Economic Structure	Poorly related to strategic road network.	Poorly related to strategic road network.

Policy 6: Eastwood Site Allocation

6.1 The following table shows the summary of the site assessments for the settlement of Eastwood, the Key below shows how the scoring has been applied.

KEY:

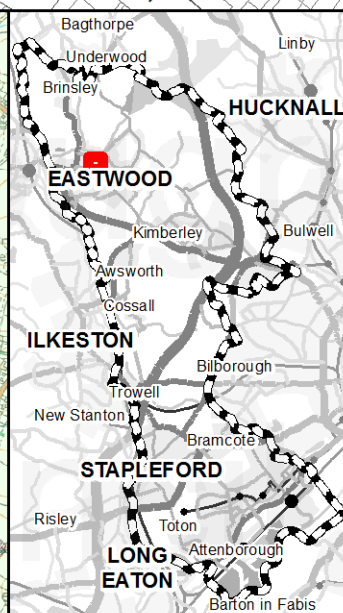
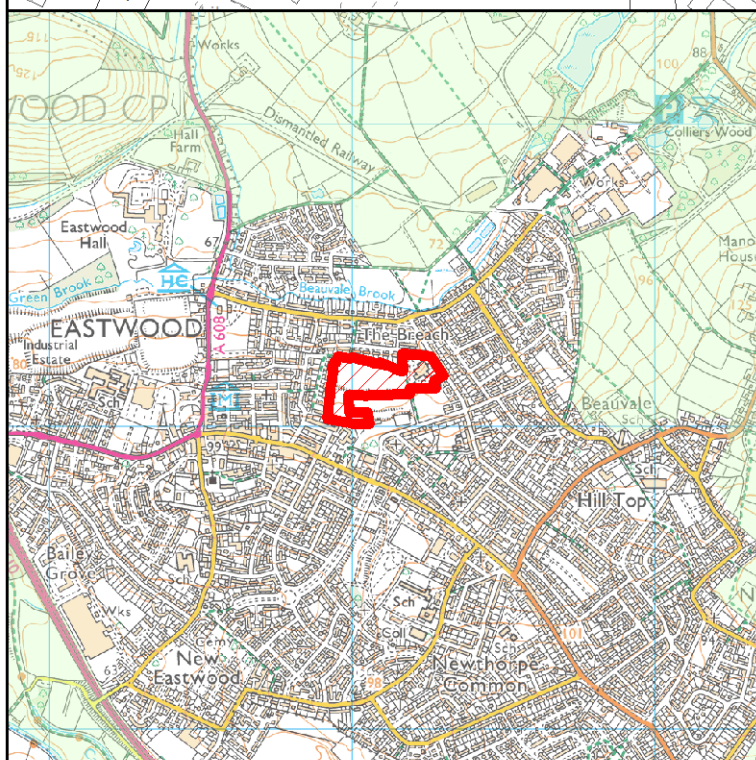
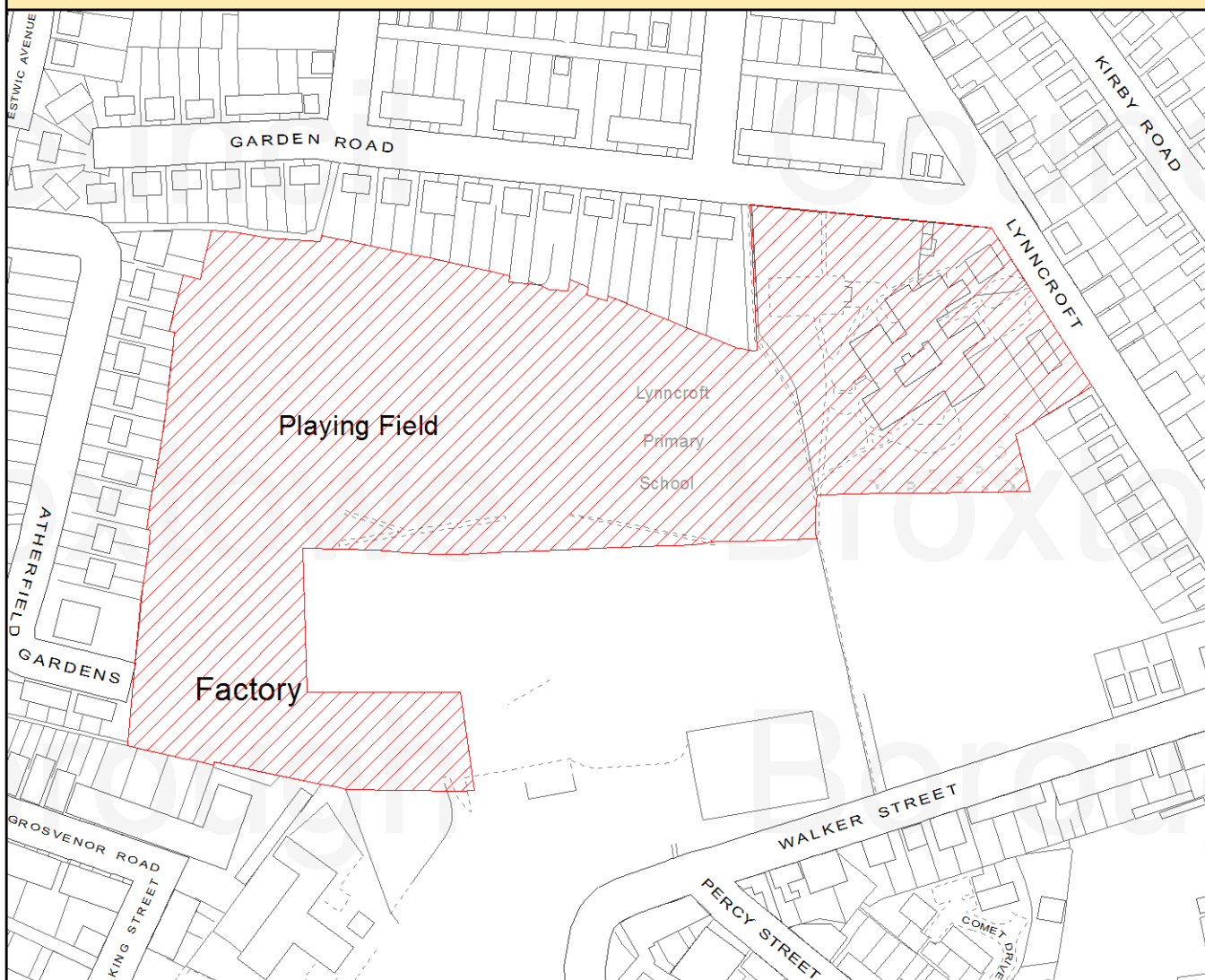
Number of squares coloured in the assessment tables	Symbol	
5	+++	Very major/important positive
4	++	Major positive
3	+	Positive Moderate to major positive
2	++	Minor Moderate positive
1	+	Very minor Minor positive
-		Assessed as neutral/not relevant/negligible impact
-	?	Unknown impact
1	-	Very minor Minor negative
2	--	Minor Moderate negative
3	-	Negative
4	--	Major negative
5	---	Very major/important negative

6.2 The colour of an individual box indicates the significance of the effect on a sustainability appraisal objective. These are based on a traffic light system where greens indicate positive contributions and orange / red indicates negative ones. The darker the green, the higher the significance of the positive contribution. Within each colour, there are further graduations of significance noted by the number of plus signs (+) or the number of minus signs (-).

Table 78: Eastwood Site Summary

Eastwood Site Summary	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and Green Infrastructure	7. Environment and Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Walker Street Eastwood	++	+++			++		--	+	-		++	+		
203: Nether Green East of Mansfield Road, Eastwood	+++	+	--		+	--	-	-			++	+		
206: East of Baker Road/ North of Nottingham Road, Giltbrook	+++	++			++	--	-	--			++	+	+	
208: West of Moorgreen, Eastwood	+++	++	--		++	-	-				+	++	+	
3: Wade Printers Baker Road, Newthorpe	++	++			++	--	-	+	-		++	-		
204: North of 4 Mill Road, Beauvale	+	+	--		++	-	-				+	+	+	
514: Hall Farm Cockerhouse Road, Eastwood	++	+	--		++	--	--				+		+	
146: Chewton Street, Eastwood	+	+++			++	-		+			+	+		

Walker Street



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 4.6

Potential Dwellings: 200

Site Type: Urban

Easting: 447078

Northing: 347148



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Site: Walker Street

Public Transport (5)

Bus Stops (5)

Greenhills Avenue 134m from site
Kirby Road 135m from site
Library 142m from site
Library 149m from site
Alexandra Street 232m from site

Schools (6)

Primary (5)

Lynncroft Primary School 0m from site
Brookhill Leys Primary and Nursery School 659m from site
Springbank Primary School 669m from site
Greasley Beauvale Primary School 749m from site
The Priory Catholic Voluntary Academy 858m from site

Secondary (1)

Eastwood Comprehensive School 700m from site

Health (2)

Dentists (1)

Eastwood Dental Centre 154m from site

Doctors (1)

Church Walk Surgery 342m from site

Consumer Services (4)

Food Retail (2)

Heron Foods Limited 109m from site
Fruit & Veg Stall 138m from site

Post Offices (1)

Eastwood Post Office 149m from site

Shopping Centres (1)

Hilltop Shops 642m from site

Community Facilities (9)

Halls And Community Centres (1)

Dora Phillips Hall 105m from site

Leisure Centres (1)

Kimberley Leisure Centre 3814m from site

Libraries (1)

Eastwood Library 119m from site

Open Spaces (5)

The Canyons 0m from site
Walker Street School Proposed Open Space 0m from site
Eastwood Square 114m from site
Greenhills Road Recreation Ground 140m from site
The Breach Cricket Ground 151m from site

Public Houses (1)

Eastwood & District Victory Club 117m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

3.85% (0.18ha) of site in North of Walker Street Eastwood

Administrative Boundary (4)

Borough Ward (3)

0.25% (0.01ha) of site in Eastwood Hall
25.3% (1.18ha) of site in Eastwood Hilltop
74.44% (3.46ha) of site in Eastwood St Marys

Parish (1)

100% (4.65ha) of site in Eastwood Town Council

Flood (3)

Surface Water Flooding (2)

0.24% (0.01ha) of site in Surface Water Flood Map 1 in 100
8.29% (0.39ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (4.65ha) of site in < 25% (Superficial Deposits Flooding)

Heritage (9)

Listed Buildings (b: around site) (3)

28, GARDEN ROAD (II) within 50m of site
28, GARDEN ROAD (II) within 100m of site
WAR MEMORIAL AT PLUMPTREE WAY (II) within 20m of site

Conservation Areas (b: around site) (1)

Eastwood within 250m of site

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

80-82 Nottingham Road (LICA) within 250m of site
76-78 Nottingham Road (LICA) within 250m of site
'The Buildings' (LICA) within 250m of site
74 Nottingham Road (LICA) within 250m of site
72 Nottingham Road (LICA) within 250m of site

Natural Environment (3)

Agricultural Land Classification (1)

100% (4.65ha) of site in URBAN

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

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

Beauvale Brook Marsh, Eastwood (2/259 'A wetland of valuable species assemblage') within 250m of site

Green Infrastructure (2)

Open Spaces (1)

54.57% (2.54ha) of site in Walker Street School Proposed Open Space (Restricted Access: Future Potential Site)

Proposed Green Infrastructure Corridors (b: around site)

2.2 Nether Green and Beauvale Brook within 250m of site

Access (16)

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

83.41m of EastwoodFP27 (FP) dissects site

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

EastwoodFP30 (FP) within 50m of site
EastwoodFP43 (FP) within 50m of site
EastwoodFP27 (FP) within 50m of site
EastwoodFP29 (FP) within 100m of site
EastwoodFP43 (FP) within 100m of site
EastwoodFP30 (FP) within 100m of site
EastwoodFP26 (FP) within 100m of site
EastwoodFP20 (FP) within 250m of site
EastwoodFP21 (FP) within 250m of site
EastwoodFP22 (FP) within 250m of site
EastwoodFP23 (FP) within 250m of site
EastwoodFP25 (FP) within 250m of site
EastwoodFP28 (FP) within 250m of site
GreasleyFP88 (FP) within 250m of site
GreasleyFP87 (FP) within 250m of site

Other (1)

National Character Areas (1)

100% (4.65ha) of site in Nottinghamshire, Derbyshire : Yorkshire Coalfield

End of report

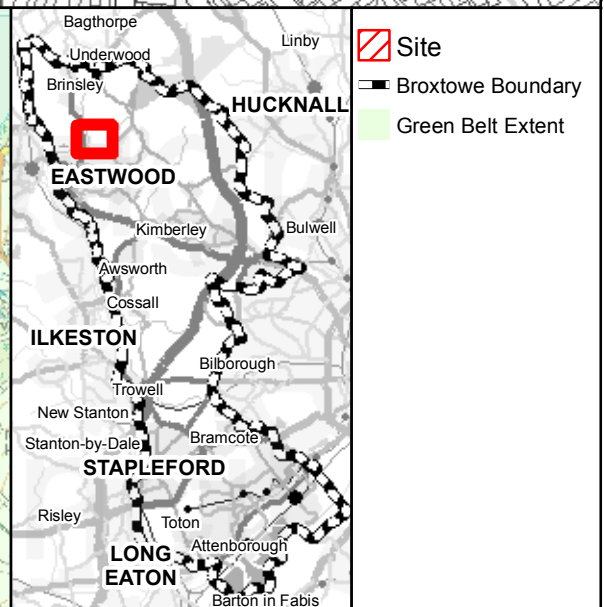
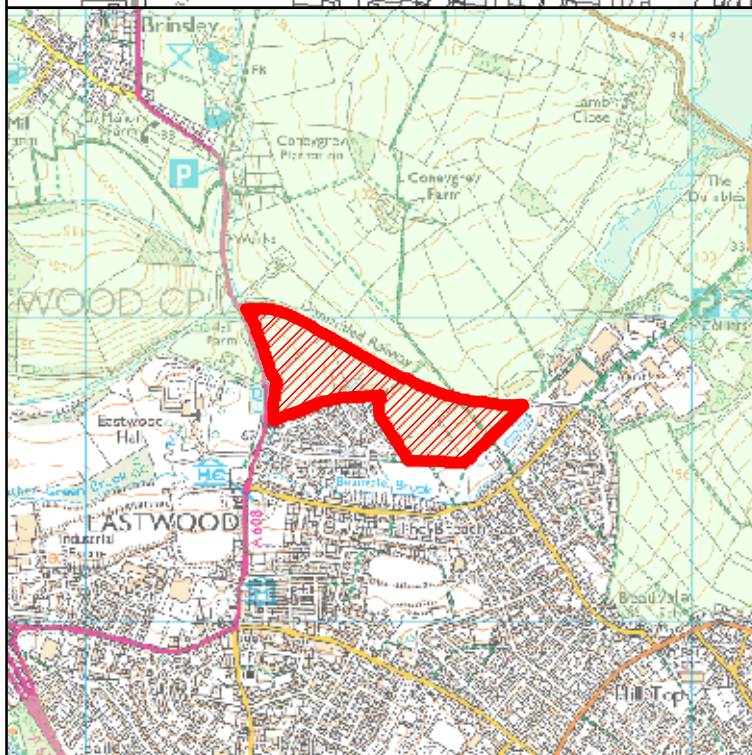
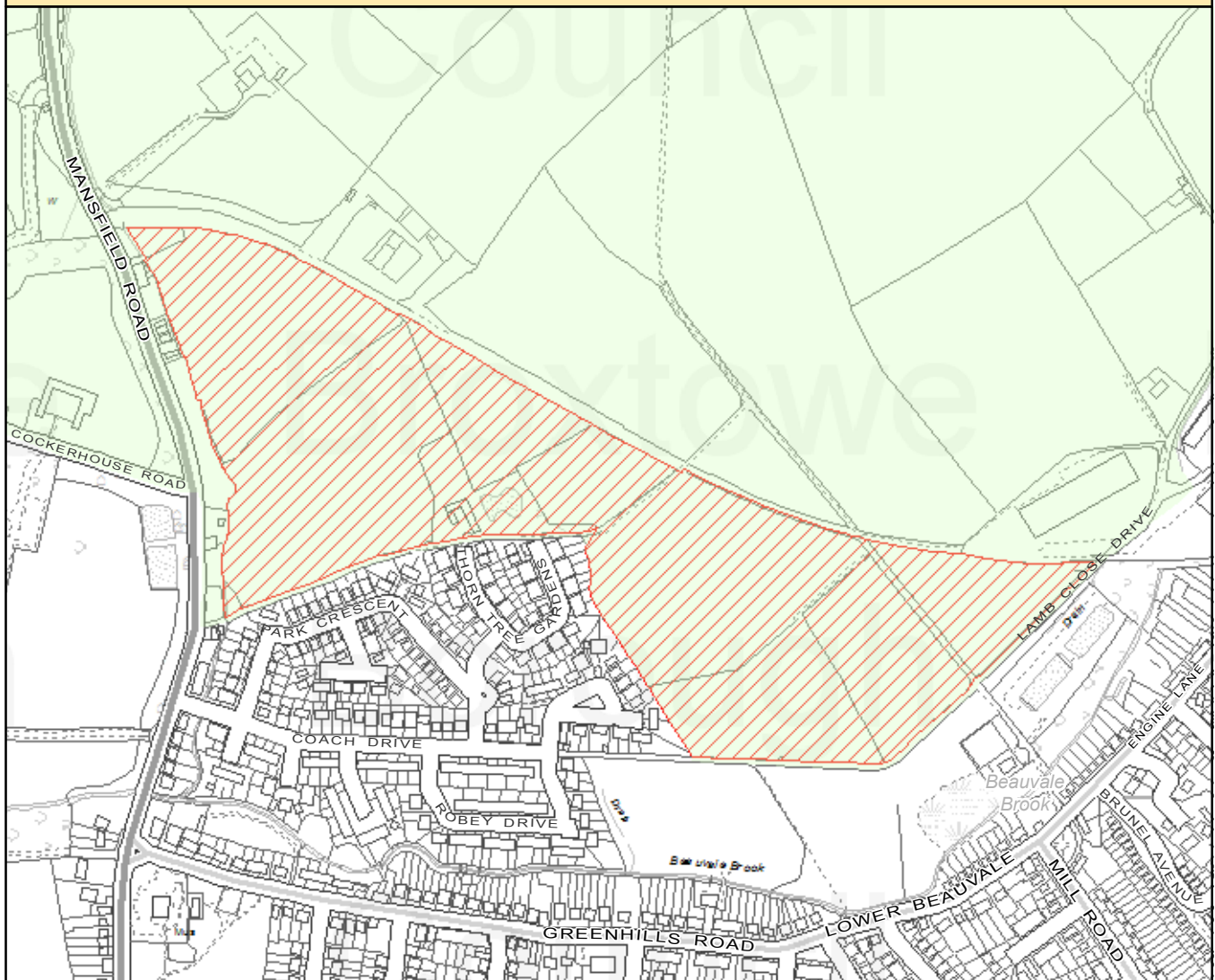
Table 79: Policy 6.1 Walker Street, Eastwood

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 80: Policy 6.1 Walker Street, Eastwood

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	200 homes Possible element of extra care provision (plus c.30 extra care homes) . Weaker housing sub-market for affordable housing viability. Open corridor of 25 m required for DH Lawrence heritage. To include 'community hub' including a health centre.	
2. Health	GP services 324m The Canyons open space on site and proposed open space on site. 'Community hub' including a health centre proposed on the site.	
3. Heritage	None directly on site. There is a listed building outside of the site at no. 28 Garden Road (Grade II Listed) although this is separated from the site by Garden Road and properties along the southern side of this road and so the development of the site should not adversely impact upon it.	Detailed policy on the literary heritage associated with DH Lawrence.
4. Crime		
5. Social	The Canyons open space on site. Dora Phillips Hall 105m from site, Eastwood Library 23m Shops 226m, Brinsley Mini Market 249m Lynncroft Primary School 37m from site, Eastwood Comprehensive School 700m Anthony Byrne The Newsagent 71m from site, Eastwood Post Office 94m from site. 'Community hub' proposed on the site.	
6. Biodiversity and Green Infrastructure	No implications.	
7. Environment and Landscape	Series of terraces on a north-facing slope, from which there are extensive views into the countryside associated with DH Lawrence literary heritage, and promoted for the blue line trail.	
8. Natural Resources and Flooding	Contaminated land improvement would clean site if remediation undertaken.	Remediation work for contaminated land.
9. Waste	A preliminary assessment of the data indicates that at least some of the material may be classified as hazardous waste. Potentially some demolition waste'	
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
11. Transport	Mill Road and Plumptre Way quiet roads within 400m Town centre bus stops for quarter hourly and other services.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		



Site area (ha): 17.19

Potential dwellings: 300

Site type: Green Belt

Easting: 446946

Northing: 347757



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)

Oradent Studio Dental Practice 653m from site

Doctors (1)

Church Walk Surgery 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
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 154.12m

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) (2)

98.46m of GreasleyBW86 (BW) dissects site

170.7m of GreasleyBW4 (BW) dissects site

Public Rights of Way (b: around site) (18)

GreasleyFP90 (FP) within 50m of site

GreasleyBW4 (BW) within 50m of site

GreasleyBW86 (BW) within 50m of site

GreasleyFP70 (FP) within 50m of site

GreasleyFP87 (FP) within 50m of site

GreasleyFP88 (FP) within 50m of site

GreasleyFP70 (FP) within 100m of site

GreasleyFP71 (FP) within 100m of site

GreasleyFP87 (FP) within 100m of site

GreasleyFP88 (FP) within 100m of site

GreasleyFP90 (FP) within 100m of site

GreasleyFP5 (FP) within 250m of site

GreasleyFP3 (FP) within 250m of site

GreasleyFP1 (FP) within 250m of site

GreasleyBOAT2 (BOAT) within 250m of site

EastwoodFP28 (FP) within 250m of site

EastwoodBW40 (BW) within 250m of site

GreasleyFP89 (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

Table 81: Site 203: Nether Green East of Mansfield Road, Eastwood

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 82: Site 203: Nether Green East of Mansfield Road, Eastwood

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	300 homes. In middle range of housing sub-markets for affordable housing viability. Watercourse on site to west. Potentially difficult access to A608 Mansfield Road with need to bridge the brook.	Bridge over the brook.
2. Health	GP service over 800 m from site. Within 400 m of Mansfield Road Recreation Ground.	
3. Heritage	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).	
4. Crime		
5. Social	Eastwood Hall on opposite side of Mansfield Road. Brinsley Headstocks and Colliers Wood within 800m Eastwood District Centre within 800 m of site including Post Office and library.	
6. Biodiversity and Green Infrastructure	Adjacent to Beauvale Brook Marsh LWS, a wetland with a valuable species assemblage.	
7. Environment and Landscape	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.	
8. Natural Resources and Flooding	Surface/Ground Water flooding issues. Minimal River Flooding risk from Beauvale and Brinsley Brooks to south and west.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Within 800 m 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		

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)

Giltbrook Surgery 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
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)

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 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) (2)

76.54m of GreasleyFP35 (FP) dissects site
385.84m of GreasleyFP36 (FP) dissects site

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

GreasleyFP35 (FP) within 50m of site
GreasleyFP36 (FP) within 50m of site
GreasleyBW56 (BW) within 100m of site
GreasleyFP45 (FP) within 250m of site
GreasleyFP106 (FP) within 250m of site
GreasleyFP28 (FP) within 250m of site
GreasleyFP40 (FP) within 250m of site
GreasleyFP55 (FP) within 250m of site
GreasleyFP76 (FP) within 250m of site
GreasleyFP96 (FP) within 250m of site
GreasleyFP32 (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

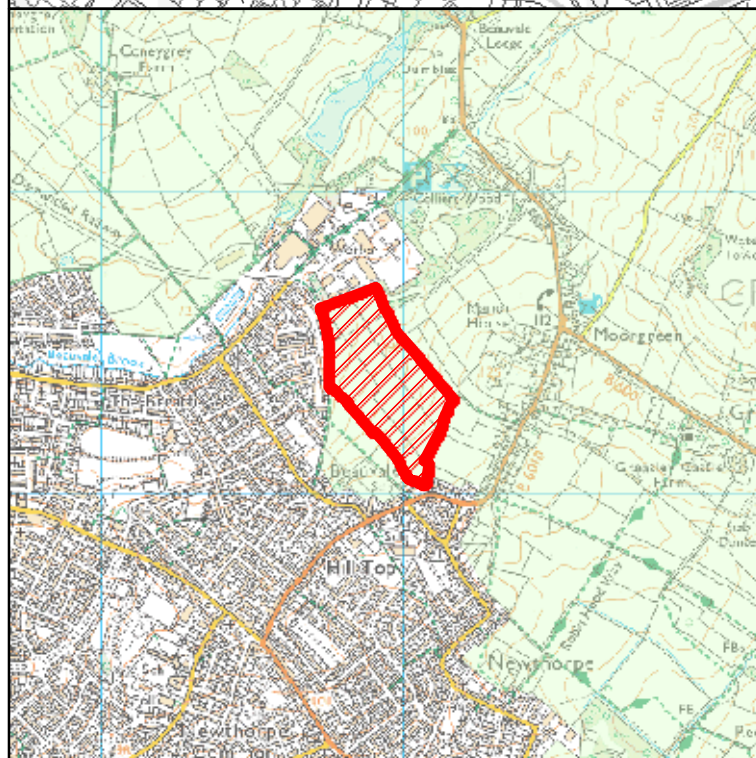
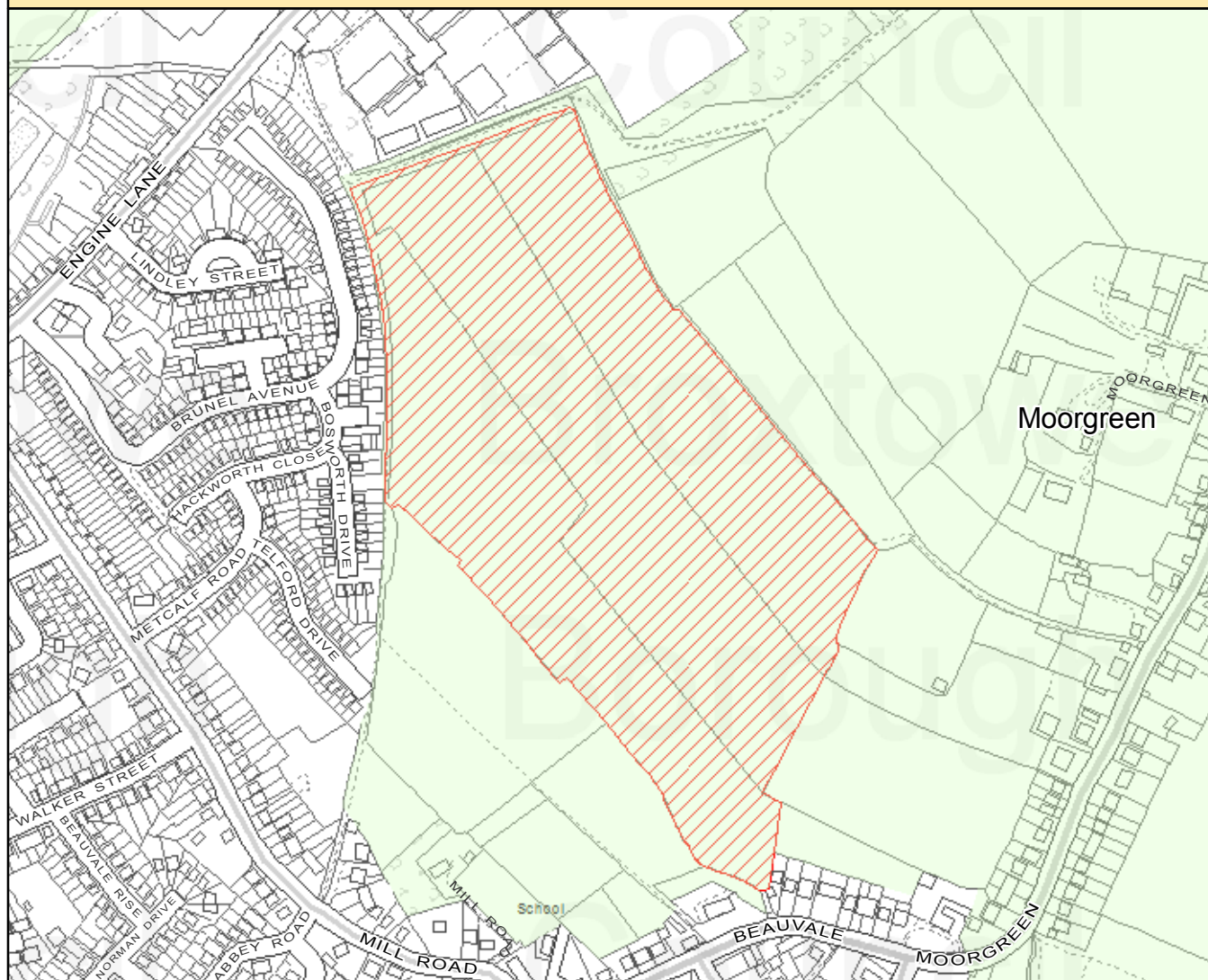
End of report

Table 83: Site 206: East of Baker Road/North of Nottm Road, Giltbrook

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 84: Site 206: East of Baker Road/North of Nottm Road, Giltbrook

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	283 homes. Weaker Eastwood housing sub-market for affordable housing viability.	
2. Health	GP service 151m Digby Street Sports Ground 245m, Acorn Avenue Open Space 312m	
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.
6. Biodiversity and Green Infrastructure	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'). 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).	Keep development from wildlife area and buffer to south and east. Buffer to north for wildlife site.
7. Environment and Landscape	Greasley Fields Mature Landscape Area to east. The site is made up of largely agricultural land use and is bounded on its western edge by the settlement of Newthorpe. There is a high landscape sensitivity within the site, which has a high recreational value, conservation interests and scenic quality as well as a medium susceptibility to perception of change within the landscape. There is an overall medium visual sensitivity, with recreational receptors primarily affected by change to the area.	Planning conditions or obligations. Retain and enhance mature vegetation.
8. Natural Resources and Flooding	22.27% (4.06ha) of site in Flood Zone 3, 23.92% (4.36ha) of site in Flood Zone 2. Gilt Brook to east.	
9. Waste		
10. Energy and 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
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 14.53

Potential dwellings: 262

Site type: Green Belt

Easting: 447939

Northing: 347374



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)

Eastwood Dental Centre 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

Agricultural Land Classification (2)

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 (13)

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

267.63m of GreasleyFP67 (FP) dissects site

454.95m of GreasleyFP3 (FP) dissects site

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

GreasleyFP67 (FP) within 50m of site

GreasleyFP1 (FP) within 50m of site

GreasleyFP3 (FP) within 50m of site

GreasleyFP89 (FP) within 100m of site

GreasleyFP1 (FP) within 100m of site

EastwoodFP36 (FP) within 250m of site

GreasleyBOAT2 (BOAT) within 250m of site

GreasleyFP26 (FP) within 250m of site

GreasleyFP39 (FP) within 250m of site

GreasleyFP71 (FP) within 250m of site

GreasleyFP42 (FP) 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

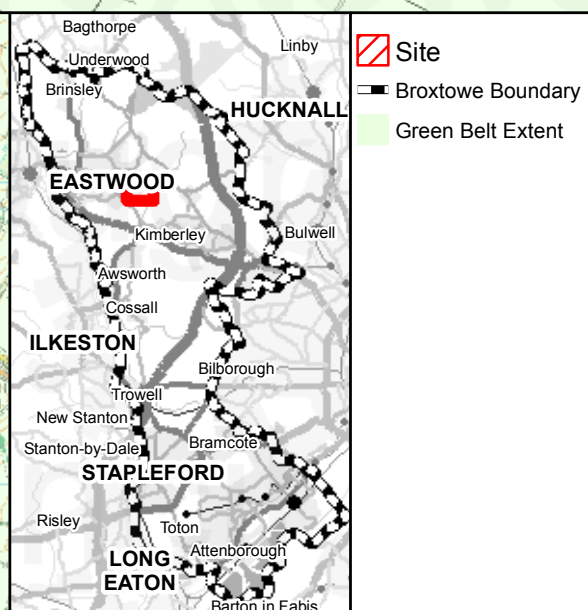
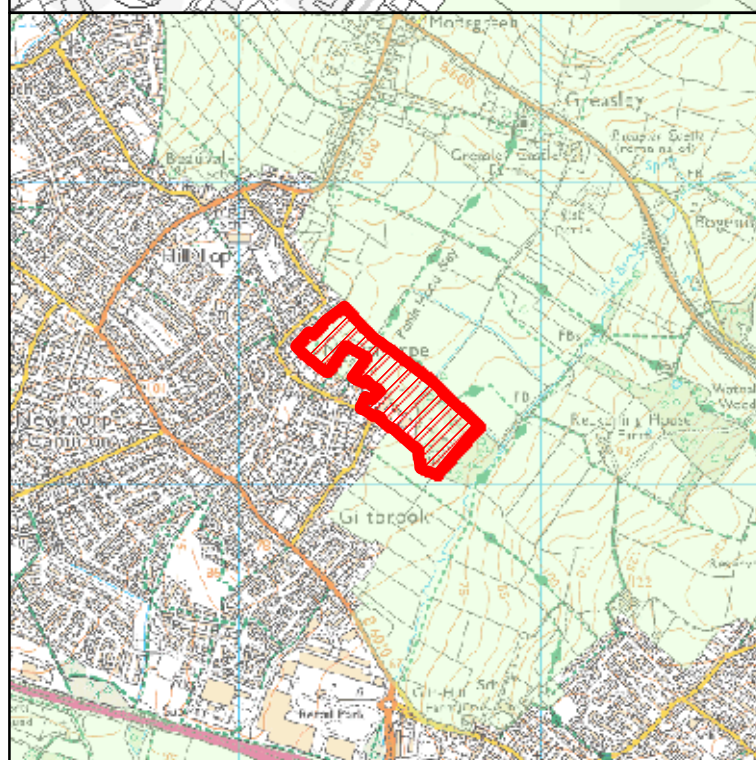
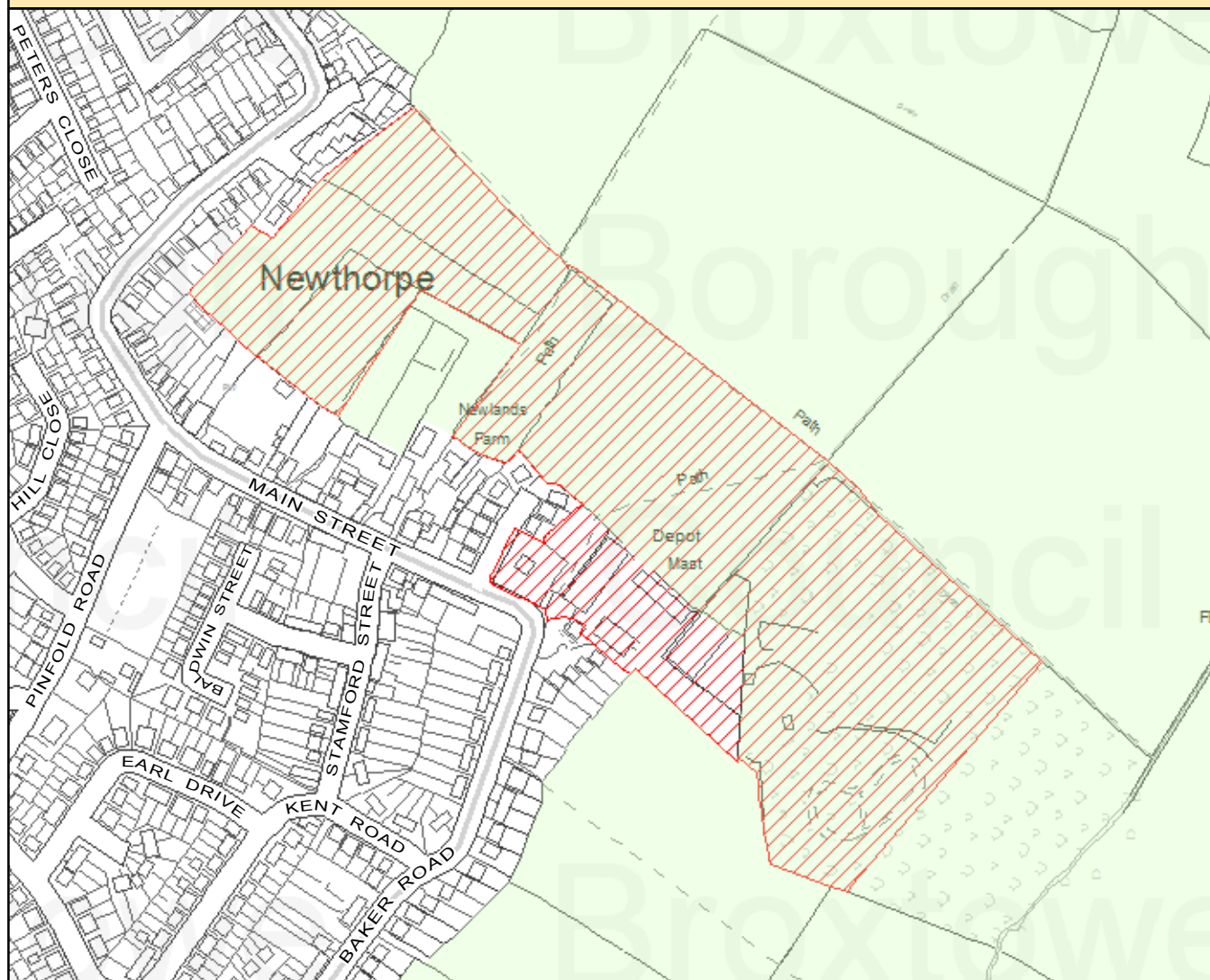
Table 85: Site 208: West of Moorgreen, Eastwood




	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 86: Site 208: West of Moorgreen, Eastwood

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	262 homes. Weaker Eastwood housing sub-market for affordable housing viability. New highway capacity would be needed. Potential site access issues.	Road in IDP.
2. Health	Giltbrook and Newthorpe GPs nearly 2km Beauvale Recreation Ground 196m from site.	
3. Heritage	Within viewpoints important views of 3 listed buildings:- Poplar Farmhouse and adjoining stables (II) Greasley Beauvale D H Lawrence Infant School (II) 31, Moorgreen (II).	
4. Crime		
5. Social	Greasley Beauvale Primary School 223m from site. Community and Sports Centre 267m from site. Colliers Wood adjacent. Main Street Allotments Greasley 251m from site. Greasley Miners Welfare Social Club 388m from site.	
6. Biodiversity and Green Infrastructure	Adjacent Colliers Wood LNR. Nether Green Brook (5/1108 A notable wetland community developed along a brook of zoological importance) within 250m of site.	Woodland buffer.
7. Environment and Landscape	Comprised of agriculture and 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.	Retain and enhance mature vegetation.
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
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
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 11.07

Potential dwellings: 200

Site type: Green Belt

Easting: 448519
Northing: 346309



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)

Giltbrook Surgery 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
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/T10)
HIGH STREET 1998 within site boundary (TPO/KIM/07/T3)
HIGH STREET 1998 within site boundary (TPO/KIM/07/T5)
HIGH STREET 1998 within site boundary (TPO/KIM/07/T7)
HIGH STREET 1998 within site boundary (TPO/KIM/07/T2)

Green Infrastructure (1)

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

2.3 Giltbrook within 250m of site

Access (17)

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

149.55m of GreasleyFP32 (FP) dissects site
206.31m of GreasleyFP40 (FP) dissects site
251.72m of GreasleyFP28 (FP) dissects site

Public Rights of Way (b: around site) (14)

GreasleyFP41 (FP) within 50m of site
GreasleyFP32 (FP) within 50m of site
GreasleyFP40 (FP) within 50m of site
GreasleyFP28 (FP) within 50m of site
GreasleyFP95 (FP) within 100m of site
GreasleyFP36 (FP) within 100m of site
GreasleyFP80 (FP) within 100m of site
GreasleyFP41 (FP) within 100m of site
GreasleyFP33 (FP) within 250m of site
GreasleyFP35 (FP) within 250m of site
GreasleyFP39 (FP) within 250m of site
GreasleyFP43 (FP) within 250m of site
GreasleyFP94 (FP) within 250m of site
GreasleyFP96 (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

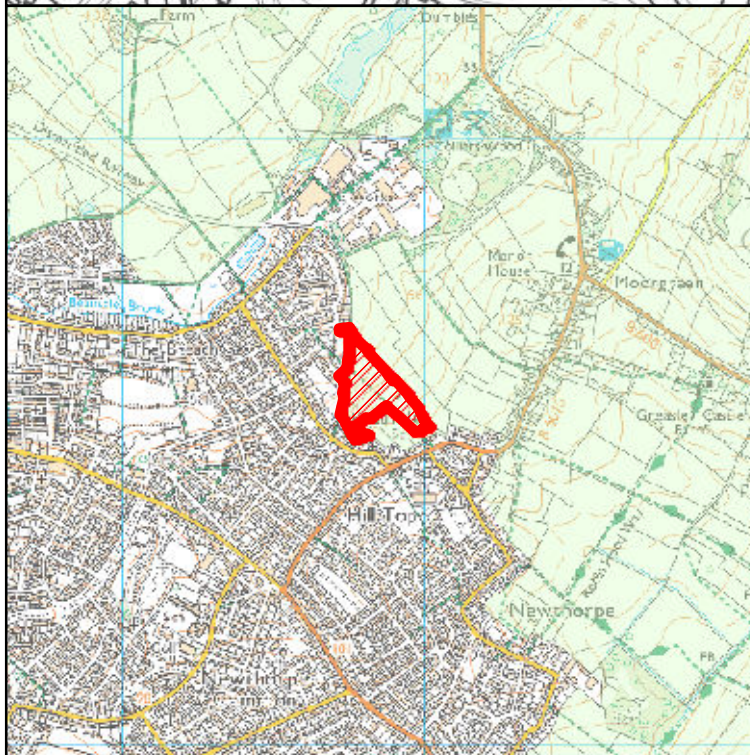
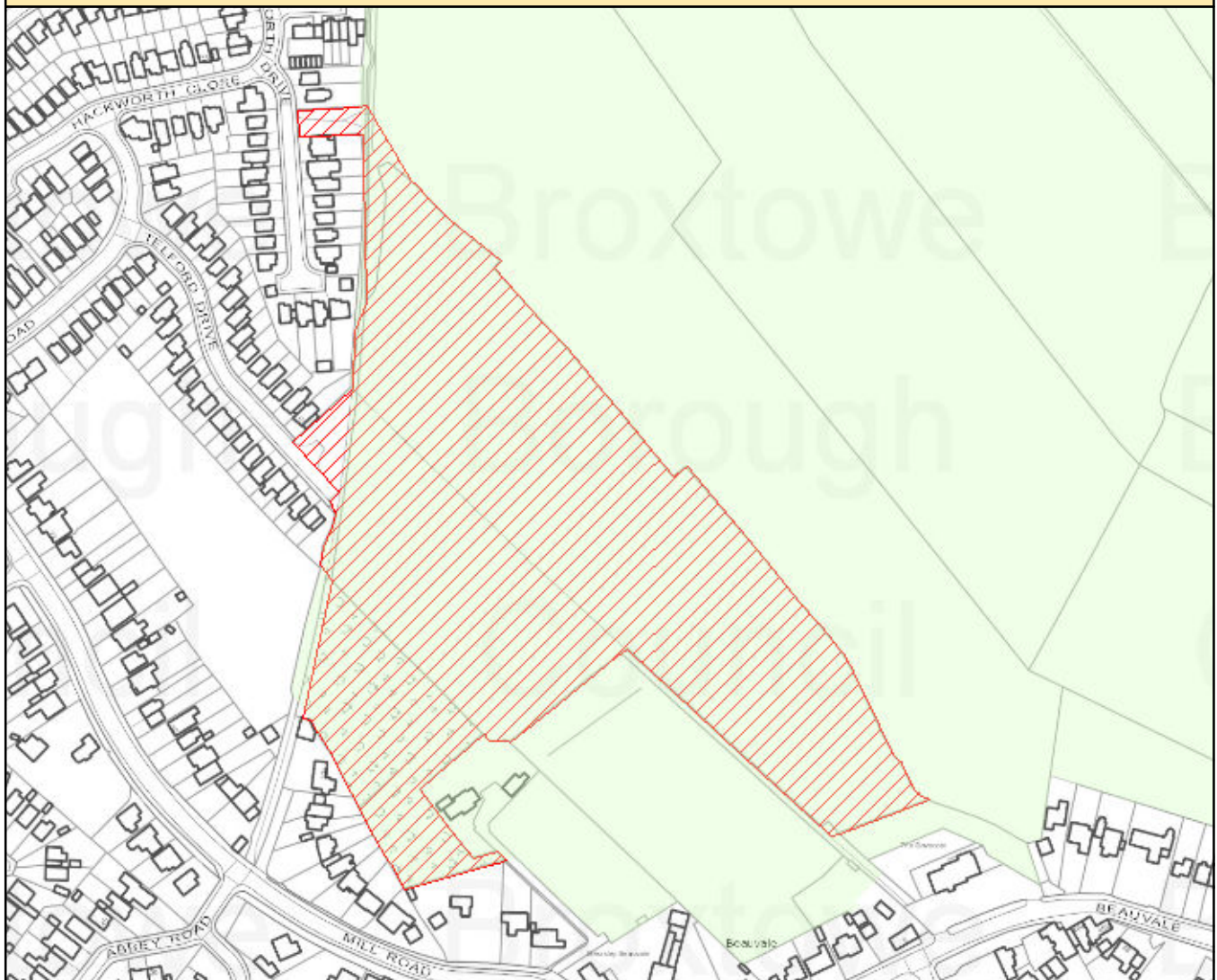
Table 87: Site 3: Wade Printers Baker Road, Newthorpe




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

Table 88: Site 3: Wade Printers Baker Road, Newthorpe

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>Up to 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. Even discounting all former industrial and 'colliery / tip' areas, and restricting development area to the agricultural land to the north-west of the site, there would should 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		
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 and 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. 6</p> <p>TPOs within site boundary.</p>	<p>Develop furthest away from LWS.</p> <p>Controlled excavation and drainage.</p> <p>Buffer to TPOs.</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	<p>The site is in a landscape area 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, a high recreational value, 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 area.</p> <p>Greasley Fields MLA along Gilt Brook 100m to south.</p>	Retain and enhance mature vegetation.
8. Natural Resources and Flooding	Brownfield regeneration land on part of site.	Potential remediation of Brownfield land.
9. Waste	Demolition of existing industrial buildings.	
10. Energy and 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>Residential development Sstimulates construction and other jobs.</p>	Mixed-use development.
13. Innovation		
14. Economic Structure		



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 4.57

Potential dwellings: 88

Site type: Green Belt

Easting: 447834

Northings: 347164



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)

Eastwood Dental Centre 845m from site

Doctors (1)

Newthorpe Medical Centre 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
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)

179.69m of GreasleyFP1 (FP) dissects site
195.41m of GreasleyFP67 (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
EastwoodFP36 (FP) within 100m of site
EastwoodFP24 (FP) within 250m 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

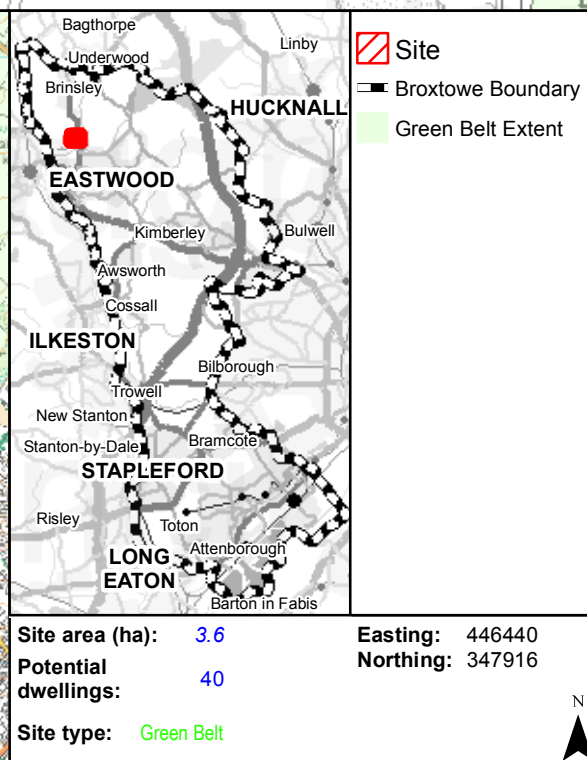
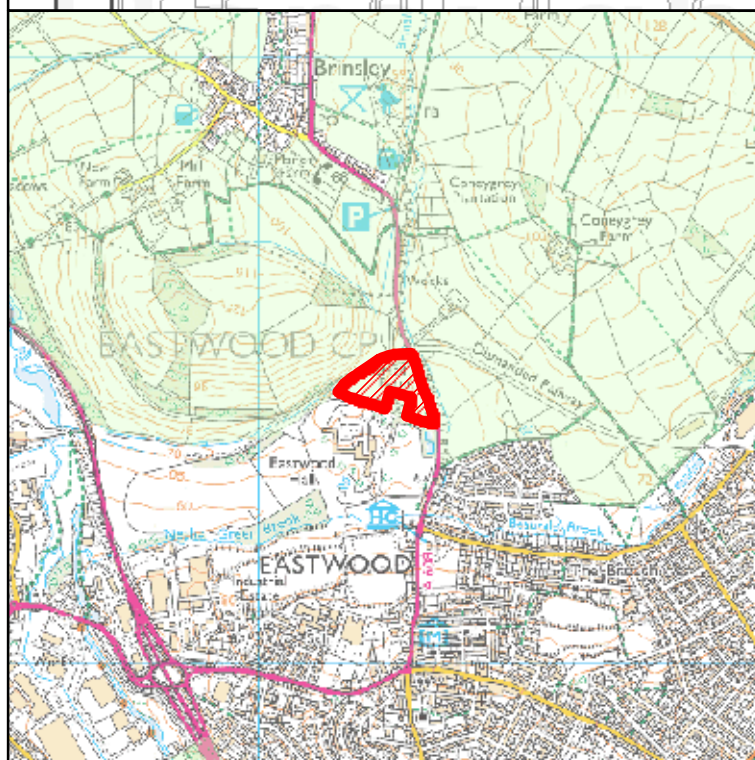
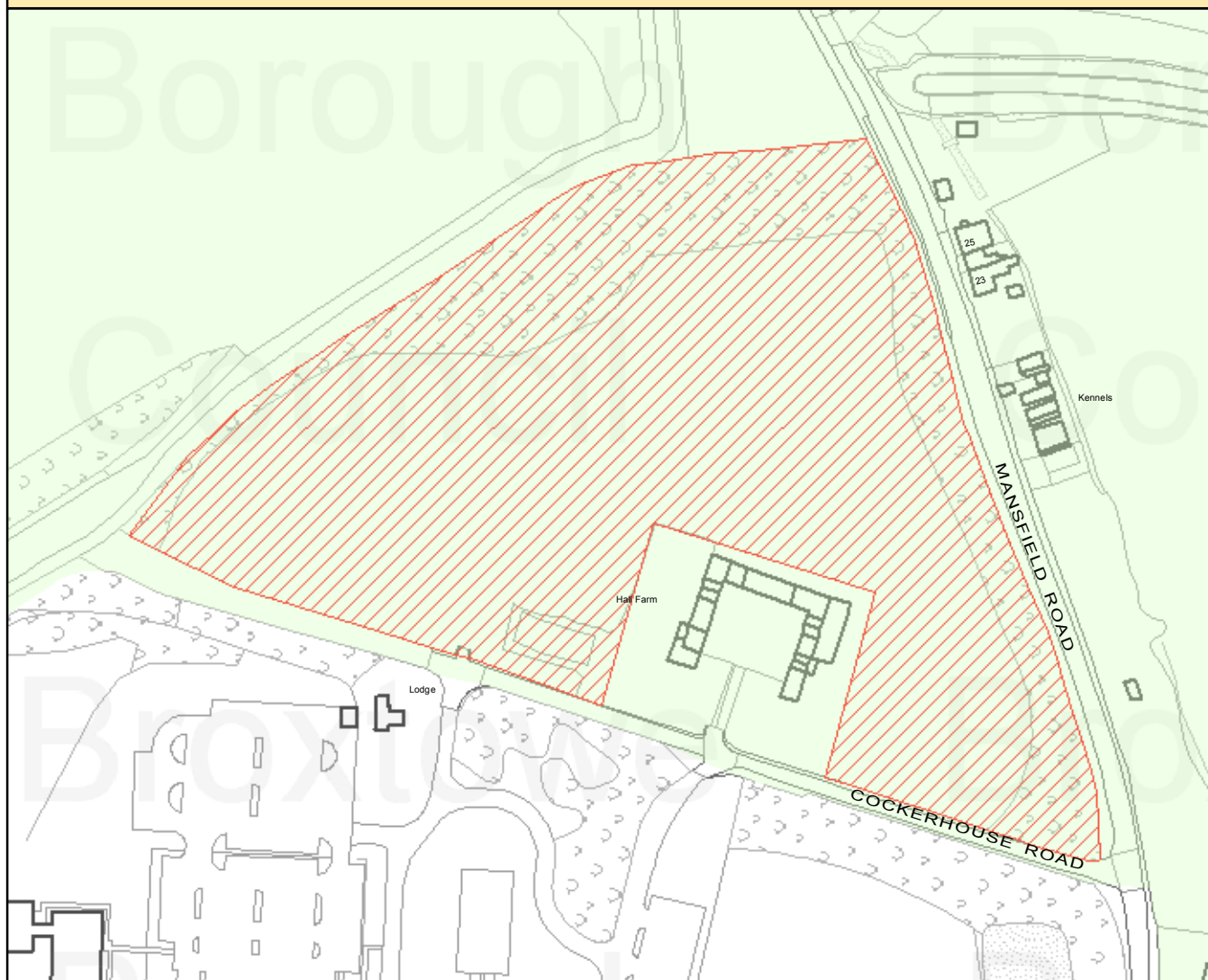
Table 89: Site 204: North of 4 Mill Road, Beauvale

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

Table 90: Site 204: North of 4 Mill Road, Beauvale

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	88 homes. Weaker Eastwood housing sub-market for affordable housing viability. No access issues. No constraints which would reduce potential housing.	
2. Health	Newthorpe Medical Centre over 800m away. 17 mins. by public transport. Beauvale Recreation Ground 135m from site.	
3. Heritage	Greasley Beauvale D H Lawrence Infant School (II) less than 100m Site still within views Lawrence would have recognised despite intervening sporadic development. Poplar Farmhouse And Adjoining Stables, 1, Moorgreen (II) about the same distance. Glimpses of site from curtilage.	
4. Crime		
5. Social	Greasley Beauvale Primary School 202m from site. The Priory Catholic Voluntary Academy 761m from site. Gokani Grocers and Off Licence 271m from site. Hilltop Shops 552m from site. Community and Sports Centre 184m from site. Eastwood Library 790m from site. Beauvale Recreation Ground 135m from site. Colliers Wood 236m from site. Main Street Allotments 267m from site. The Canyons 396m from site. Greasley Miners Welfare Social Club 226m from site.	
6. Biodiversity and Green Infrastructure	Colliers Wood Local Nature Reserve (Confirmed 2012) about 400m from site.	Monitor local usage.
7. Environment and Landscape	There is a medium landscape susceptibility. 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.
8. Natural Resources and Flooding		

SA Objectives	Appraisal of Site	Ideas for mitigation
9. Waste		
10. Energy and 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		



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)

Oradent Studio Dental Practice 780m from site

Doctors (1)

Church Walk Surgery 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)

GreasleyBW86 (BW) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

100% (3.6ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (3.6ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

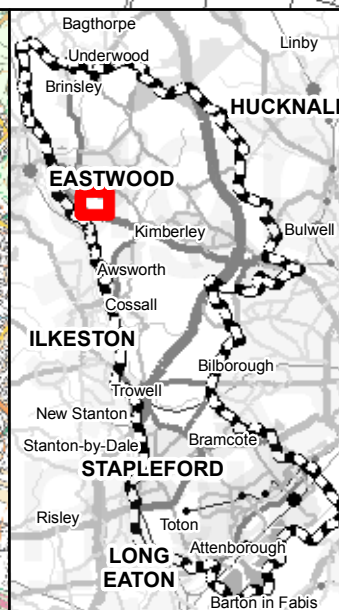
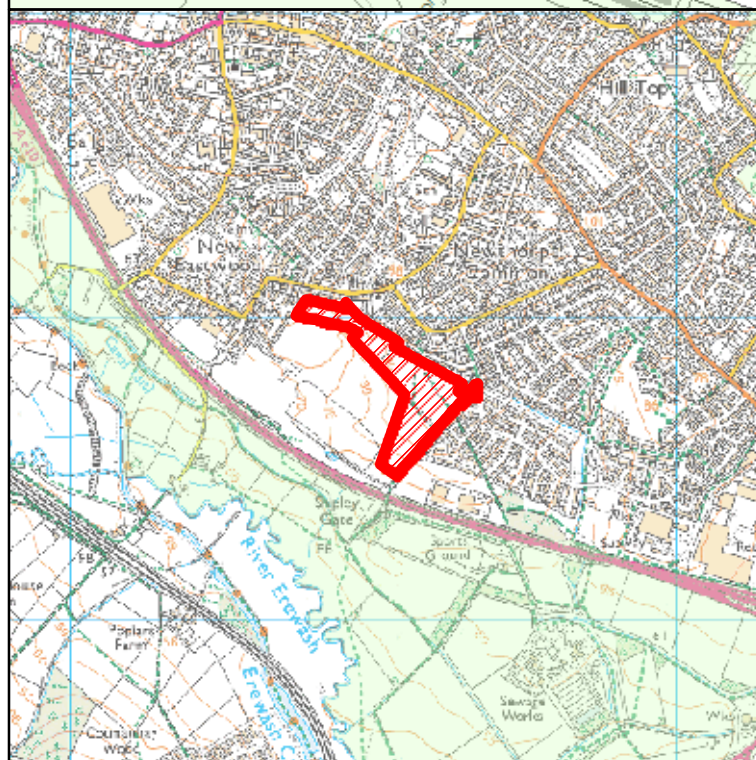
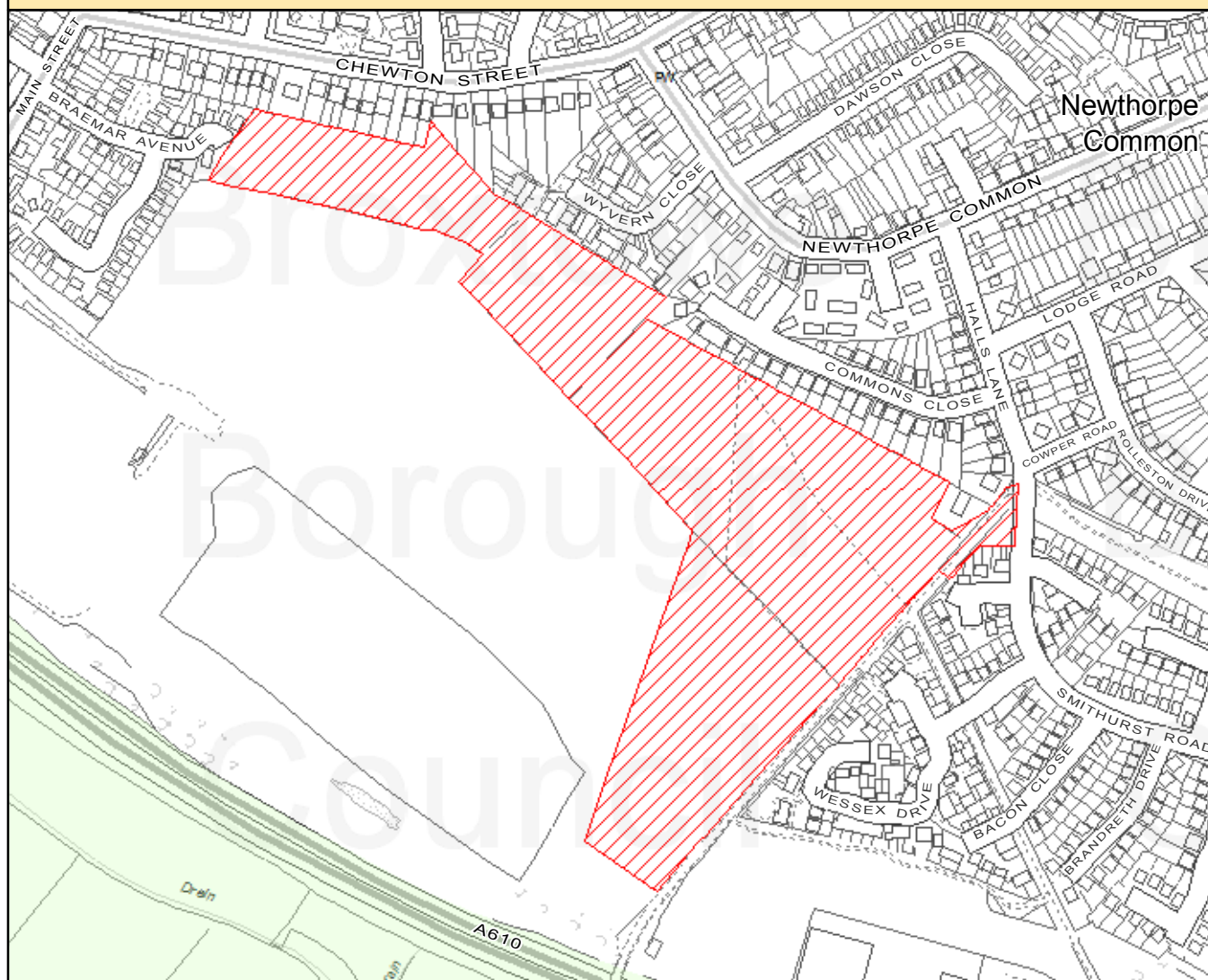
Table 91: Site 514: Hall Farm Cockerhouse Road, Eastwood

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

Table 92: Site 514: Hall Farm Cockerhouse Road, Eastwood

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 adjacent (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>	Buffer to trees, at least to British Standards.
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 adjacent (II) adjacent on three sides;</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> <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>	
6. Biodiversity and Green Infrastructure	<p>Hall Park LNR 400m</p> <p>13.85% (0.56ha) of site in EASTWOOD HALL 1992 (TPO/EAS/05/W1)</p> <p>Mostly in Brinsley Brook Corridor (GI Corridor).</p>	<p>Monitor usage.</p> <p>Buffer to trees, at least to British Standards.</p> <p>Enhance Green Infrastructure.</p>

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	Lies between the settlements of Eastwood and Brinsley. 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 area.	Careful design and implementation to integrate it successfully with the wider landscape.
8. Natural Resources and Flooding		
9. Waste		
10. Energy and 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		



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 8.45

Potential dwellings: 0

Site type: Urban

Easting: 447087

Northing: 345779



Public Transport (5)

Bus Stops (5)

Sussex Close 11m from site
Sussex Close 13m from site
Seymour Road 35m from site
Webster Avenue 47m from site
Halls Lane 134m from site

Schools (3)

Primary (3)

Brookhill Leys Primary and Nursery School 479m from site
The Priory Catholic Voluntary Academy 537m from site
Springbank Primary School 595m from site

Health (2)

Dentists (1)

Church View Dental Practice 711m from site

Doctors (1)

Newthorpe Medical Centre 397m from site

Consumer Services (4)

Food Retail (2)

Laksh Food And Wine 149m from site
Island Stores 361m from site

Post Offices (1)

Eastwood Post Office 838m from site

Shopping Centres (1)

Hilltop Shops 736m from site

Community Facilities (9)

Halls And Community Centres (1)

Plumtre Hall 770m from site

Leisure Centres (1)

Kimberley Leisure Centre 3128m from site

Libraries (1)

Eastwood Library 853m from site

Open Spaces (5)

Halls Lane Open Space 8m from site
Smithurst Road Open Space Part 1 11m from site
A610 Sports Ground 144m from site
Eastwood Cemetery 153m from site
Nottingham Canal (Greasley) 233m from site

Public Houses (1)

The New Inn 291m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

100% (8.4ha) of site in Chewton Street (fringe of former landfill site) Newthorpe

Administrative Boundary (4)

Borough Ward (2)

0.71% (0.06ha) of site in Eastwood Hilltop
99.29% (8.34ha) of site in Greasley

Parish (2)

0.01% (0ha) of site in Eastwood Town Council
99.99% (8.4ha) of site in Greasley

Flood (3)

Surface Water Flooding (1)

0.03% (0ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

11.23% (0.94ha) of site in >= 25% <50% (Superficial Deposits Flooding)
88.77% (7.46ha) of site in < 25% (Superficial Deposits Flooding)

Natural Environment (7)

Agricultural Land Classification (2)

36.85% (3.1ha) of site in GRADE 4

63.15% (5.31ha) of site in URBAN

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

Nottingham Canal (Confirmed 1993) within 250m of site

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

Eastwood By-pass Dismantled Railway (2/257 'A complex of habitats along the line of a long-dismantled railway') within 50m of site

Eastwood By-pass Dismantled Railway (2/257 'A complex of habitats along the line of a long-dismantled railway') within 100m of site

Erewash Meadows, New Eastwood (2/255 'A site comprising a series of grasslands with a notable meadow community on a meandering stretch of the River Erewash') within 250m of site

Tree Preservation Orders Group or Woodland (1)

0.18% (0.02ha) of site in GILTBROOK FARM 1983 (TPO/NEW/04/A1)

Landfill (3)

Historic Landfill Sites (3)

3.63% (0.31ha) of site in Gibson Waste/Eastwood Tip, Formerly Matkins (Halls Lane, Eastwood)

5.42% (0.46ha) of site in Matkin (Hales Lane, Newthorpe, Near Eastwood, Nottinghamshire)

30.91% (2.6ha) of site in Eastwood Tip/Eastwood Landfill Site (Halls Lane, Eastwood, Nottingham)

Access (14)

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

64.01m of GreasleyBW49 (BW) dissects site

213m of GreasleyFP51 (FP) dissects site

274.85m of GreasleyFP52 (FP) dissects site

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

GreasleyFP52 (FP) within 50m of site

GreasleyFP51 (FP) within 50m of site

GreasleyBW49 (BW) within 50m of site

GreasleyBW102 (BW) within 50m of site

GreasleyBW102 (BW) within 100m of site

EastwoodFP14 (FP) within 100m of site

EastwoodFP13 (FP) within 250m of site

EastwoodFP12 (FP) within 250m of site

GreasleyBW66 (BW) within 250m of site

GreasleyFP48 (FP) within 250m of site

GreasleyFP75 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

48.38% (4.06ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (8.4ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Table 93: Site 146: Chewton Street, Eastwood

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 94: Site 146: Chewton Street, Eastwood

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	182 homes. Weaker housing sub-market for affordable housing viability. Saved site from 2004 Local Plan. Gassing landfill issue. Public rights of way dissect site.	
2. Health	GP services 397m from site. Halls Lane Open Space 8m from site.	
3. Heritage	Not relevant. No heritage assets on or adjacent to site.	
4. Crime		
5. Social	Halls Lane Open Space 8m from site. Plumtre Hall 755m from site. Laksh Food And Wine 149m from site, Island Stores 327m Brookhill Leys Primary and Nursery School 479m from site, The Priory Catholic Voluntary Academy 537m from site.	
6. Biodiversity and Green Infrastructure	Giltbrook Farm 1983 (TPO/NEW/04/A1) TPO on site adjacent to Smithurst Road frontage.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Contaminated land improvement would clean site if remediation undertaken.	Potential remediation of contaminated land.
9. Waste		
10. Energy and Climate Change		
11. Transport	Newthorpe Common, etc. quiet connections within 400m Hourly Y10 bus service.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		

Policy 7: Kimberley Site Allocations

7.1 The table on page 261 shows the summary of the site assessments for the settlement of Kimberley, the Key below shows how the scoring has been applied.

KEY:

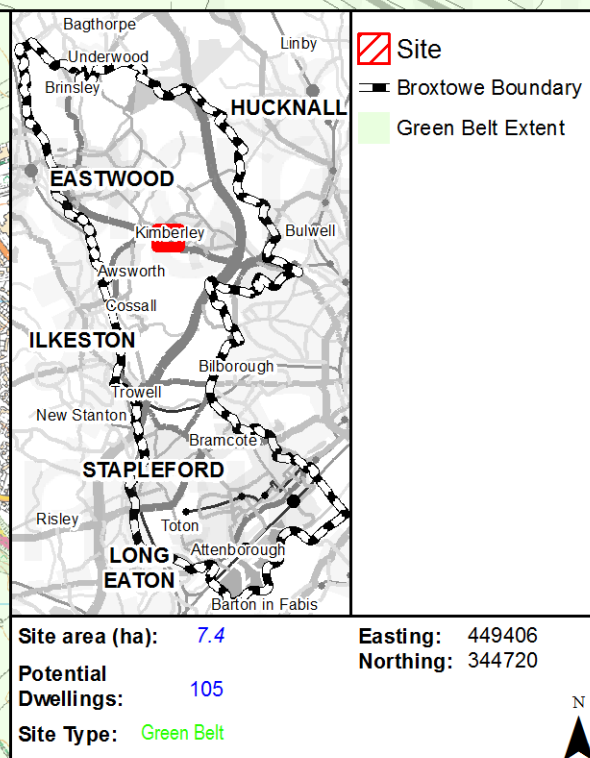
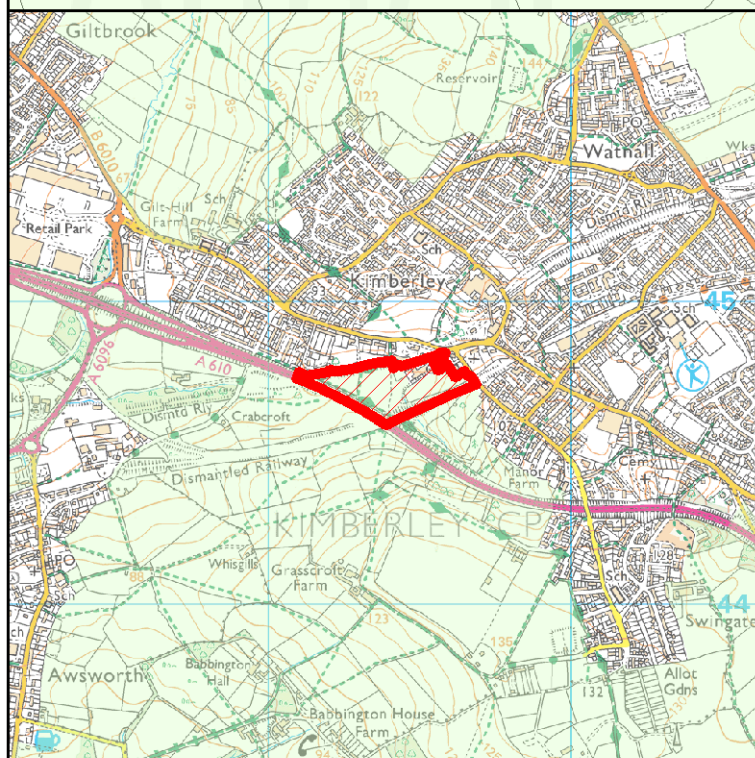
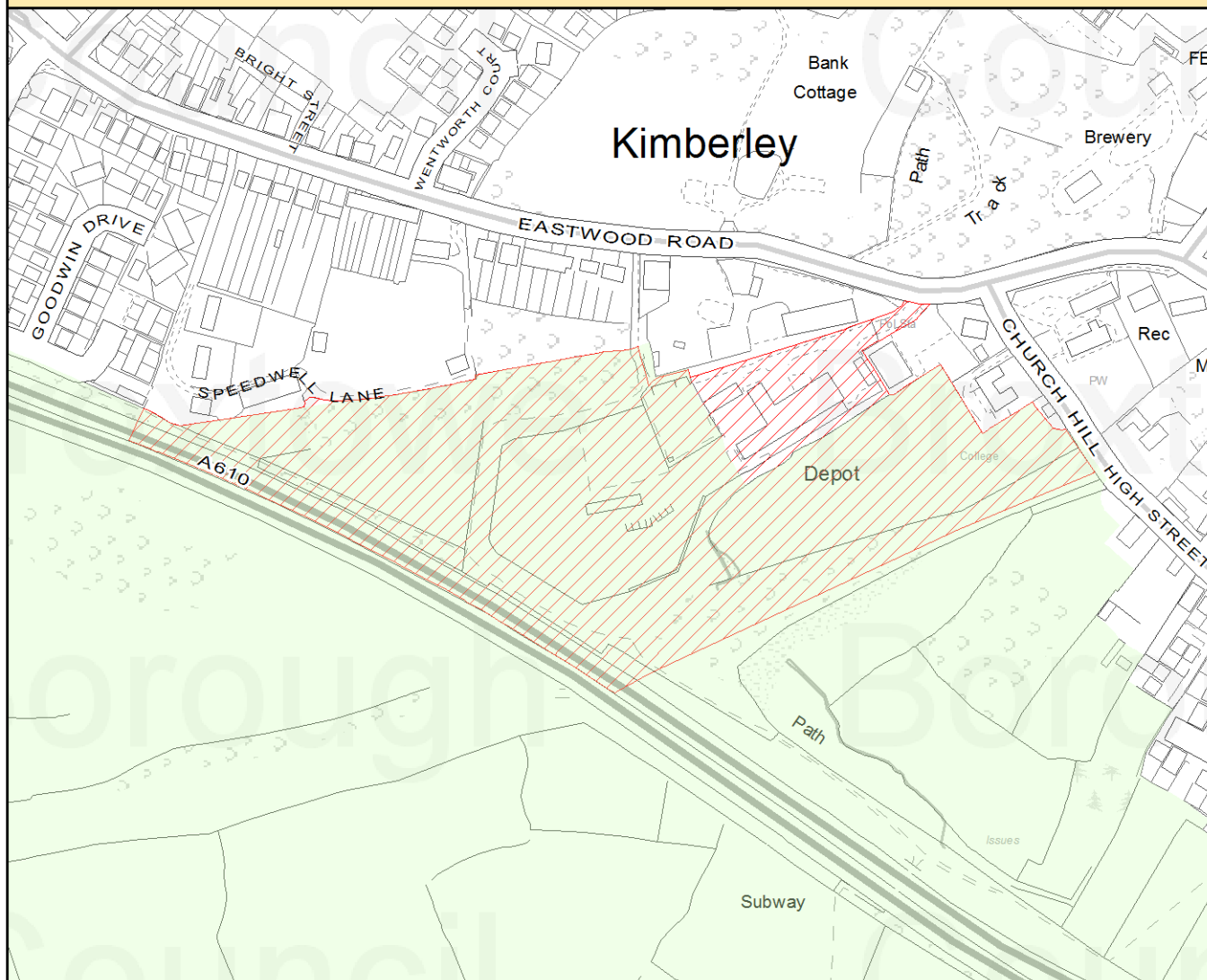
Number of squares coloured in the assessment tables	Symbol	
5	+++	Very major/ important positive
4	++	Major positive
3	+	Positive Moderate to major positive
2	++	Minor Moderate positive
1	+	Very m Minor positive
-		Assessed as neutral/ not relevant/negligible impact
-	?	Unknown impact
1	-	Very m Minor negative
2	--	Minor Moderate negative
3	-	Negative
4	--	Major negative
5	---	Very major/ important negative

7.2 The colour of an individual box indicates the significance of the effect on a sustainability appraisal objective. These are based on a traffic light system where greens indicate positive contributions and orange / red indicates negative ones. The darker the green, the higher the significance of the positive contribution. Within each colour, there are further graduations of significance noted by the number of plus signs (+) or the number of minus signs (-).

Table 95: Kimberley Site Summary

Kimberley Site Summary	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and Green Infrastructure	7. Environment and Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Land South of Kimberley including Kimberley Depot	++	++			++	-	-	+			++			
Land South of Eastwood Road, Kimberley	++	+			++						++	+		
Builders Yard Eastwood Road, Kimberley	++	++			++			+			+			
Kimberley Rejected (215 and 411)	++	+++			++	-	-				+	+		
271: Gilt Hill Farm Gilt Hill, Kimberley	++	++			+	- -	-				+	+	+	
285: Land North of Alma Hill/West of Millfield Road, Kimberley	++	+					-				+	+		
105: Land West of New Farm Lane, Nuthall	+	+					-	-			++	+		
113: Land North of Alma Hill, Kimberley	++	+			+		-				+	+		
234: Land at New Farm Lane, Nuthall	+	+			+	-	-	-			++	+		
116: Land north of 38 Alma Hill, Kimberley	++	+			+		-				+			
610: Land off High Spannia, Kimberley	++	+			+		-				++			
473: Home Farm Nottingham Road, Nuthall	++	++	- - -		++			+	+		+			
103: Land east of New Farm Lane, Nuthall	++	++			+	-	-	-			++			

Land South of Kimberley



Public Transport (5)

Bus Stops (5)

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

Schools (4)

Primary (3)

Hollywell Primary School 372m from site
Gillthill Primary School 537m from site
Kimberley Primary School 844m from site

Secondary (1)

Kimberley School 592m from site

Health (2)

Dentists (1)

Dental Surgery 441m from site

Doctors (1)

Nottingham Road Doctors Surgery 581m from site

Consumer Services (4)

Food Retail (2)

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

Post Offices (1)

Kimberley Post Office 235m from site

Shopping Centres (1)

Giltbrook Retail Park 952m from site

Community Facilities (9)

Halls And Community Centres (1)

Holy Trinity Church Hall 73m from site

Leisure Centres (1)

Kimberley Leisure Centre 681m from site

Libraries (1)

Kimberley Library 365m from site

Open Spaces (5)

Holy Trinity Church 9m from site
Hall Om Wong Open Space 37m from site
Kimberley Square 239m from site
Hall Om Wong Open Space 246m from site
Station Road Dismantled Railway 247m from site

Public Houses (1)

Nelson & Railway Inn 183m from site

Land Use Policy Constraints (1)

Green Belt (1)

89.6% (5.95ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (6.64ha) of site in Kimberley

Parish (1)

100% (6.64ha) of site in Kimberley Town Council

Flood (7)

Surface Water Flooding (3)

7.26% (0.48ha) of site in Surface Water Flood Map 1 in 30
11.8% (0.78ha) of site in Surface Water Flood Map 1 in 100
22.52% (1.5ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (6.64ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (3)

Surface Watercourse (Secondary River) dissects site for 18.59m

Surface Watercourse (Tertiary River) dissects site for 31.16m

Below Surface Watercourse (Culvert) dissects site for 292.93m

Heritage (29)

Conservation Areas (b: around site) (1)

Kimberley within 50m of site

Local Interest Buildings (b: around site) (28)

Church of the Holy Trinity (LIE) within 50m of site
Church of the Holy Trinity (LIE) within 100m of site
2-6 Station Road (LICA) within 250m of site
16-24 STATION TERRACE (LI) within 250m of site
10-18 Main Street (LICA) within 250m of site
12-16 Chapel Street (LICA) within 250m of site
13 James Street (LICA) within 250m of site
14 Station Road (LICA) within 250m of site
15 Chapel Street (LICA) within 250m of site
1 Station Road? (LICA) within 250m of site
6-18 James Street (LICA) within 250m of site
Cricketer's Rest Public House (LICA) within 250m of site
Midland Station Building (LI) within 250m of site
NELSON AND RAILWAY (LI) within 250m of site
15-17 James Street (LICA) within 250m of site
Queens Head Public House (LICA) within 250m of site
2 Chapel Street (LICA) within 250m of site
KIMBERLEY BREWERY (LI) within 250m of site
Bank Cottage (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
Station House (LIE) within 250m of site
20-28 Main Street (LICA) within 250m of site
WAREHOUSE ON JAMES STREET (LI) within 250m of site
2 James Street (LICA) within 250m of site
Brewery Building - Nine Corners (LICA) within 250m of site

Natural Environment (12)

Agricultural Land Classification (1)

100% (6.64ha) of site in GRADE 4

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

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

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

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

9.7% (0.64ha) of site in Kimberley Dismantled Railway (2/140 Dismantled railway supporting notable habitats and plant species)

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

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

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

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

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

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

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

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

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

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

Landfill (1)**Historic Landfill Sites (1)**

34.54% (2.29ha) of site in Kimberley Depot/Kimberley Tip (Nottingham Road, Kimberley, Nottinghamshire)

Green Infrastructure (6)**Proposed Green Infrastructure Corridors (a: within site) (2)**

281.9m of 2.8 Kimberley Cutting dissects site

352.73m of 2.7 Nuthall Cutting and Kimberley Railway dissects site

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

2.6 A610 Swingate within 50m of site

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.8 Kimberley Cutting within 50m of site

2.6 A610 Swingate within 100m of site

Access (35)**Public Rights of Way (a: within site) (5)**

3.32m of KimberleyFP57 (FP) dissects site

87.38m of KimberleyFP56 (FP) dissects site

148.66m of KimberleyFPD (FP) dissects site

178.92m of KimberleyFP13 (FP) dissects site

207.18m of KimberleyFPB (FP) dissects site

Public Rights of Way (b: around site) (30)

KimberleyFP50 (FP) within 50m of site

KimberleyFP11 (FP) within 50m of site

KimberleyFP12 (FP) within 50m of site

KimberleyFP13 (FP) within 50m of site

KimberleyFP19 (FP) within 50m of site

KimberleyFP45 (FP) within 50m of site

KimberleyFP55 (FP) within 50m of site

KimberleyFP57 (FP) within 50m of site

KimberleyFPB (FP) within 50m of site

KimberleyFPD (FP) within 50m of site

KimberleyFP56 (FP) within 50m of site

KimberleyFP49 (FP) within 50m of site

KimberleyFP11 (FP) within 100m of site

KimberleyFP12 (FP) within 100m of site

KimberleyFP16 (FP) within 100m of site

KimberleyFP19 (FP) within 100m of site

KimberleyFP45 (FP) within 100m of site

KimberleyFP49 (FP) within 100m of site

KimberleyFP50 (FP) within 100m of site

KimberleyFP51 (FP) within 100m of site

KimberleyFP55 (FP) within 100m of site

KimberleyFP48 (FP) within 250m of site

KimberleyFP53 (FP) within 250m of site

KimberleyFP30 (FP) within 250m of site

KimberleyFP20 (FP) within 250m of site

KimberleyFP14 (FP) within 250m of site

KimberleyFP10 (FP) within 250m of site

KimberleyBWA (BW) within 250m of site

KimberleyBW54 (BW) within 250m of site

KimberleyFPC (FP) within 250m of site

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

79.5% (5.28ha) of site in

DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (6.64ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

Table 96: Policy 7.1 Land South of Kimberley including Kimberley Depot

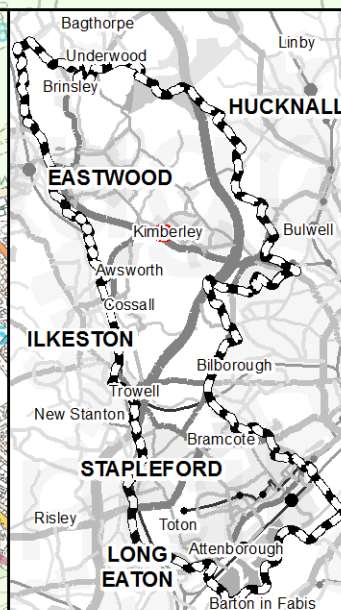
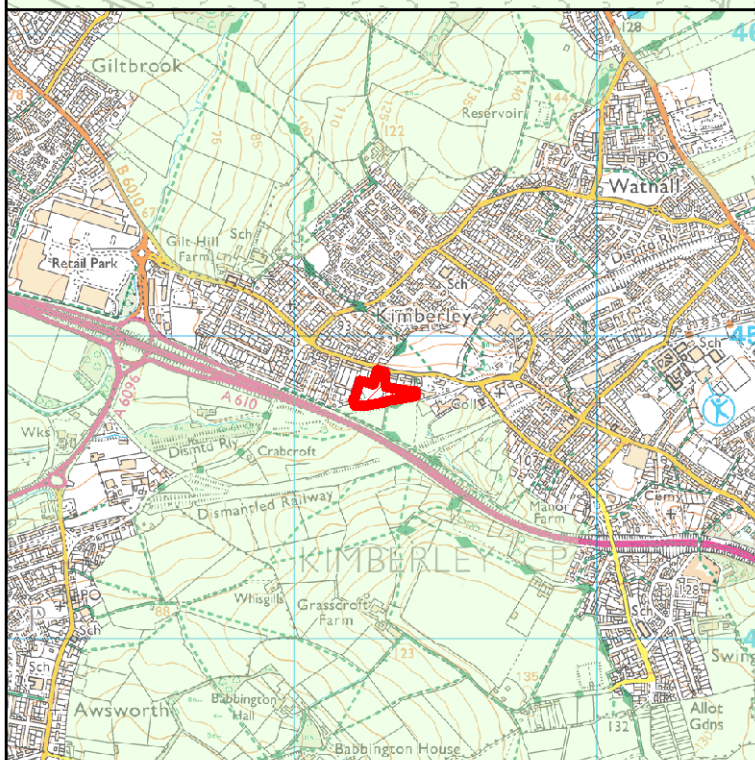
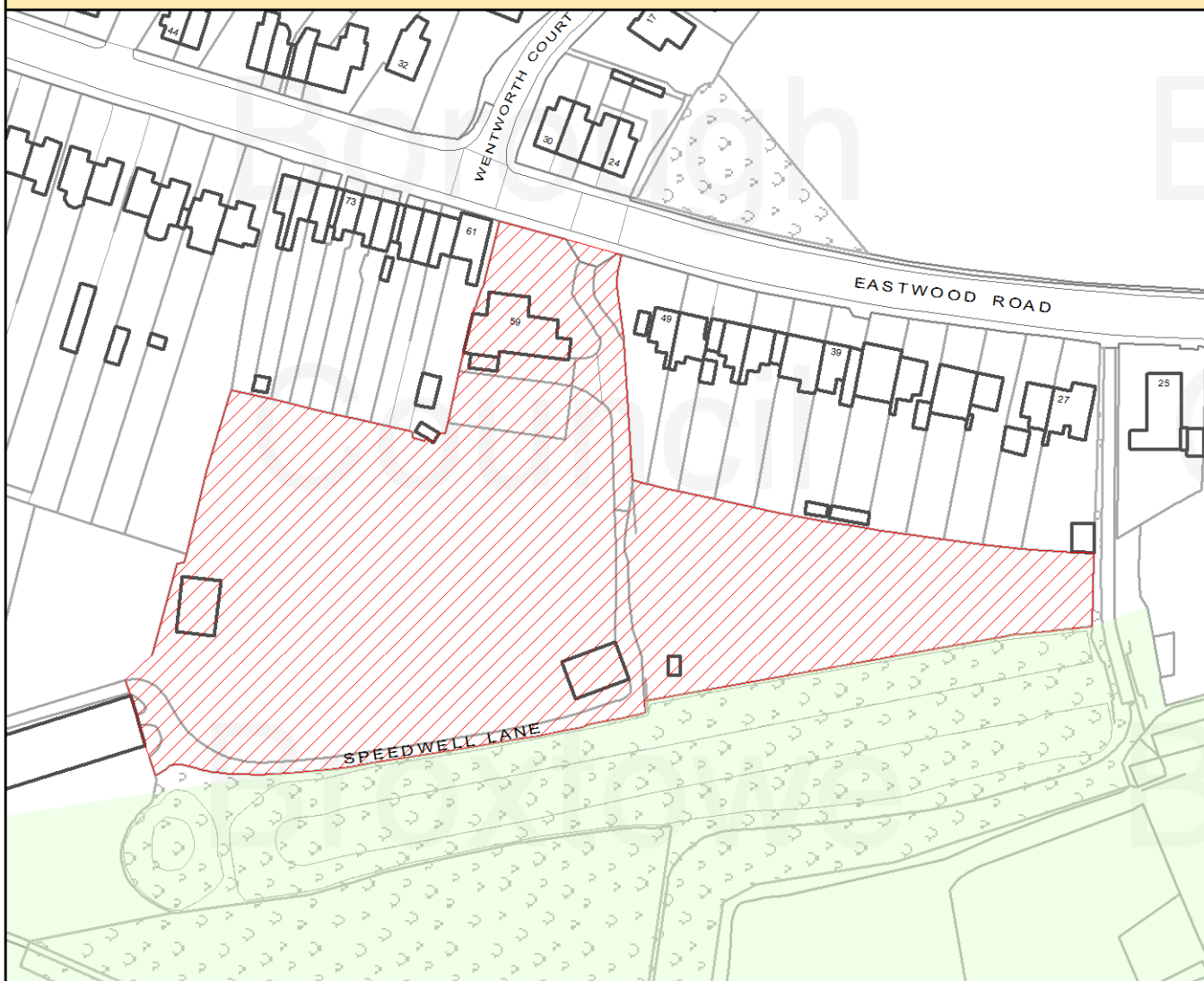
	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 97: Policy 7.1 Land South of Kimberley including Kimberley Depot

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>105 118 homes.</p> <p>In middle range of housing sub-markets for affordable housing viability.</p> <p>Partly on railway embankment.</p> <p>Access issues.</p> <p>Environmental constraints to the east.</p> <p>A610 proximate so may be noise and air quality constraints to layout.</p> <p>The site boundary has been revised to include 'Kimberley Caravans'.</p>	Buffer, but land in third party ownership.
2. Health	<p>Hall Om Wong Open Space within 400m</p> <p>Nottingham Road Doctors Surgery 581m from site.</p>	
3. Heritage	The site abuts the Kimberley Conservation Area but does not affect key views.	High standard of design.
4. Crime		
5. Social	<p>Hollywell Primary School just under 400m</p> <p>Kimberley School 592m from site.</p> <p>Kimberley Post Office 235m</p> <p>Kimberley Leisure Centre within 800m</p> <p>Kimberley Library within 400m</p> <p>Kimberley Square within 400m</p> <p>The Nelson and Railway Inn 183m from site.</p> <p>Holy Trinity Church Hall 73m from site.</p>	
6. Biodiversity and Green Infrastructure	Adjacent to Kimberley Dismantled Railway Local Wildlife Site (LWS).	Consider providing a landscape buffer to the LWS or alternative measures to mitigate any negative impact upon the LWS.
7. Environment and Landscape	<p>Near the Babbington/Swingate/Verge Wood Mature Landscape Area.</p> <p>The area 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.

SA Objectives	Appraisal of Site	Ideas for mitigation
8. Natural Resources and Flooding	Depot land likely to require decontamination. Some watercourses on surface and below surface. Grade 4 agricultural land.	Appropriate objectives for the assessment of impact and proposed monitoring. Clear approach to remediation. Have regard to the possible impact of land contamination on neighbouring areas.
9. Waste	May require demolition of non-residential buildings, re-use unlikely.	Re-location of the Depot and commercial uses.
10. Energy and Climate Change		
11. Transport	Within 400m of the District Centre. Half hourly bus services through town- 1, 27 and Amberline.	Travel plan. Create new section of Great Northern Path, by providing a Green Infrastructure connection through the site.
12. Employment	Re-located Depot jobs and change of use to residential. Potential loss of employment at this site as a result of the redevelopment of the Depot and Kimberley Caravans. Stimulates construction and other jobs.	Relocation of the Kimberley Depot facility and Kimberley Caravans to more suitable sites within the Borough to retain the employment that they currently offer within the Borough. This may also enable opportunities for expansion.
13. Innovation		
14. Economic Structure		

Land South of Eastwood Road



Site area (ha):	1.1	Easting:	449276
Potential Dwellings:	40	Northing:	344818
Site Type:	Urban		



Site: Land South of Eastwood Road

Public Transport (5)

Bus Stops (5)

Wentworth Court 12m from site
Wentworth Court 30m from site
Maws Lane 173m from site
Maws Lane 210m from site
Beverley Drive 217m from site

Schools (3)

Primary (2)

Hollywell Primary School 384m from site
Gilthill Primary School 523m from site

Secondary (1)

Kimberley School 864m from site

Health (2)

Dentists (1)

Dental Surgery 737m from site

Doctors (1)

Nottingham Road Doctors Surgery 879m from site

Consumer Services (3)

Food Retail (2)

Harvey's Convenience Store 337m from site
Gilthill Stores 385m from site

Post Offices (1)

Kimberley Post Office 529m from site

Community Facilities (9)

Halls And Community Centres (1)

Holy Trinity Church Hall 284m from site

Leisure Centres (1)

Kimberley Leisure Centre 955m from site

Libraries (1)

Kimberley Library 661m from site

Open Spaces (5)

Hall Om Wong Open Space 12m from site
Holy Trinity Church 232m from site
Hall Om Wong Open Space 297m from site
Holywell Primary School 324m from site
Millfield Road Allotments 364m from site
Public Houses (1)
Nelson & Railway Inn 403m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

99.99% (1.13ha) of site in South of Eastwood Road
Kimberley

Administrative Boundary (2)

Borough Ward (1)

100% (1.13ha) of site in Kimberley

Parish (1)

100% (1.13ha) of site in Kimberley Town Council

Flood (3)

Surface Water Flooding (2)

2.56% (0.03ha) of site in Surface Water Flood Map 1 in 100
8.87% (0.1ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (1.13ha) of site in < 25% (Superficial Deposits
Flooding)

Heritage (2)

Conservation Areas (b: around site) (1)

Kimberley within 250m of site

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

Bank Cottage (LICA) within 250m of site

Natural Environment (6)

Agricultural Land Classification (1)

100% (1.13ha) of site in GRADE 4

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

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

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

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

Kimberley Pastures (2/292 'A system of unmanaged pastures with particularly species-rich banks') within 250m of site

Kimberley Grassland (5/3424 Noteworthy coal-measures grassland) within 250m of site

Kimberley Dismantled Railway (2/140 Dismantled railway supporting notable habitats and plant species) within 250m of site

Green Infrastructure (4)

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

11.61m of 2.8 Kimberley Cutting dissects site

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

2.8 Kimberley Cutting within 50m of site

2.6 A610 Swingate within 250m of site

2.7 Nuthall Cutting and Kimberley Railway within 250m of site

Access (18)

Public Rights of Way (b: around site) (18)

KimberleyFP13 (FP) within 50m of site

KimberleyFPB (FP) within 50m of site

KimberleyFPB (FP) within 100m of site

KimberleyFPD (FP) within 100m of site

KimberleyFP13 (FP) within 100m of site

KimberleyFP16 (FP) within 100m of site

KimberleyFP57 (FP) within 250m of site

KimberleyFP11 (FP) within 250m of site

KimberleyBWA (BW) within 250m of site

KimberleyFP12 (FP) within 250m of site

KimberleyFP17 (FP) within 250m of site

KimberleyFP19 (FP) within 250m of site

KimberleyFP45 (FP) within 250m of site

KimberleyFP49 (FP) within 250m of site

KimberleyFP50 (FP) within 250m of site

KimberleyFP51 (FP) within 250m of site

KimberleyFP56 (FP) within 250m of site

KimberleyFP55 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

100% (1.13ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (1.13ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

End of report

Table 98: Policy 7.2 Land South of Eastwood Road, Kimberley

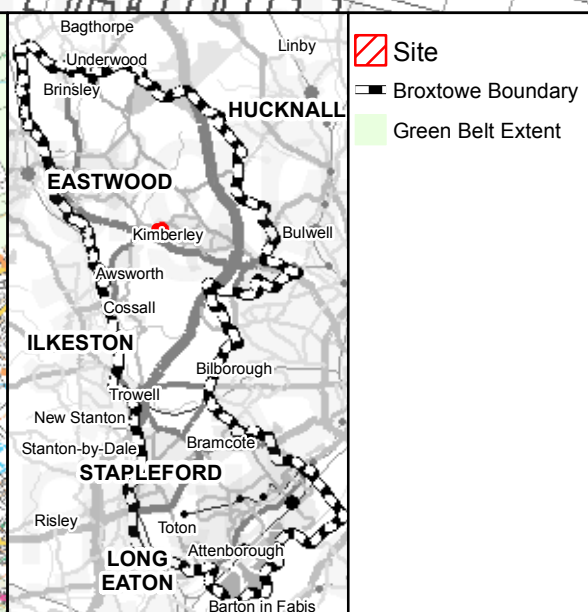
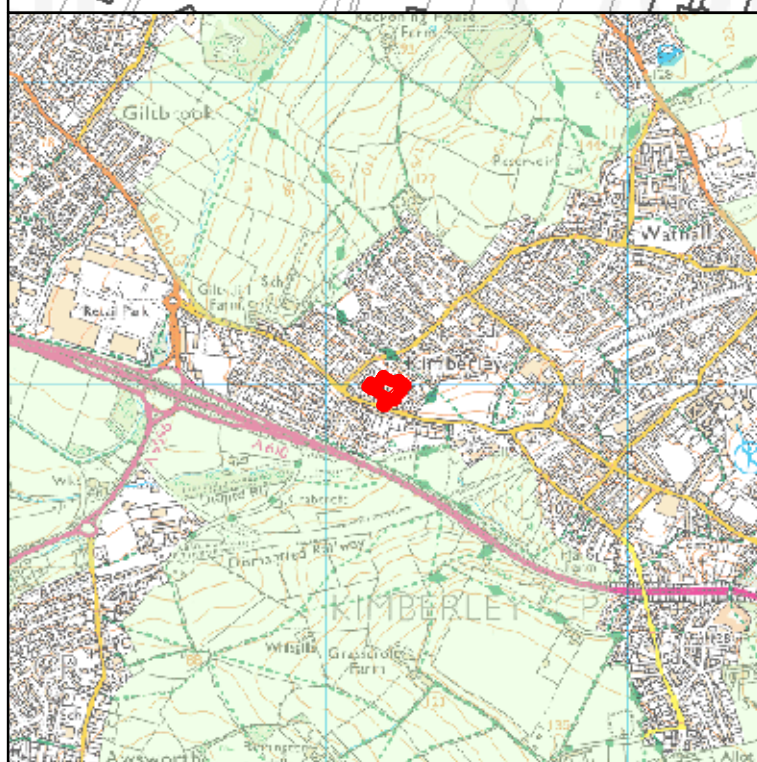
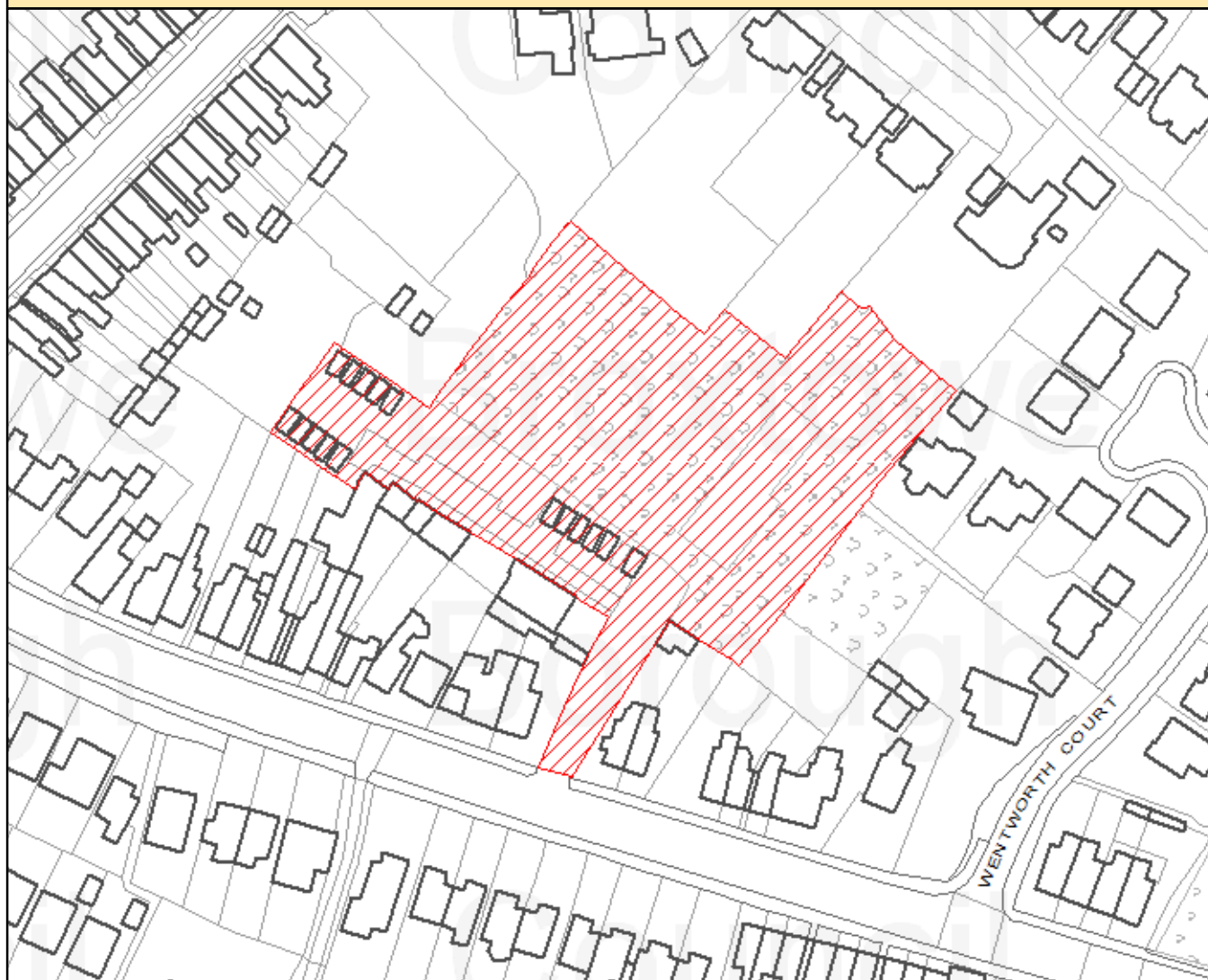
						Very major/important positive
						Major positive
						Moderate to major positive
						Moderate positive
						Minor positive
						? = Unknown impact No fill = negligible impact or not relevant
					14. Economic Structure	
					13. Innovation	
					12. Employment	
					11. Transport	
					10. Energy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

Table 99: Policy 7.2 Land South of Eastwood Road, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	40 homes. Moderate housing sub-market for affordable housing viability.	
2. Health	GP services beyond 800m but quarter hourly bus service to nearest. Hall Om Wong Open Space 12m from site.	
3. Heritage	No effects.	
4. Crime		
5. Social	Hall Om Wong Open Space 12m from site, Local Nature Reserve within 100m of site. Holy Trinity Church 232m from site, Holy Trinity Church Hall 284m, Kimberley Library 661m from site. Harvey's Convenience Store 337m from site, Gilthill Stores 385m Hollywell Primary School 384m from site. Kimberley Post Office 529m from site. Nelson and Railway Inn 403m from site.	
6. Biodiversity and Green Infrastructure	Negligible. Most of site within 100m of Kimberley Cutting Green Infrastructure (GI) Corridor.	Incorporate the land within the part of the site to the south of 29-47 Eastwood Road into Green Infrastructure provision.
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste	Demolition of the residential property at 59 Eastwood Road may be required in order to ensure an acceptable access to the site.	
10. Energy and Climate Change		
11. Transport	Close to High Street quiet road cycle way. Half hourly Rainbow 1 and 27 bus services. Demolition of the residential property at 59 Eastwood Road may be required in order to ensure an acceptable access to the site.	

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

Builders Yard Eastwood Road



Site area (ha):	0.5	Easting:	449206
Potential Dwellings:	22	Northing:	344987
Site Type:	Urban		



Site: Builders Yard Eastwood Road

Public Transport (5)

Bus Stops (5)

Maws Lane 61m from site
Maws Lane 71m from site
Wentworth Court 79m from site
Beverley Drive 95m from site
Beverley Drive 102m from site

Schools (2)

Primary (2)

Hollywell Primary School 320m from site
Gilthill Primary School 367m from site

Health (1)

Dentists (1)

Dental Surgery 916m from site

Consumer Services (4)

Food Retail (2)

Harvey's Convenience Store 207m from site
Gilthill Stores 244m from site

Post Offices (1)

Kimberley Post Office 709m from site

Shopping Centres (1)

Giltbrook Retail Park 889m from site

Community Facilities (9)

Halls And Community Centres (1)

Holy Trinity Church Hall 448m from site

Leisure Centres (1)

Kimberley Leisure Centre 1095m from site

Libraries (1)

Kimberley Library 843m from site

Open Spaces (5)

Hall Om Wong Open Space 88m from site
Millfield Road Allotments 205m from site
Hall Om Wong Open Space 282m from site
Millfield Road Open Space 283m from site
Holywell Primary School 285m from site

Public Houses (1)

The Hogs Head Hotel 514m from site

Land Use Policy Constraints (1)

Proposed Housing 2004 (1)

100% (0.52ha) of site in Builders Yard Eastwood Road
Kimberley

Administrative Boundary (2)

Borough Ward (1)

100% (0.52ha) of site in Kimberley

Parish (1)

100% (0.52ha) of site in Kimberley Town Council

Flood (2)

Surface Water Flooding (1)

7.41% (0.04ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

75.25% (0.39ha) of site in < 25% (Superficial Deposits Flooding)

Natural Environment (3)

Agricultural Land Classification (1)

100% (0.52ha) 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)

Kimberley Rough Grassland (5/21 Herb rich grassland and scrub) within 250m of site

Green Infrastructure (1)

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

2.8 Kimberley Cutting within 250m of site

Access (6)

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

KimberleyFP16 (FP) within 100m of site
KimberleyFP17 (FP) within 100m of site
KimberleyFP18 (FP) within 250m of site
KimberleyFP13 (FP) within 250m of site
KimberleyBWA (BW) within 250m of site
KimberleyFPB (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

87.51% (0.46ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (0.52ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

Table 100: Policy 7.3 Builders Yard, Eastwood Road, Kimberley

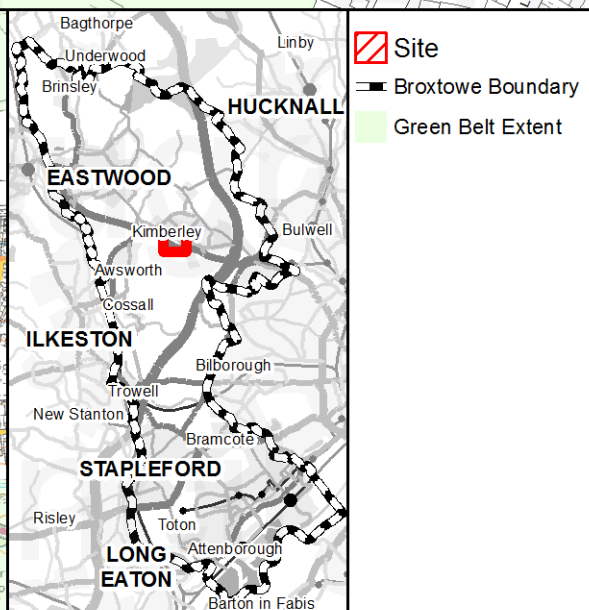
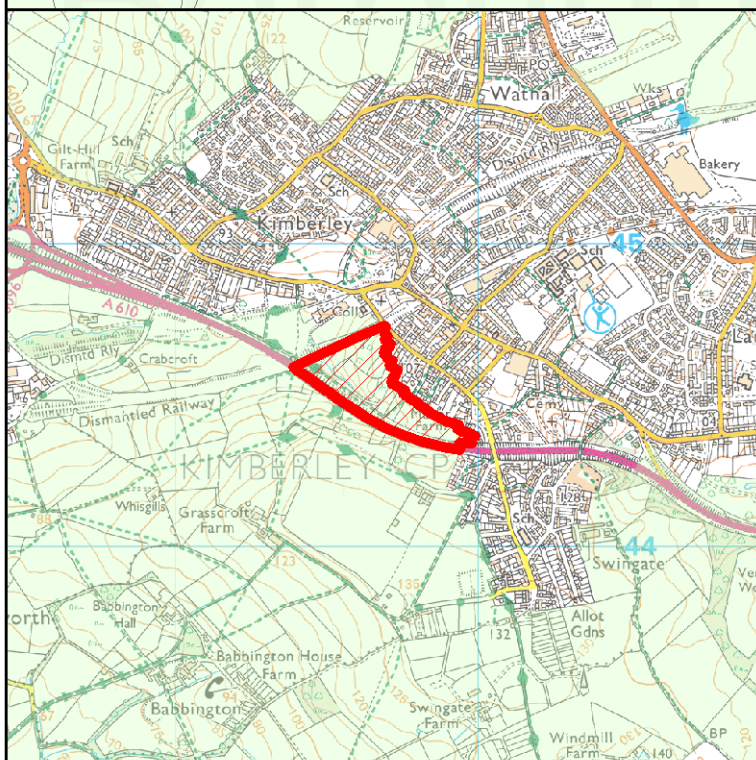
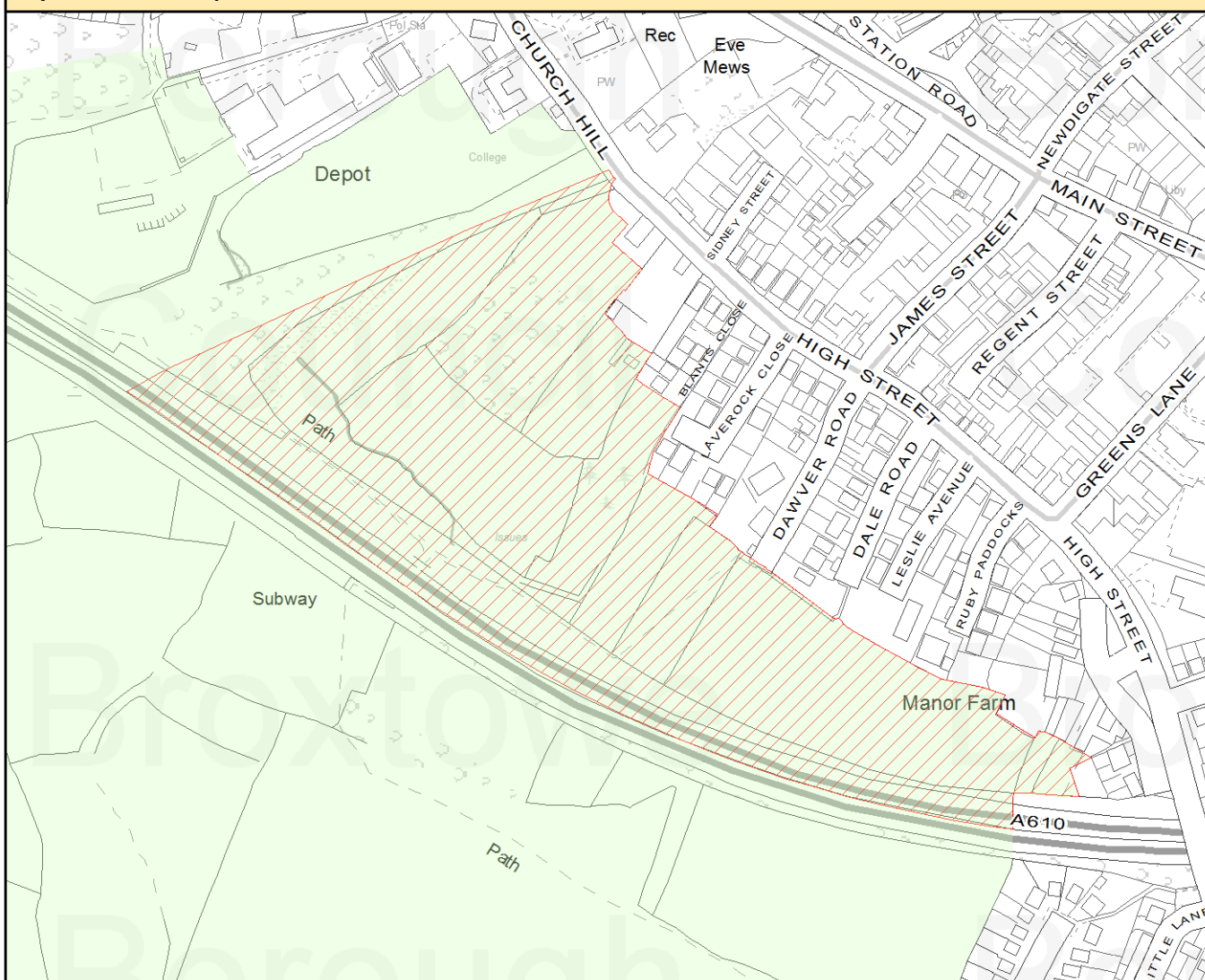
						Very major/important positive
						Major positive
						Moderate to major positive
						Moderate positive
						Minor positive
						? = Unknown impact No fill = negligible impact or not relevant
					14. Economic Structure	Minor negative
					13. Innovation	Moderate negative
					12. Employment	Moderate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

Table 101: Policy 7.3 Builders Yard, Eastwood Road, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	22 homes.	
2. Health	GP services over a kilometre from site but on at least half hourly Rainbow 1 bus route. Hall Om Wong Open Space 88m from site, Millfield Road Allotments 205m from site.	
3. Heritage	No effects.	
4. Crime		
5. Social	Holy Trinity Church Hall 448m from site. Harvey's Convenience Store 207m from site. Kimberley Post Office 709m from site. Hollywell Primary School 320m from site. Hall Om Wong, Kimberley LNR within 140m of site	
6. Biodiversity and Green Infrastructure	No effects. Urban site surrounded by residential properties on all sides.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Potential contaminated land remediation.	Remediation of any contaminated land.
9. Waste	Some demolition of existing structures on the site might be required.	
10. Energy and Climate Change		
11. Transport	At least half hourly Rainbow 1 bus route and hourly commuting Amberline service.	
12. Employment		
13. Innovation		
14. Economic Structure		

Kimberley Rejected Sites

Rejected: Kimberley



- ▨ Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha):	8.6	Easting:	449669
Potential Dwellings:	84	Northing:	344517
Site Type:	Green Belt		



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Public Transport (5)

Bus Stops (5)

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

Schools (4)

Primary (3)

Hollywell Primary School 372m from site
Gilthill Primary School 537m from site
Kimberley Primary School 844m from site

Secondary (1)

Kimberley School 592m from site

Health (2)

Dentists (1)

Dental Surgery 441m from site

Doctors (1)

Nottingham Road Doctors Surgery 581m from site

Consumer Services (4)

Food Retail (2)

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

Post Offices (1)

Kimberley Post Office 235m from site

Shopping Centres (1)

Giltbrook Retail Park 952m from site

Community Facilities (9)

Halls And Community Centres (1)

Holy Trinity Church Hall 73m from site

Leisure Centres (1)

Kimberley Leisure Centre 681m from site

Libraries (1)

Kimberley Library 365m from site

Open Spaces (5)

Holy Trinity Church 9m from site
Hall Om Wong Open Space 37m from site
Kimberley Square 239m from site
Hall Om Wong Open Space 246m from site
Station Road Dismantled Railway 247m from site

Public Houses (1)

Nelson & Railway Inn 183m from site

Land Use Policy Constraints (1)

Green Belt (1)

89.6% (5.95ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (6.64ha) of site in Kimberley

Parish (1)

100% (6.64ha) of site in Kimberley Town Council

Flood (7)

Surface Water Flooding (3)

7.26% (0.48ha) of site in Surface Water Flood Map 1 in 30
11.8% (0.78ha) of site in Surface Water Flood Map 1 in 100
22.52% (1.5ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (1)

100% (6.64ha) of site in < 25% (Superficial Deposits Flooding)

Detailed River Network (3)

Surface Watercourse (Secondary River) dissects site for 18.59m

Surface Watercourse (Tertiary River) dissects site for 31.16m

Below Surface Watercourse (Culvert) dissects site for 292.93m

Heritage (29)

Conservation Areas (b: around site) (1)

Kimberley within 50m of site

Local Interest Buildings (b: around site) (28)

Church of the Holy Trinity (LIE) within 50m of site
Church of the Holy Trinity (LIE) within 100m of site
2-6 Station Road (LICA) within 250m of site
16-24 STATION TERRACE (LI) within 250m of site
10-18 Main Street (LICA) within 250m of site
12-16 Chapel Street (LICA) within 250m of site
13 James Street (LICA) within 250m of site
14 Station Road (LICA) within 250m of site
15 Chapel Street (LICA) within 250m of site
1 Station Road? (LICA) within 250m of site
6-18 James Street (LICA) within 250m of site
Cricketer's Rest Public House (LICA) within 250m of site
Midland Station Building (LI) within 250m of site
NELSON AND RAILWAY (LI) within 250m of site
15-17 James Street (LICA) within 250m of site
Queens Head Public House (LICA) within 250m of site
2 Chapel Street (LICA) within 250m of site
KIMBERLEY BREWERY (LI) within 250m of site
Bank Cottage (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
Station House (LIE) within 250m of site
20-28 Main Street (LICA) within 250m of site
WAREHOUSE ON JAMES STREET (LI) within 250m of site
2 James Street (LICA) within 250m of site
Brewery Building - Nine Corners (LICA) within 250m of site

Natural Environment (12)

Agricultural Land Classification (1)

100% (6.64ha) of site in GRADE 4

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

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

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

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

9.7% (0.64ha) of site in Kimberley Dismantled Railway (2/140 Dismantled railway supporting notable habitats and plant species)

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

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

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

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

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

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

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

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

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

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

Landfill (1)**Historic Landfill Sites (1)**

34.54% (2.29ha) of site in Kimberley Depot/Kimberley Tip (Nottingham Road, Kimberley, Nottinghamshire)

Green Infrastructure (6)**Proposed Green Infrastructure Corridors (a: within site) (2)**

281.9m of 2.8 Kimberley Cutting dissects site

352.73m of 2.7 Nuthall Cutting and Kimberley Railway dissects site

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

2.6 A610 Swingate within 50m of site

2.7 Nuthall Cutting and Kimberley Railway within 50m of site

2.8 Kimberley Cutting within 50m of site

2.6 A610 Swingate within 100m of site

Access (35)**Public Rights of Way (a: within site) (5)**

3.32m of KimberleyFP57 (FP) dissects site

87.38m of KimberleyFP56 (FP) dissects site

148.66m of KimberleyFPD (FP) dissects site

178.92m of KimberleyFP13 (FP) dissects site

207.18m of KimberleyFPB (FP) dissects site

Public Rights of Way (b: around site) (30)

KimberleyFP50 (FP) within 50m of site

KimberleyFP11 (FP) within 50m of site

KimberleyFP12 (FP) within 50m of site

KimberleyFP13 (FP) within 50m of site

KimberleyFP19 (FP) within 50m of site

KimberleyFP45 (FP) within 50m of site

KimberleyFP55 (FP) within 50m of site

KimberleyFP57 (FP) within 50m of site

KimberleyFPB (FP) within 50m of site

KimberleyFPD (FP) within 50m of site

KimberleyFP56 (FP) within 50m of site

KimberleyFP49 (FP) within 50m of site

KimberleyFP11 (FP) within 100m of site

KimberleyFP12 (FP) within 100m of site

KimberleyFP16 (FP) within 100m of site

KimberleyFP19 (FP) within 100m of site

KimberleyFP45 (FP) within 100m of site

KimberleyFP49 (FP) within 100m of site

KimberleyFP50 (FP) within 100m of site

KimberleyFP51 (FP) within 100m of site

KimberleyFP55 (FP) within 100m of site

KimberleyFP48 (FP) within 250m of site

KimberleyFP53 (FP) within 250m of site

KimberleyFP30 (FP) within 250m of site

KimberleyFP20 (FP) within 250m of site

KimberleyFP14 (FP) within 250m of site

KimberleyFP10 (FP) within 250m of site

KimberleyBWA (BW) within 250m of site

KimberleyBW54 (BW) within 250m of site

KimberleyFPC (FP) within 250m of site

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

79.5% (5.28ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (6.64ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

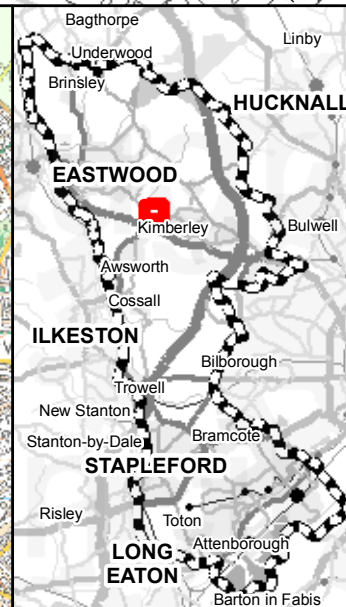
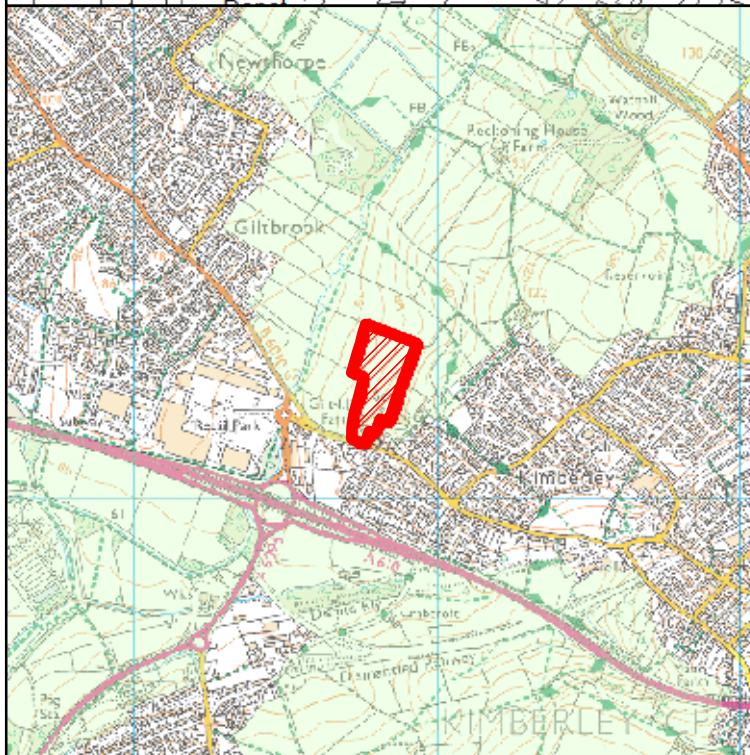
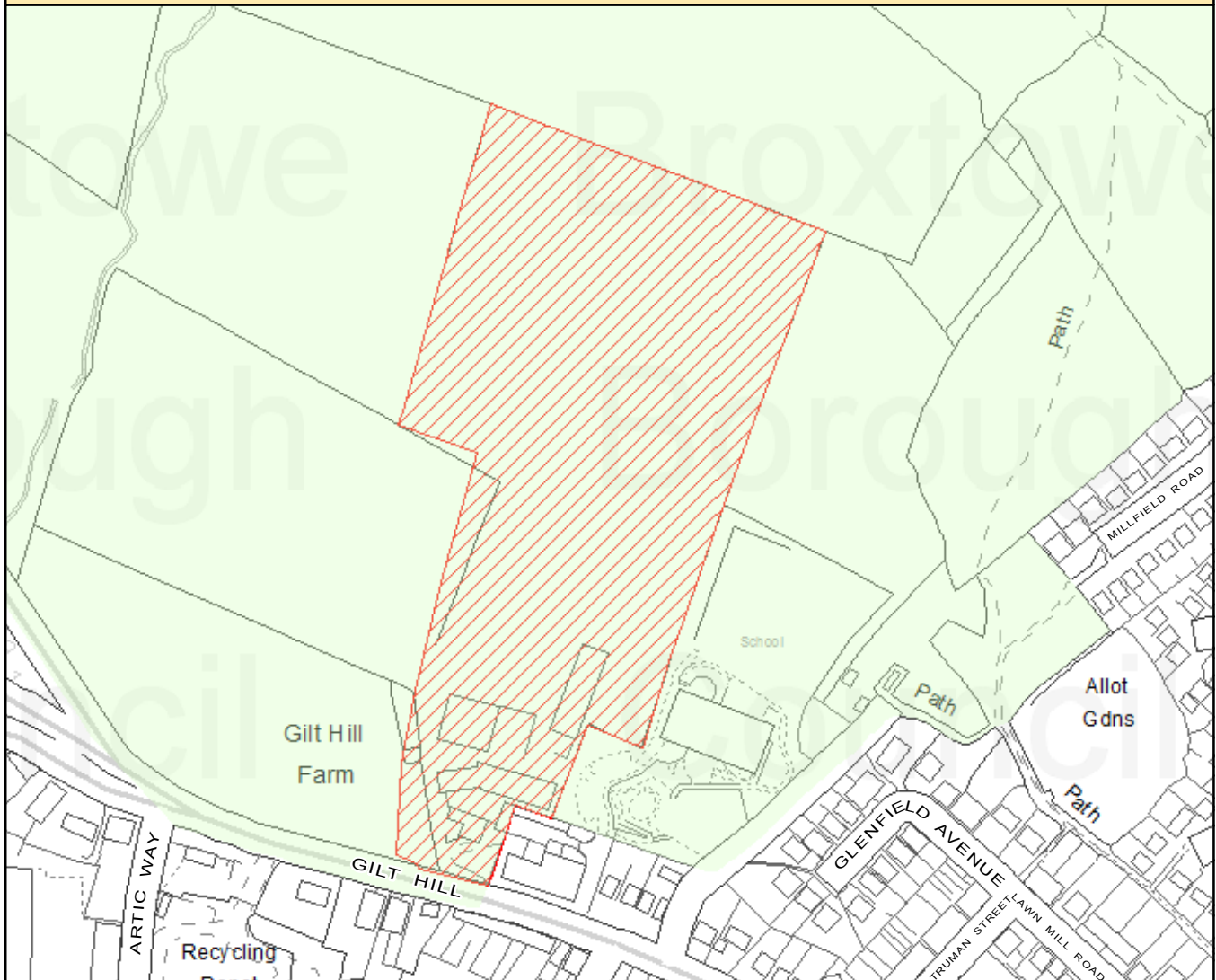
Table 102: Kimberley rejected (remainder of GB review area, sites 215 and 411)




	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 103: Kimberley rejected (remainder of GB review area, sites 215 and 411)

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	162 homes capacity . In middle range of housing sub-markets for affordable housing viability. Access issues. Environmental constraints. A610 proximate so may be noise and air quality constraints to layout. Partly on railway embankment. Public rights of way cross the site.	Buffer, but land in third-party ownership.
2. Health	GP services within 400m Hall Om Wong Open Space within 400m	
3. Heritage	The site does not affect key views from the Kimberley Conservation Area. Grade II listed Manor Farmhouse within close proximity to site.	
4. Crime		
5. Social	Kimberley Square 233m from site. Kimberley Post Office 225m Holy Trinity Church 20m and Hall 105m from site. Kimberley Library 312m Hall Om Wong open space and LNR 179m The Nelson and Railway Inn 188m from site. Kimberley Primary School 360m Kimberley School 575m Kimberley Leisure Centre 629m	
6. Biodiversity and Green Infrastructure	Near Site includes Kimberley Grassland (5/3424 Noteworthy coal-measures grassland). 6% (0.54ha) of site in Kimberley (2/140 Dismantled railway supporting notable habitats and plant species).	Avoid railway embankment in LWS and avoid Kimberley Grassland LWS.
7. Environment and Landscape	In the Babbington/Swingate/Verge Wood Mature Landscape Area. The area is a parcel of land comprising woodland; and 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.	Siting, scale and design minimises harm to the MLA.

SA Objectives	Appraisal of Site	Ideas for mitigation
8. Natural Resources and Flooding	Some watercourses on surface and below surface. Grade 4 agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Within 400m of the District Centre. Half hourly bus services through town- 1, 27 and Amberline. Adjacent High Street quiet road cycle route.	
12. Employment		
13. Innovation		
14. Economic Structure		



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 4.93

Potential dwellings: 200

Site type: Green Belt

Easting: 448811

Northing: 345396



Public Transport (5)

Bus Stops (5)

Gilthill School 23m from site
 Gilthill School 34m from site
 Gilt Hill 166m from site
 Gilt Hill 180m from site
 Amber Trading Estate 214m from site

Schools (2)

Primary (2)

Gilthill Primary School 35m from site
 Hollywell Primary School 646m from site

Health (1)

Doctors (1)

Giltbrook Surgery 525m from site

Consumer Services (4)

Food Retail (2)

Gilthill 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
 KimberleyFP23 (FP) within 250m of site
 GreasleyFP106 (FP) within 250m of site
 GreasleyFP35 (FP) within 250m of site
 GreasleyFP36 (FP) within 250m of site
 KimberleyFP17 (FP) within 250m of site
 KimberleyFP22 (FP) within 250m of site
 KimberleyFP24 (FP) within 250m of site
 KimberleyFP18 (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

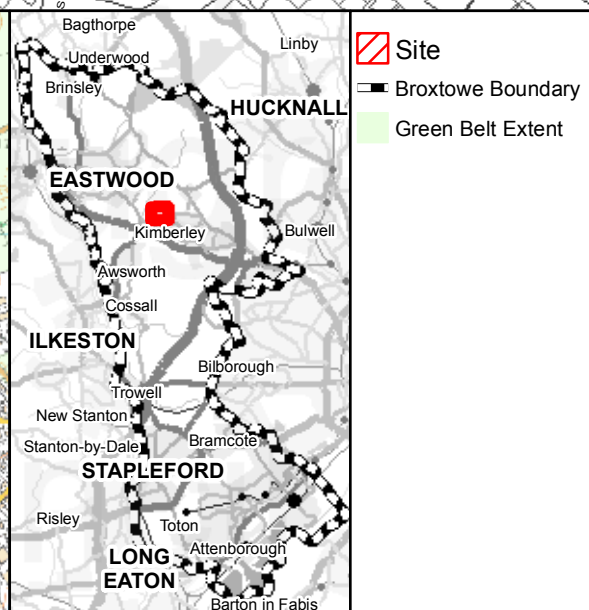
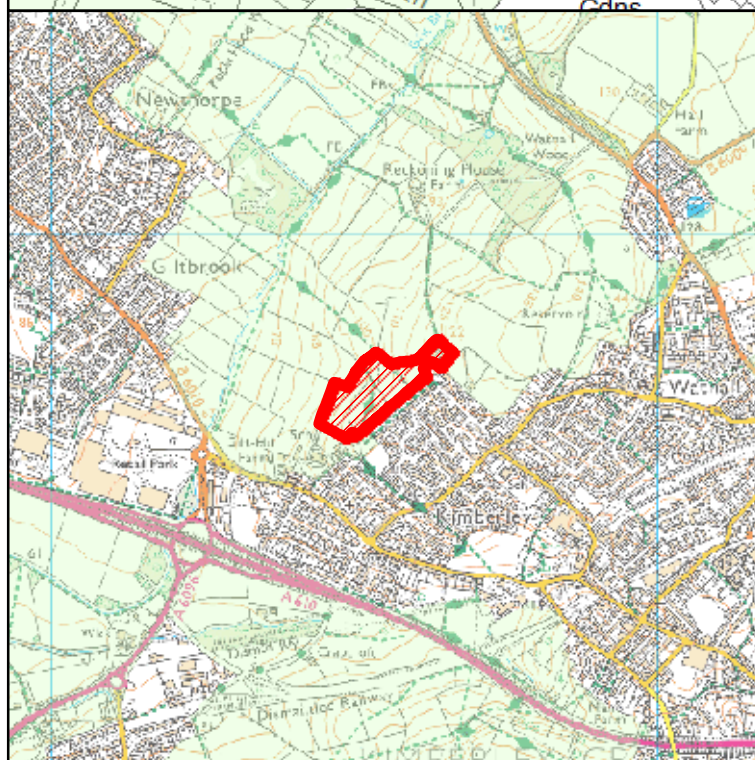
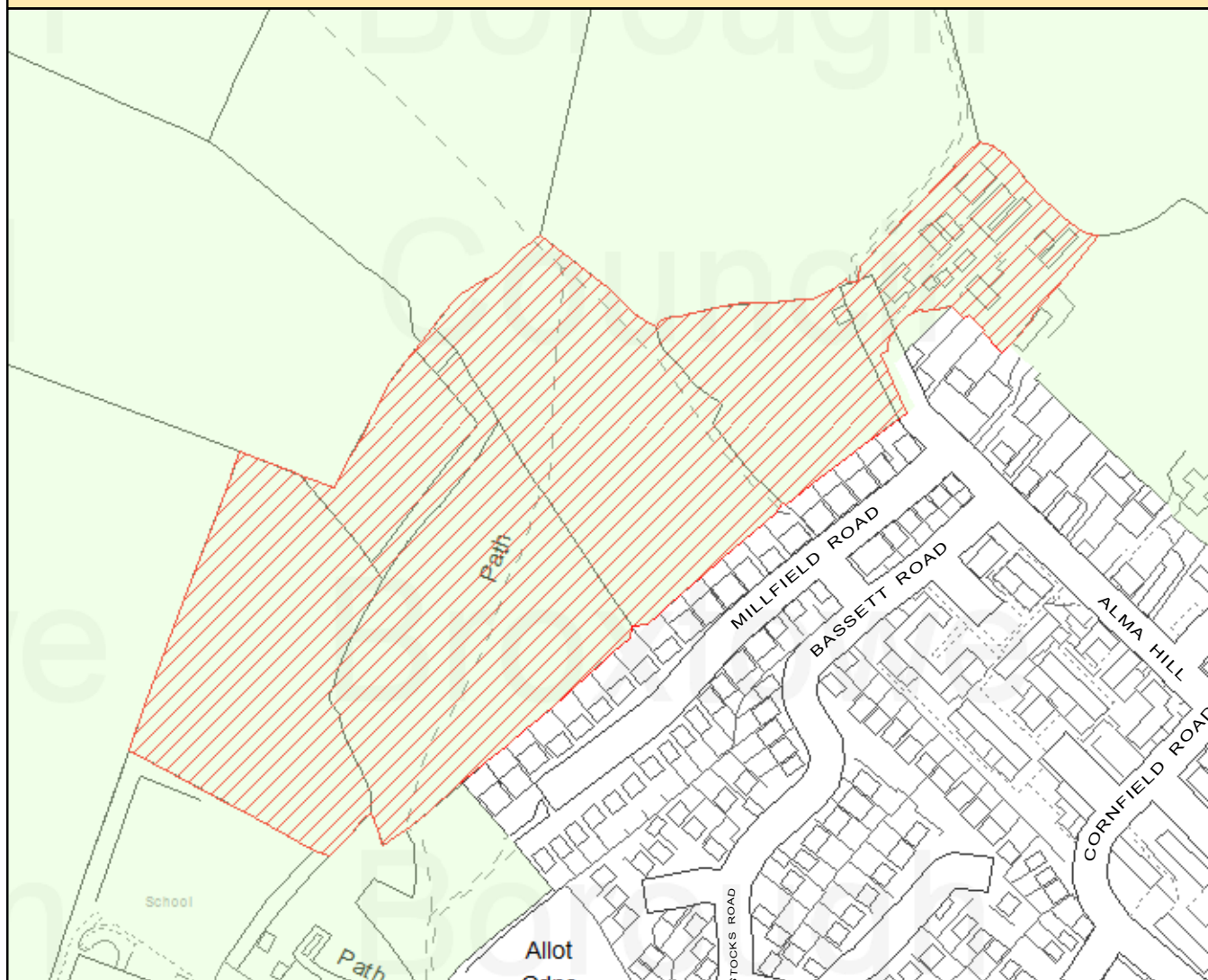
End of report

Table 104: Site 271: Gilt Hill Farm Gilt Hill, Kimberley

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

Table 105: Site 271: Gilt Hill Farm Gilt Hill, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	200 homes proposed. Minor topographic constraints, farm buildings on southern part of farm Weaker housing market but reasonable adjacent housing stock; therefore, reasonable potential for affordable housing.	Negotiate maximum contribution.
2. Health	GP service 525m from site. Millfield Road Public Open Space 121m from site.	
3. Heritage		
4. Crime		
5. Social	Gilthill Primary School 35m from site. Gilthill Stores 163m from site. Giltbrook Post Office 589m from site.	
6. Biodiversity and Green Infrastructure	Gilt Brook (Central) LWS (2/253 'A clean, wooded stream with its associated species-rich marshy areas and dry banks') 200m from site.	Control drainage.
7. Environment and Landscape	Lying to the immediate north of Gilt Hill, the Site is largely agricultural in function. Medium landscape sensitivity which stems from a medium landscape value and susceptibility. Visually, the site is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself. Greasley Fields MLA 200m to west. Part of an important gap between Kimberley and Newthorpe.	
8. Natural Resources and Flooding	Potential for the reuse of some previously developed land or buildings	
9. Waste	Some agricultural buildings may need to be demolished.	
10. Energy and Climate Change		
11. Transport	Half hourly bus service at Gilt Hill, Rainbow 1.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation	Amber Trading Estate 234m from site.	
14. Economic Structure		



Site area (ha): 5.72

Potential dwellings: 116

Site type: Green Belt

Site

Broxtowe Boundary

Green Belt Extent

Easting: 449075

Northing: 345485



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)

Giltbrook Surgery 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
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 (15)Public Rights of Way (a: within site) (4)

2.52m of GreasleyFP36 (FP) dissects site
35.2m of KimberleyBW46 (BW) dissects site
165.21m of KimberleyFP24 (FP) dissects site
290.71m of KimberleyFP22 (FP) dissects site

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

GreasleyBW37 (BW) within 50m of site
GreasleyFP36 (FP) within 50m of site
KimberleyBW46 (BW) within 50m of site
KimberleyFP22 (FP) within 50m of site
KimberleyFP23 (FP) within 50m of site
KimberleyFP24 (FP) within 50m of site
KimberleyFP23 (FP) within 100m of site
KimberleyFP21 (FP) within 100m of site
KimberleyFP17 (FP) within 100m of site
GreasleyBW37 (BW) 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_AREA

National Character Areas (1)

100% (5.72ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

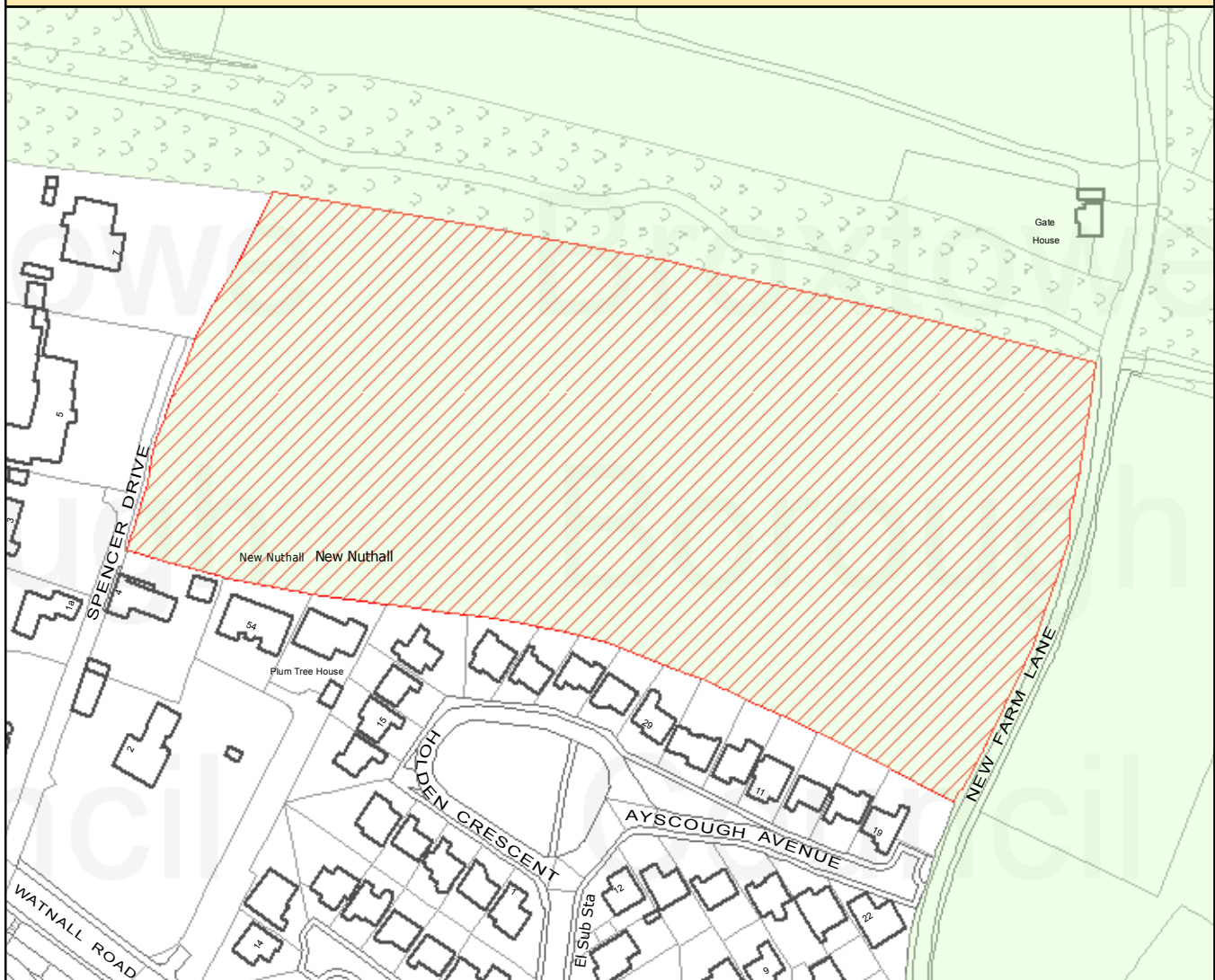
End of report

Table 106: Site 285: Land North of Alma Hill/West of Milfield Road, Kimberley

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

Table 107: Site 285: Land North of Alma Hill/West of Millfield Road, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	116 homes. Moderate housing market, with good potential for affordable housing. Despite constraints, it is likely that 100+ dwellings could still be developed on the site. Public rights of way dissect site.	
2. Health	Nearest GP service in Kimberley over 800m Millfield Road Public Open Space adjacent to site.	
3. Heritage		
4. Crime		
5. Social	Giltbrook Post Office 769m from site. Millfield Road Allotments 63m from site. Digby Street Sports Ground 329m from site.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Medium landscape sensitivity which stems from a medium landscape value and susceptibility. Visually, the area is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself. Part of an important gap between Kimberley and Newthorpe.	
8. Natural Resources and Flooding	Part of the site has been previously developed.	
9. Waste	The demolition of some buildings may be required.	
10. Energy and 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		



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 2.95

Potential dwellings: 75

Site type: Green Belt

Easting: 451336

Northings: 344990



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)

Nottingham Road Doctors Surgery 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 Chuch Hall 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)

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 50m of site

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

Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) 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 (4)

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

NuthallBW10 (BW) within 50m of site

NuthallBW10 (BW) within 100m of site

NuthallFP1 (FP) within 100m of site

GreasleyBW84 (BW) within 250m of site

Other (1)

National Character Areas (1)

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

End of report

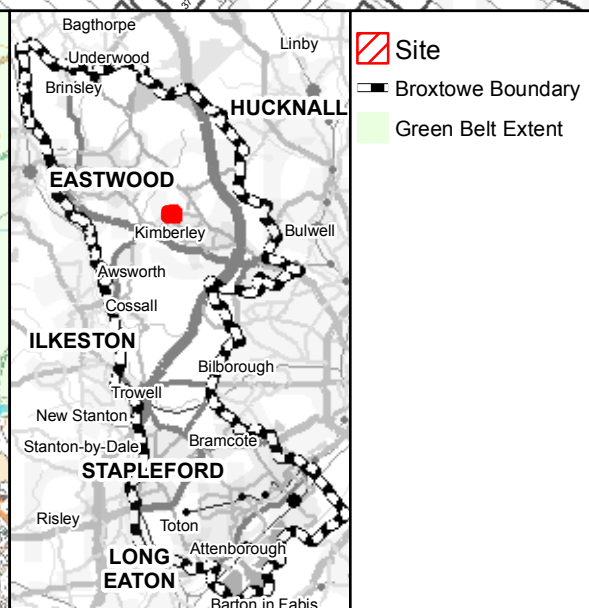
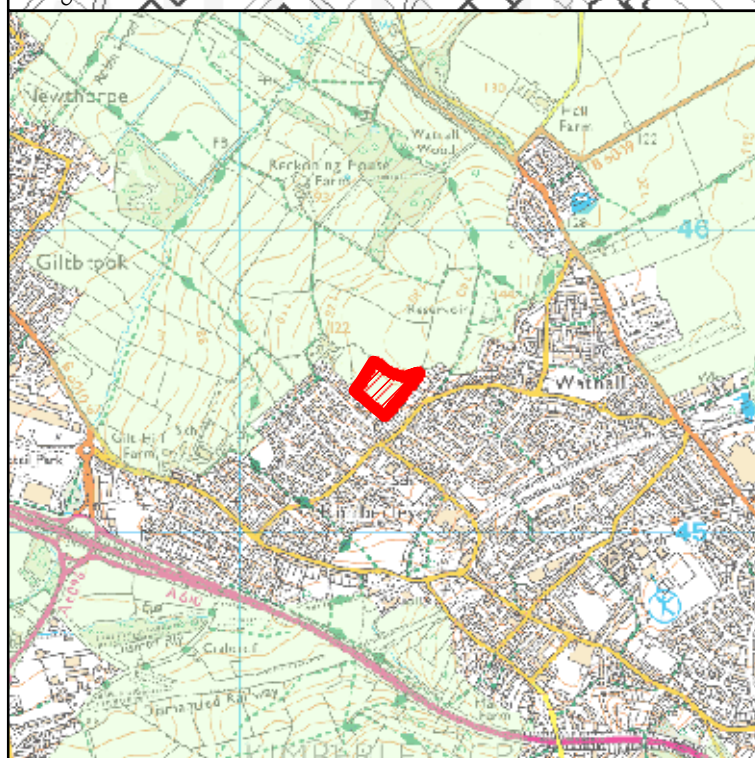
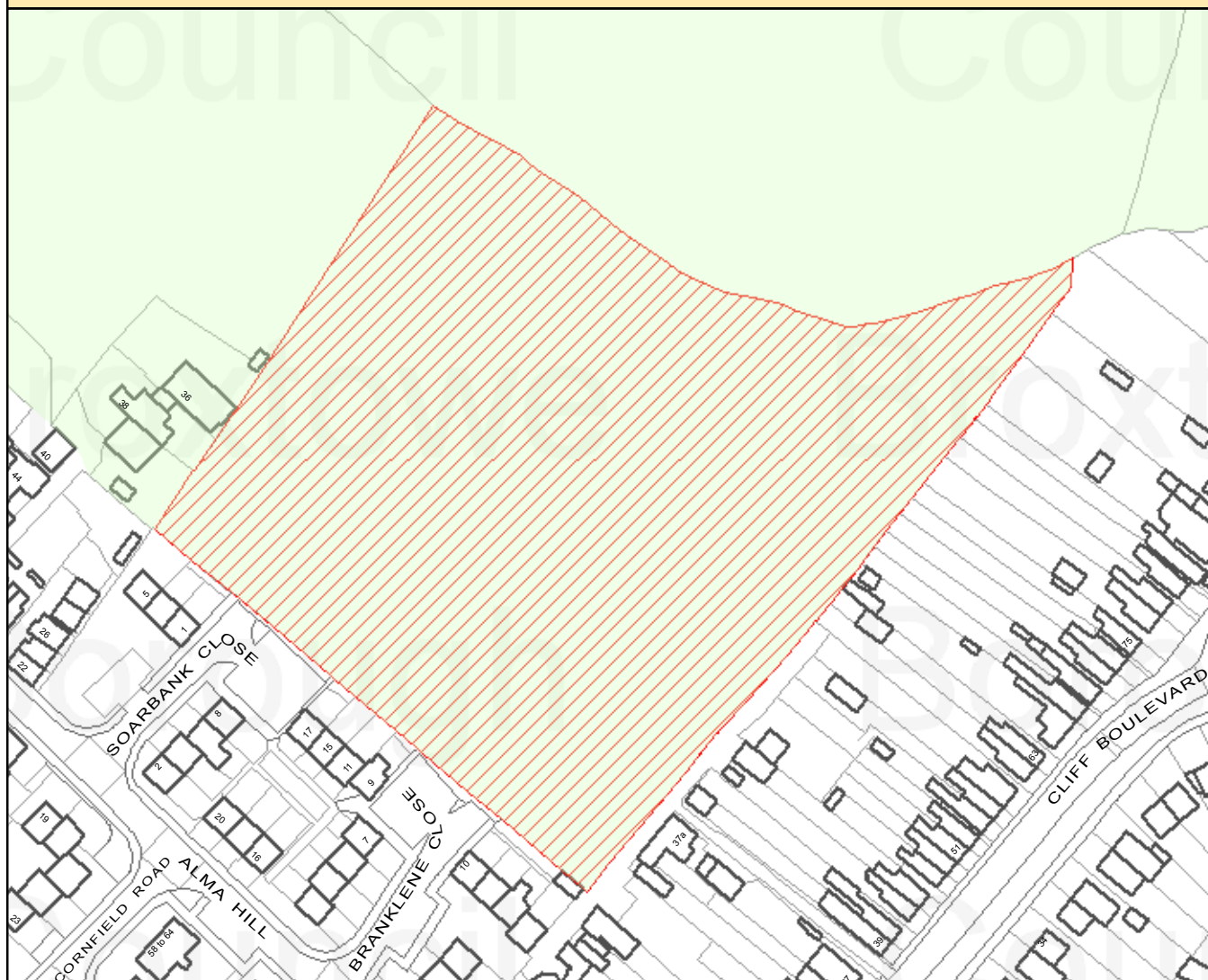
Table 108: Site 105: Land west of New Farm Lane, Nuthall

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

Table 109: Site 105: Land west of New Farm Lane, Nuthall

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	75 homes. 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). Moderate housing area with good quality housing stock adjacent to site. Good potential for affordable housing.	
2. Health	Nearest GP service in Kimberley over 800m but only about 8 minutes by walking and bus. Basil Russell Playing Fields 184m from site.	
3. Heritage	No impact on Spencer House unless Spencer Drive is accessed and therefore traffic character may change area.	
4. Crime		
5. Social	St Patrick's Church Hall 198m from site. New Farm Wood 226m from site.	
6. Biodiversity and Green Infrastructure	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. Temple View Estate Group TPO to south of site. TPO (Spencer Drive) located adjacent to the site to the west.	Buffer to trees.
7. Environment and Landscape	This location contributes to a low landscape susceptibility and sensitivity. There is a low level of visibility of the area and the visual sensitivity to development of the site is therefore low.	
8. Natural Resources and Flooding	Majority of site is BMV agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	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. Hourly 532 and Amberline bus services, and 531 service to Phoenix Park.	

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



Site area (ha):	1.83	Easting:	449477
Potential dwellings:	72	Northing:	345479
Site type:	Green Belt		



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)

Dental Surgery 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
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)

MALTERS TERRACE (LI) within 250m of site
37 HARDY STREET (LI) within 250m of site
35 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 (8)

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

KimberleyFP25 (FP) within 100m of site
KimberleyBW46 (BW) within 100m of site
KimberleyFP26 (FP) within 250m of site
GreasleyBW37 (BW) within 250m of site
GreasleyFP26 (FP) within 250m of site
GreasleyFP29 (FP) within 250m of site
KimberleyFP24 (FP) within 250m of site
KimberleyFP23 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

15.35% (0.28ha) of site in
DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (1.83ha) of site in Nottinghamshire, Derbyshire and
Yorkshire Coalfield

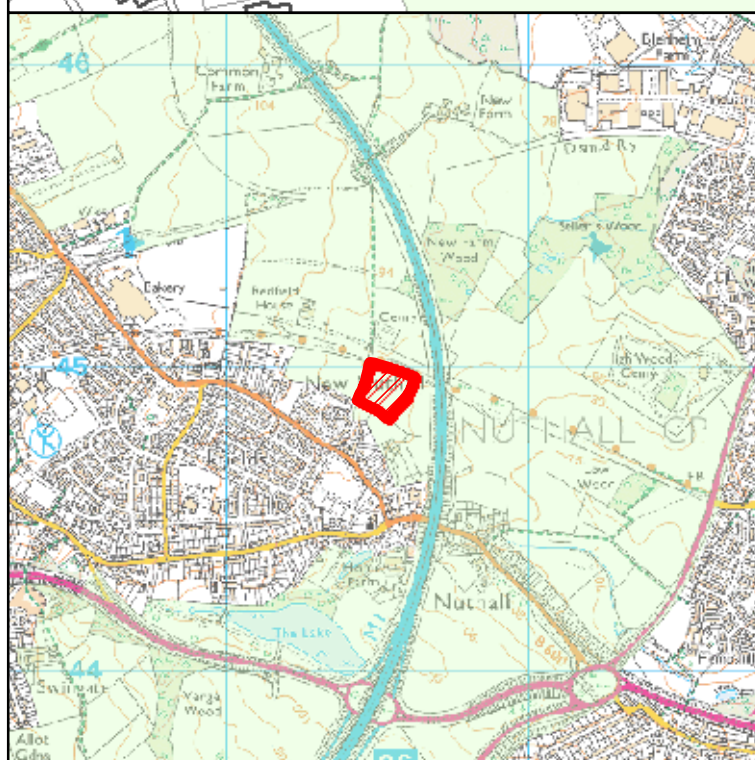
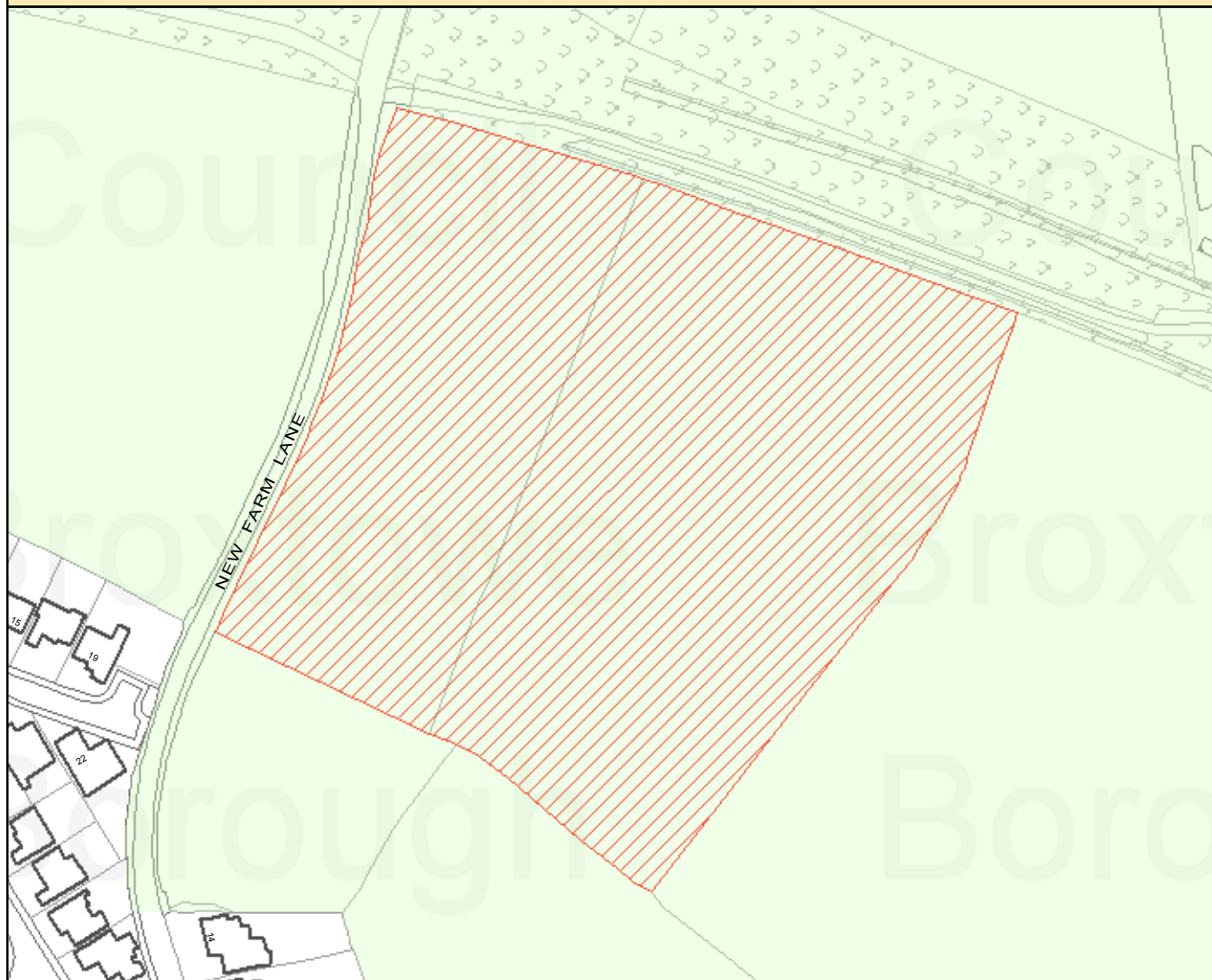
End of report




Table 110: Site 113: Land north of Alma Hill, Kimberley

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

Table 111: Site 113: Land north of Alma Hill, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	72 homes. Moderate housing market area. Reasonable potential for affordable housing contributions. No constraints which would reduce housing. Potential access from Soar Bank Close or Branklene Close.	
2. Health	Hama Medical Centre more than 800 m 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 and Railway Inn 724m from site.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Medium landscape sensitivity which stems from a medium landscape value and susceptibility. Visually, the area is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself. The site is part of a gap between Kimberley and Newthorpe.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and 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
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 2.08

Potential dwellings: 50

Site type: Green Belt

Easting: 451530

Northing: 344928



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

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

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 (3)

Public Rights of Way (b: around site) (3)

NuthallBW10 (BW) within 50m of site
NuthallBW10 (BW) within 100m of site
NuthallFP1 (FP) within 100m of site

Other (1)

National Character Areas (1)

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

End of report

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)

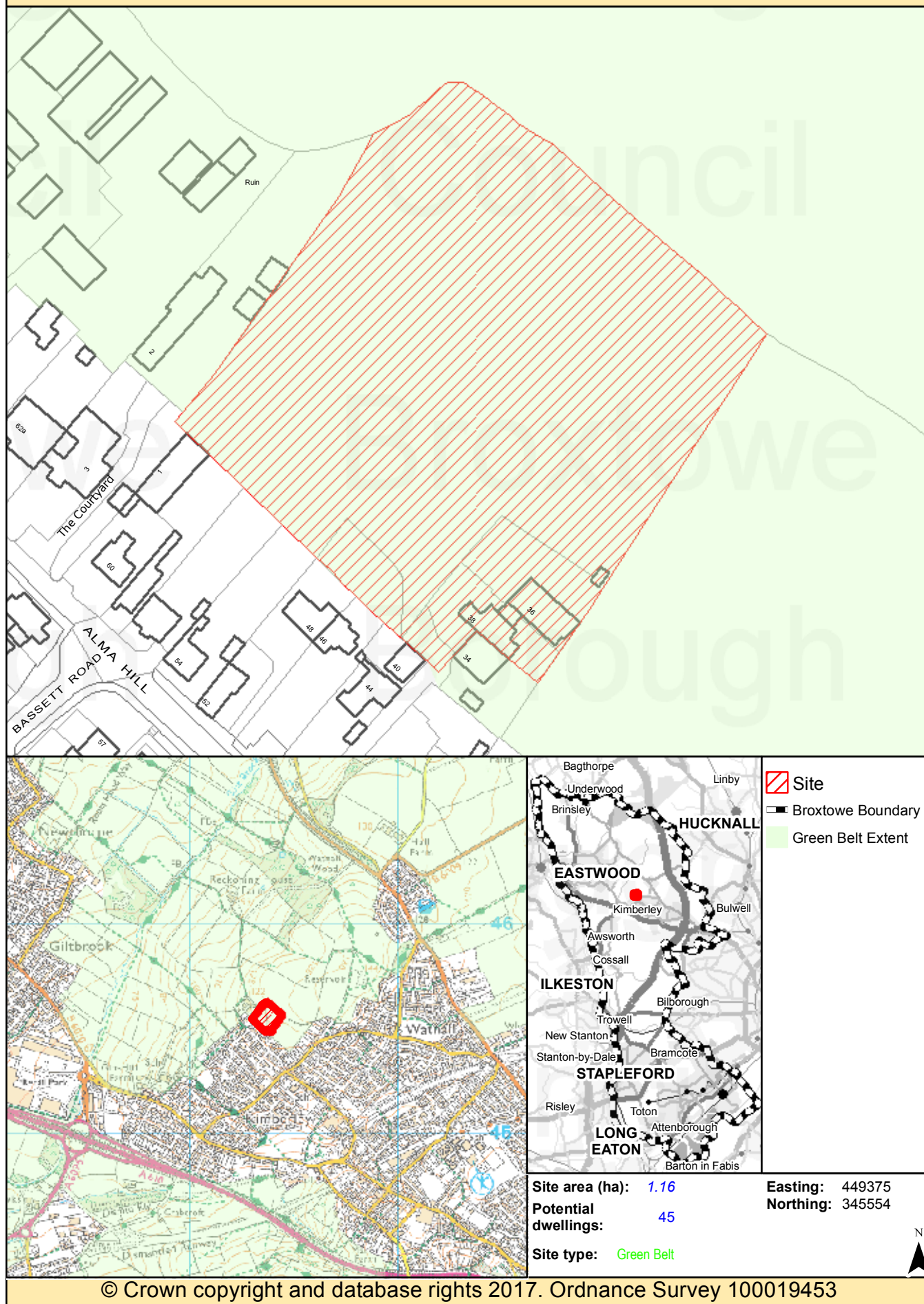
Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities) within 50m of site
Newlane Pastures (5/753 Notable calcareous grasslands) within 50m of site

Table 112: Site 234: Land At New Farm Lane, Nuthall

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

Table 113: Site 234: Land At New Farm Lane, Nuthall

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	50 homes. Moderate housing area with good quality housing stock adjacent to site. Good potential for affordable housing.	
2. Health	Nearest GP service in Kimberley over 800m but only about 8 minutes by walking and bus. Basil Russell Playing Fields 185m from site.	
3. Heritage		
4. Crime		
5. Social	St Patrick's Church Hall 284m from site. New Farm Wood 254m from site. Sellers Wood 352m from site. The Three Ponds 368m from site.	
6. Biodiversity and Green Infrastructure	100% (2.08ha) of site in Newlane Pastures LWS (5/753 Notable calcareous grasslands). Adjacent Nuthall Cutting (2/70 A disused railway with valuable wood and grassland communities).	
7. Environment and Landscape	This location contributes to a low landscape susceptibility and sensitivity. There is a low level of visibility of the area and the visual sensitivity to development of the site is therefore low.	
8. Natural Resources and Flooding	Majority of site is BMV agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	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. Hourly 532 and Amberline bus services, and 531 service to Phoenix Park.	
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		



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

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

KimberleyFP25 (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

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

KimberleyBW46 (BW) within 50m of site
GreasleyBW37 (BW) within 100m of site
KimberleyBW46 (BW) within 100m of site
KimberleyFP23 (FP) within 100m of site
KimberleyFP24 (FP) within 250m of site
KimberleyFP22 (FP) within 250m of site
GreasleyFP36 (FP) within 250m of site

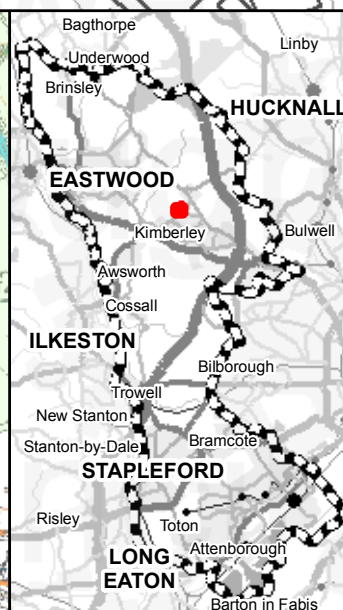
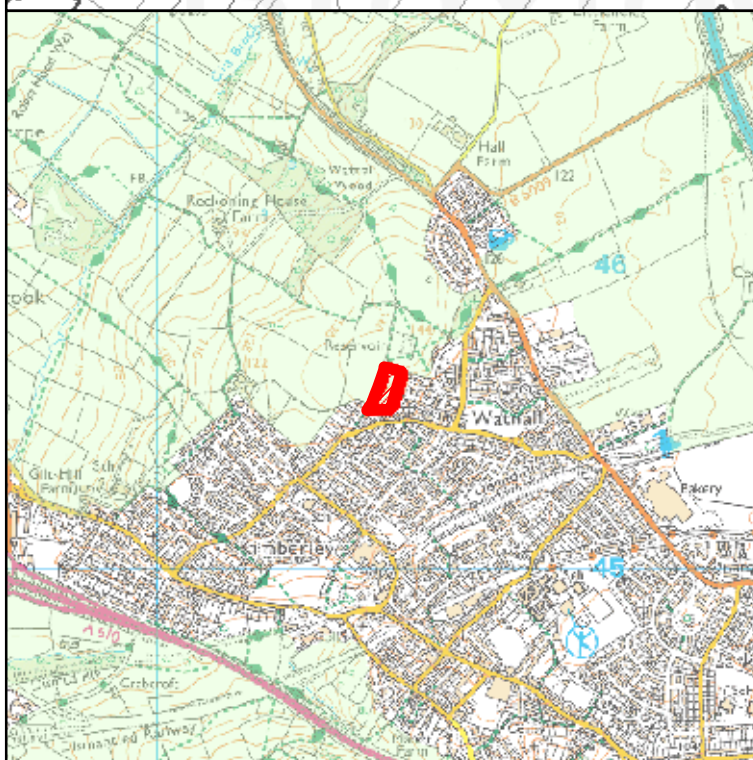
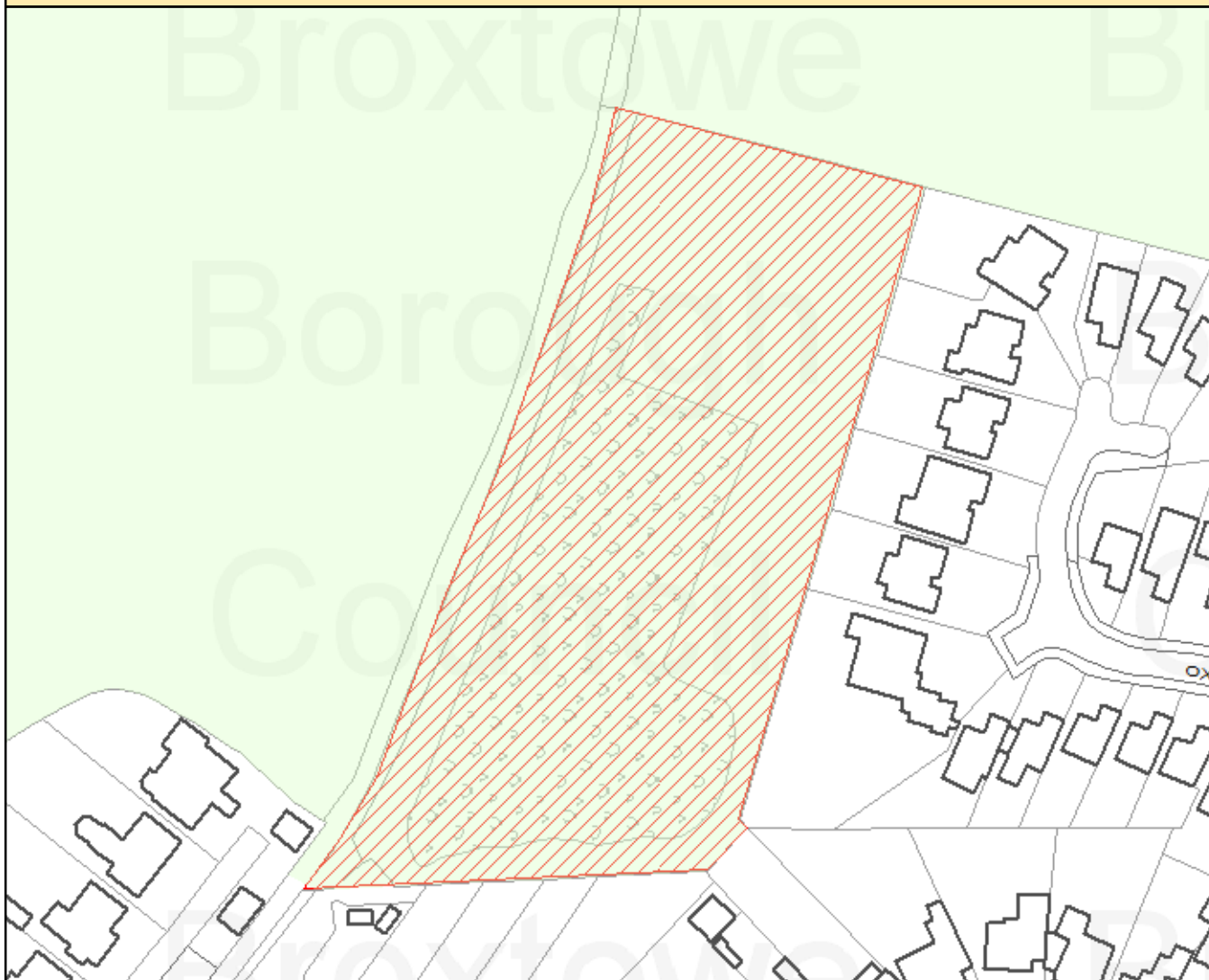
Table 114: Site 116: Land north of 38 Alma Hill, Kimberley




	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive					
						14. Economic Structure				
						13. Innovation				
						12. Employment				
						11. Transport				
						10. Energy and Climate Change				
						9. Waste				
						8. Natural Resources and Flooding				
						7. Environment and Landscape				
						6. Biodiversity and Green Infrastructure				
						5. Social				
						4. Crime				
						3. Heritage				
						2. Health				
						1. Housing				

Table 115: Site 116: Land north of 38 Alma Hill, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	<p>45 homes. Moderate housing market area. Reasonable potential for affordable housing contributions.</p> <p>No constraints which would reduce housing.</p> <p>Serious access constraints may need to be combined with site 113 to achieve an acceptable access to the site.</p>	
2. Health	<p>Hama Medical Centre more than 800 m away in Kimberley. 13 mins. by public transport.</p> <p>Millfield Road Public Open Space 321m from site, Hall Om Wong Public Open Space 355m from site.</p>	
3. Heritage		
4. Crime		
5. Social	<p>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 and Railway Inn 724m from site.</p>	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	<p>Medium landscape sensitivity which stems from a medium landscape value and susceptibility. Visually, the area is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself The site is part of the gap between Kimberley and Newthorpe.</p>	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		

SA Objectives	Appraisal of Site	Ideas for mitigation
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
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 0.86

Potential dwellings: 18

Site type: Green Belt

Easting: 449759

Northing: 345589



Site: 610

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
Gillthill Primary School 854m from site

Secondary (1)

Kimberley School 813m from site

Health (1)

Dentists (1)

Dental Surgery 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

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

KimberleyFP25 (FP) within 100m of site
KimberleyFP26 (FP) within 100m of site
GreasleyFP27 (FP) within 100m of site
GreasleyFP29 (FP) within 100m of site
GreasleyFP79 (FP) within 250m of site
GreasleyFP28 (FP) within 250m of site
KimberleyFP27 (FP) within 250m of site
GreasleyFP23 (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

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
90.4% (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 (12)

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

13.59m of GreasleyFP26 (FP) dissects site

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

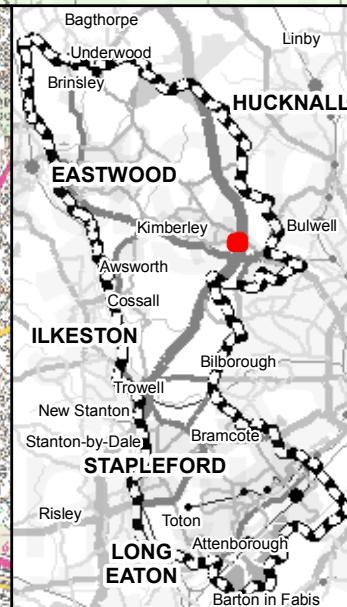
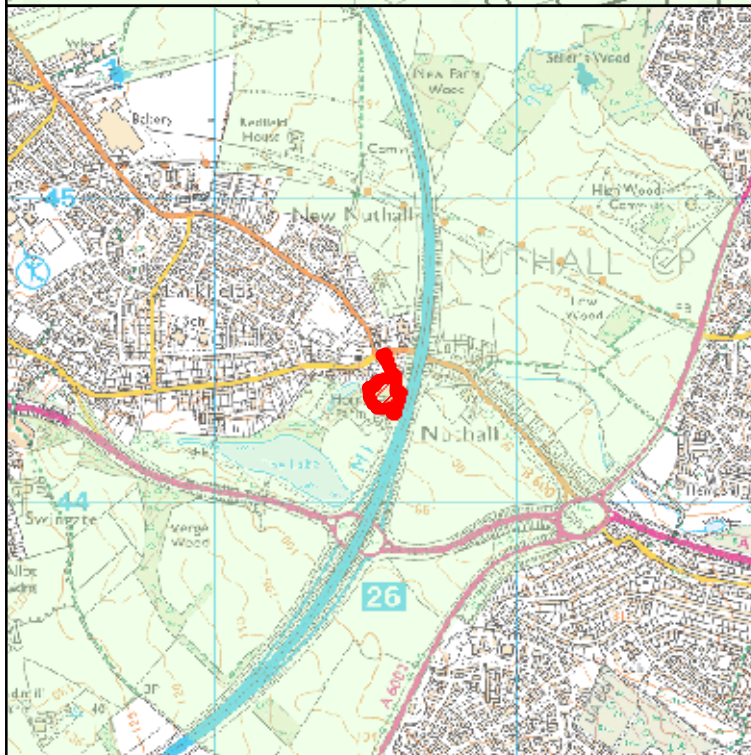
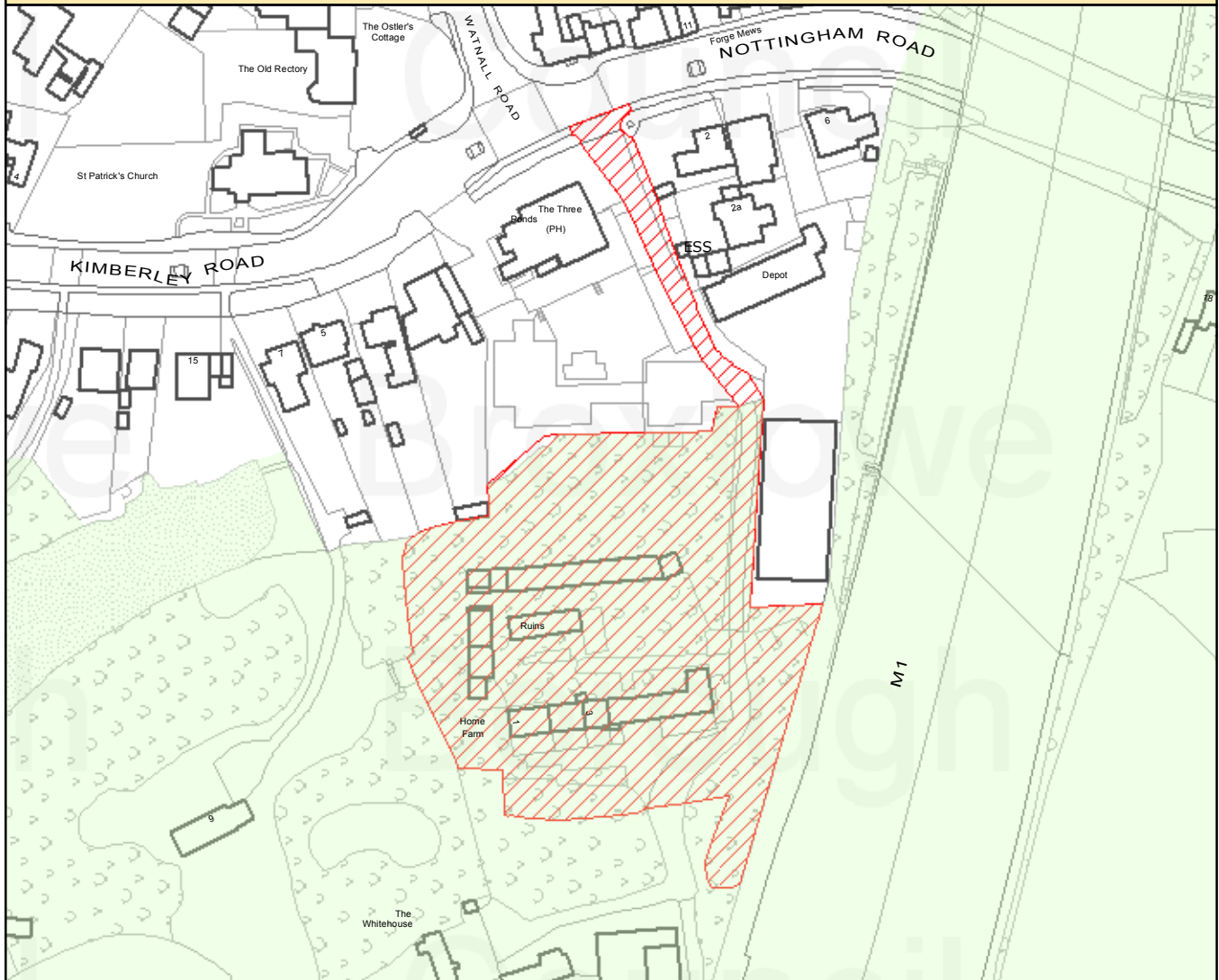
GreasleyFP26 (FP) within 50m of site
KimberleyFP25 (FP) within 50m of site
GreasleyFP29 (FP) within 50m of site




Table 116: Site 610: Land off High Spannia, Kimberley

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

Table 117: Site 610: Land off High Spannia, Kimberley

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	18 homes. Potential access issues.	
2. Health	GP services over 800m; Hama Medical Centre 13 mins. by public transport.	
3. Heritage		
4. Crime		
5. Social	Hollywell Primary School 369m from site. Kimberley School 813m from site. M J Stonehouse Newsagents 37m from site. Kimberley Post Office 804m from site. Holy Trinity Church Hall 687m from site. Kimberley Leisure Centre 871m from site. Kimberley Library 877m from site. Trough Road Woodland 203m from site. Royal Oak Inn 419m from site.	
6. Biodiversity and 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 and Landscape	Medium landscape sensitivity which stems from a medium landscape value and susceptibility. Visually, the area is of medium sensitivity, which is derived partly from the number of value indicators and the visibility of the site itself. The site is part of a gap between Kimberley and Newthorpe.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Trough Road is a quiet cycle route. Half hourly 27 bus service; hourly Amberline and 532 services, and 531 Phoenix Park service, on Main Road Watnall.	
12. Employment		
13. Innovation		
14. Economic Structure		



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 0.92

Potential dwellings: 14

Site type: Green Belt

Easting: 451567

Northing: 344362



Public Transport (5)

Bus Stops (5)

Church 51m from site
Church 63m from site
Church 92m from site
Church 108m from site
Spring Terrace 221m from site

Schools (3)

Primary (3)

Larkfields Infant School 577m from site
Larkfields Junior School 653m from site
Mornington Primary School 861m from site

Health (1)

Doctors (1)

Assarts Farm Medical Centre 763m from site

Consumer Services (3)

Food Retail (2)

McColls 803m from site
Petite Boutique De Chocolat 828m from site

Shopping Centres (1)

Mornington Crescent Local Centre 816m from site

Community Facilities (6)

Halls And Community Centres (1)

St Patrick's Chuch Hall 144m from site

Leisure Centres (1)

Kimberley Leisure Centre 1263m from site

Libraries (1)

Kimberley Library 1496m from site

Open Spaces (2)

Nuthall Temple Centre 78m from site
Basil Russell Playing Fields 115m from site

Public Houses (1)

The Three Ponds 16m from site

Land Use Policy Constraints (1)

Green Belt (1)

92.73% (0.85ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (0.92ha) of site in Watnall and Nuthall West

Parish (1)

100% (0.92ha) of site in Nuthall

Flood (4)

Surface Water Flooding (3)

0.09% (0ha) of site in Surface Water Flood Map 1 in 30
1.45% (0.01ha) of site in Surface Water Flood Map 1 in 100
6.83% (0.06ha) of site in Surface Water Flood Map 1 in 1000

Detailed River Network (1)

Below Surface Watercourse (Culvert) dissects site for 57.57m

Heritage (23)

Listed Buildings (a: within site) (2)

FARMBUILDINGS TO REAR OF HOME FARM within site boundary (II)

HOME FARMHOUSE AND ATTACHED COACH HOUSE within site boundary (II)

Listed Buildings (b: around site) (14)

7, NOTTINGHAM ROAD (II) within 50m of site
3, NOTTINGHAM ROAD (II) within 50m of site
GATEPIER FROM FORMER NUTHALL TEMPLE (II) within 50m of site

Listed Buildings (b: around site) (14)

GOTHIC SUMMERHOUSE AT NUMBER 9 THE YEWS (II*) within 50m of site

1, NOTTINGHAM ROAD (II) within 50m of site

2 HEADSTONES 1 METRES SOUTH OF CHANCEL AT CHURCH OF ST PATRICK (II) within 100m of site

1, NOTTINGHAM ROAD (II) within 100m of site

7, NOTTINGHAM ROAD (II) within 100m of site

CHURCH OF ST PATRICK (II*) within 100m of site

GATEPIER FROM FORMER NUTHALL TEMPLE (II) within 100m of site

GOTHIC SUMMERHOUSE AT NUMBER 9 THE YEWS (II*) within 100m of site

THE OLD RECTORY AND ADJOINING RECTORY GRANGE (II) within 100m of site

3, NOTTINGHAM ROAD (II) within 100m of site

THE COTTAGE (II) within 250m of site

Conservation Areas (a: within site) (1)

100% (0.92ha) of site in Nuthall

Conservation Areas (b: around site) (1)

Nuthall within 50m of site

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

9 & 11 NOTTINGHAM ROAD (LI) within 50m of site

15 & 17 NOTTINGHAM ROAD (LI) within 50m of site

9 & 11 NOTTINGHAM ROAD (LI) within 100m of site

15 & 17 NOTTINGHAM ROAD (LI) within 100m of site

TOWN FARM (LI) within 100m of site

Natural Environment (6)

Agricultural Land Classification (1)

100% (0.92ha) of site in GRADE 4

AQMA (b: around site) (2)

Nuthall within 50m of site

Nuthall within 100m of site

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

Temple Lake Woods (2/306 'An area of mature woodland with a valuable ground flora') within 250m of site

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

Newlane Pastures (5/753 Notable calcareous grasslands) within 250m of site

Access (1)

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

NuthallFP2 (FP) within 250m of site

Other (2)

National Character Areas (2)

3.77% (0.03ha) of site in Southern Magnesian Limestone

96.23% (0.88ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

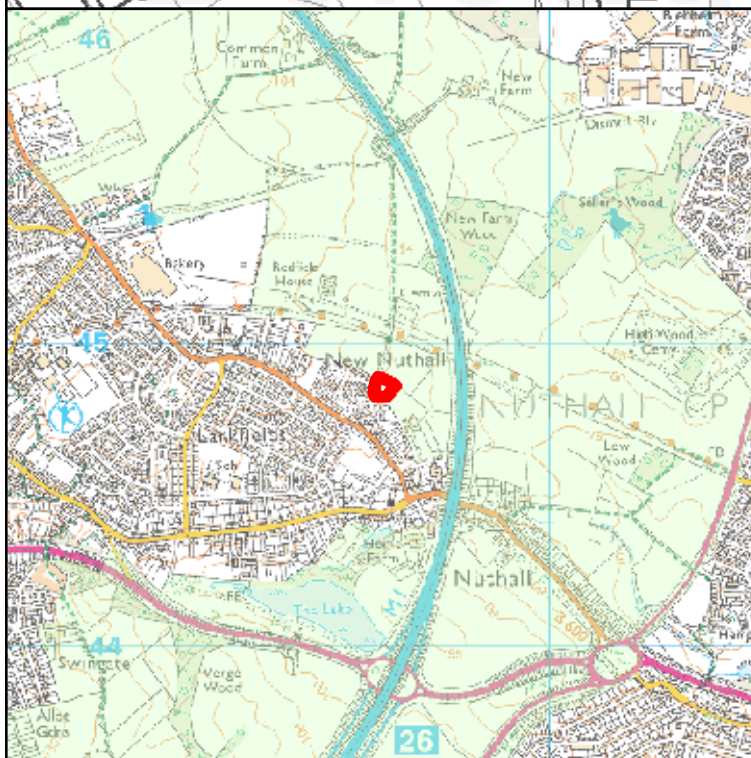
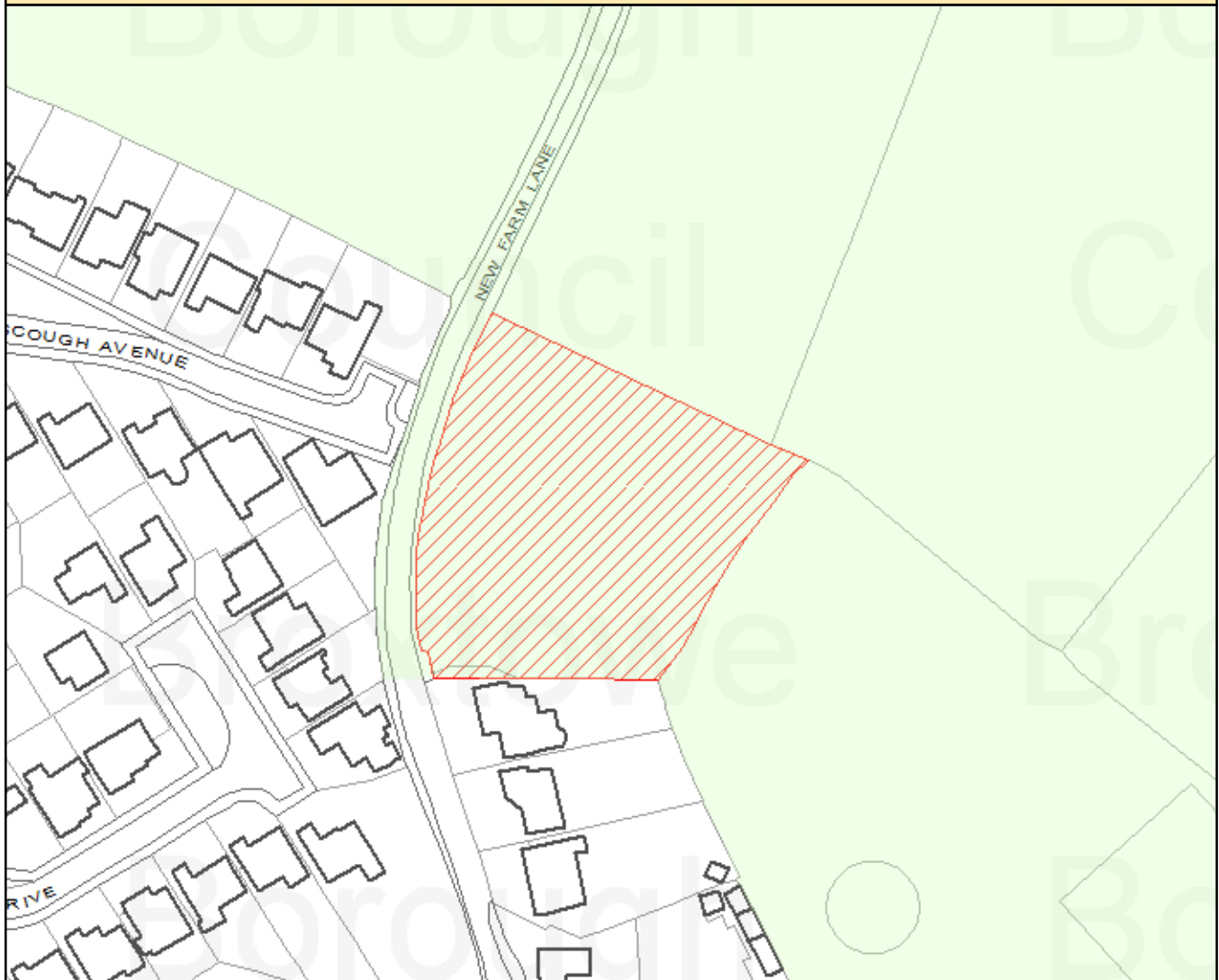
End of report




Table 118: Site 473: Home Farm Nottingham Road, Nuthall

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

Table 119: Site 473: Home Farm Nottingham Road, Nuthall

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	14 homes. Adjacent to the M1. Within 200m of HS2 preferred route. Moderate housing market.	
2. Health	GP service 763m from site. Basil Russell Playing Fields 115m from site.	
3. Heritage	Two listed buildings within site- Farmbuildings To Rear Of Home Farm and boundary (II) Home Farmhouse And Attached Coach House; and Gothic Summerhouse At Number 9 The Yews (II*) adjacent, a Building At Risk. (All associated with Nuthall Temple archaeology.) Site within Nuthall Conservation Area, (an 'At Risk area').	Enabling development to protect Home Farm listed buildings.
4. Crime		
5. Social	Larkfields Infant School 577m from site, Larkfields Junior School 653m St Patrick's Church Hall 144m from site. The Three Ponds 16m from site.	
6. Biodiversity and Green Infrastructure	Temple Lake Woods (2/306 'An area of mature woodland with a valuable ground flora') and Temple Lake (1/31 'A valuable water body with an excellent flora and fauna') within 250m of site.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Potential contamination remediation: Possible contaminated land.	Remediation of poten- tially contaminated land.
9. Waste	Re-use of buildings large parts of the existing buildings could not be demolished as they are Grade II Listed within two listings.	
10. Energy and Climate Change		
11. Transport	Some 10 mins. bus services in village, on Nottingham Road.	
12. Employment		
13. Innovation		
14. Economic Structure	Potential loss of previous B1 planning permission.	



-  Site
-  Broxtowe Boundary
-  Green Belt Extent

Site area (ha): 0.32

Easting: 451452

Potential dwellings: 12

Northing: 344853

Site type: Green Belt



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

Access (2)Public Rights of Way (b: around site) (2)

NuthallFP1 (FP) within 250m of site
NuthallBW10 (BW) within 250m of site

Other (1)National Character Areas (1)

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

End of report

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)

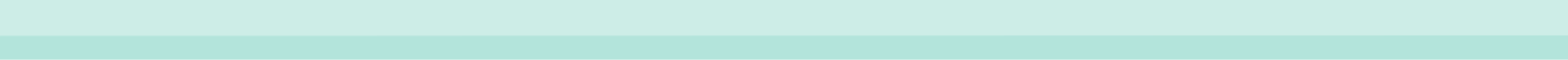
2.7 Nuthall Cutting and Kimberley Railway within 250m of site
2.15 Sellers Wood and New Farm Wood within 250m of site

Table 120: Site 103: Land east of New Farm Lane, Nuthall

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

Table 121: Site 103: Land east of New Farm Lane, Nuthall

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 and Green Infrastructure	100% (0.32ha) of site in Newlane Pastures LWS (5/753 Notable calcareous grasslands).	
7. Environment and Landscape	This location contributes to a low landscape susceptibility and sensitivity. Visually, the area forms part of the setting to Nuthall Conservation Area. 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 and Flooding	Whole of the site is BMV agricultural land.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Proposed part of the Greater Nottingham Cycle Network along the former railway and Albert Avenue a quiet road cycle route. Half hourly 1 bus service on Kimberley Road and hourly Amberline and 532 services, and 531 Phoenix Park service, on Watnall Road.	
12. Employment		
13. Innovation		
14. Economic Structure		



Other Rural / Adjacent to Hucknall

7.3 The table below shows the summary of the site assessments for other rural areas of the Borough and for the area of land adjacent to Hucknall, the Key below shows how the scoring has been applied.

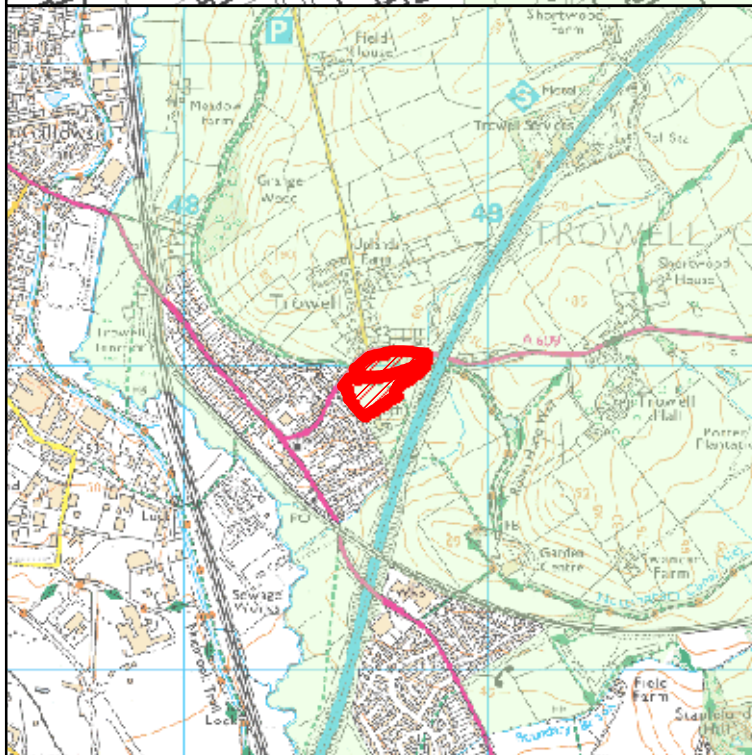
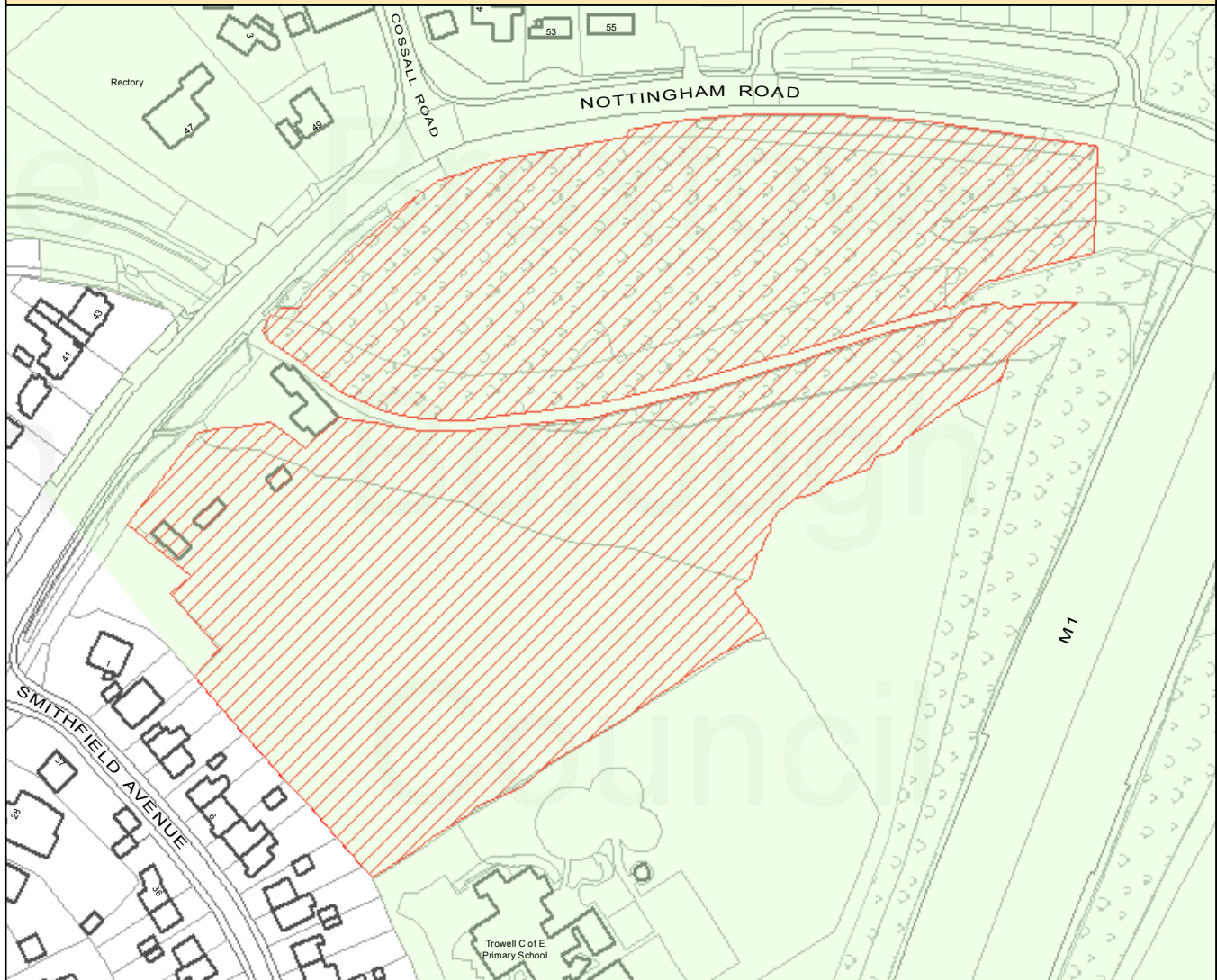
KEY:

Number of squares coloured in the assessment tables	Symbol	
5	+++	Very major/ important positive
4	++	Major positive
3	+	Positive Moderate to major positive
2	++	Minor Moderate positive
1	+	Very m Minor positive
-		Assessed as neutral/ not relevant/negligible impact
-	?	Unknown impact
1	-	Very m Minor negative
2	--	Minor Moderate negative
3	-	Negative
4	--	Major negative
5	---	Very major/ important negative

7.4 The colour of an individual box indicates the significance of the effect on a sustainability appraisal objective. These are based on a traffic light system where greens indicate positive contributions and orange / red indicates negative ones. The darker the green, the higher the significance of the positive contribution. Within each colour, there are further graduations of significance noted by the number of plus signs (+) or the number of minus signs (-).

Table 122: Other Rural Site Summary

Other Rural Site Summary	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Biodiversity and Green Infrastructure	7. Environment and Landscape	8. Natural Resources and Flooding	9. Waste	10. Energy and Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
189: Land at Smithfield Avenue, Trowell	+	++			++	--		-			++	+		
513: Land belonging to Stubbing Wood Farm, Watnall Road, Watnall	+	+			+	-	-				+	+	+	



- Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 3.32

Potential dwellings: 70

Site type: Green Belt

Easting: 448650

Northing: 339956



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 267m from site

Schools (1)

Primary (1)

Trowell CoFE Primary School 58m from site

Consumer Services (3)

Food Retail (2)

Festival Store 300m 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)

Trowell Parish Hall 211m 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 204m from site
Public Houses (1)
Festival Inn 220m from site

Land Use Policy Constraints (1)

Green Belt (1)

100% (3.18ha) of site in Green Belt

Administrative Boundary (2)

Borough Ward (1)

100% (3.18ha) of site in Awsworth Cossall and Trowell

Parish (1)

100% (3.18ha) of site in Trowell

Flood (6)

Surface Water Flooding (3)

5.43% (0.17ha) of site in Surface Water Flood Map 1 in 30
7.6% (0.24ha) of site in Surface Water Flood Map 1 in 100
11.83% (0.38ha) of site in Surface Water Flood Map 1 in 1000

Ground Water Flooding (2)

27.21% (0.87ha) of site in < 25% (Superficial Deposits Flooding)

72.79% (2.32ha) of site in >= 25% <50% (Superficial Deposits Flooding)

Detailed River Network (1)

Surface Watercourse (Tertiary River) dissects site for 23.86m

Heritage (17)

Listed Buildings (b: around site) (5)

53, NOTTINGHAM ROAD (II) within 50m of site
53, NOTTINGHAM ROAD (II) within 100m of site
CHURCH OF ST HELEN (II*) within 250m of site
4, NOTTINGHAM ROAD (II) within 250m of site
STABLES AT NUMBER 4 (II) within 250m of site
Local Interest Buildings (b: around site) (12)
55 NOTTINGHAM ROAD (SS) within 50m of site

Local Interest Buildings (b: around site) (12)

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 250m of site
UPLANDS FARMHOUSE (SS) within 250m of site
109 NOTTINGHAM ROAD (SS) within 250m of site
101 NOTTINGHAM ROAD (SS) within 250m of site
107 NOTTINGHAM ROAD (SS) within 250m of site
CHURCH FARMHOUSE (SS) within 250m of site

Natural Environment (6)

Agricultural Land Classification (1)

100% (3.18ha) of site in GRADE 4

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

20.24% (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)

9.18% (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)

20.18% (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)

46.24m of TrowellFP25 (FP) dissects site

134.5m of TrowellFP6 (FP) dissects site

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

TrowellFP6 (FP) within 50m of site

TrowellFP25 (FP) within 50m of site

TrowellBW26 (BW) within 50m of site

TrowellFP24 (FP) within 100m of site

TrowellFP23 (FP) within 100m of site

TrowellBW26 (BW) within 100m of site

TrowellFP27 (FP) within 250m of site

TrowellFP17 (FP) within 250m of site

TrowellFP10 (FP) within 250m of site

Other (2)

Coal Referral Area High Risk (1)

44.39% (1.41ha) of site in DEVELOPMENT_HIGH_RISK_AREA

National Character Areas (1)

100% (3.18ha) of site in Nottinghamshire, Derbyshire and Yorkshire Coalfield

End of report

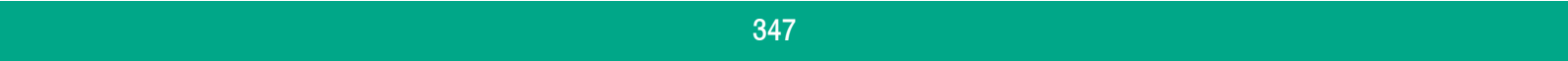
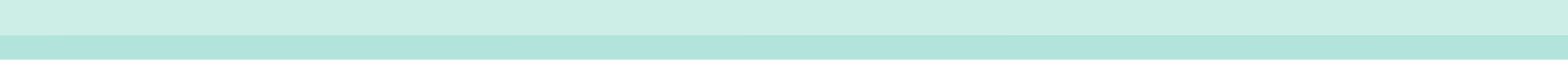
Table 123: Site 189: Land At Smithfield Avenue, Trowell

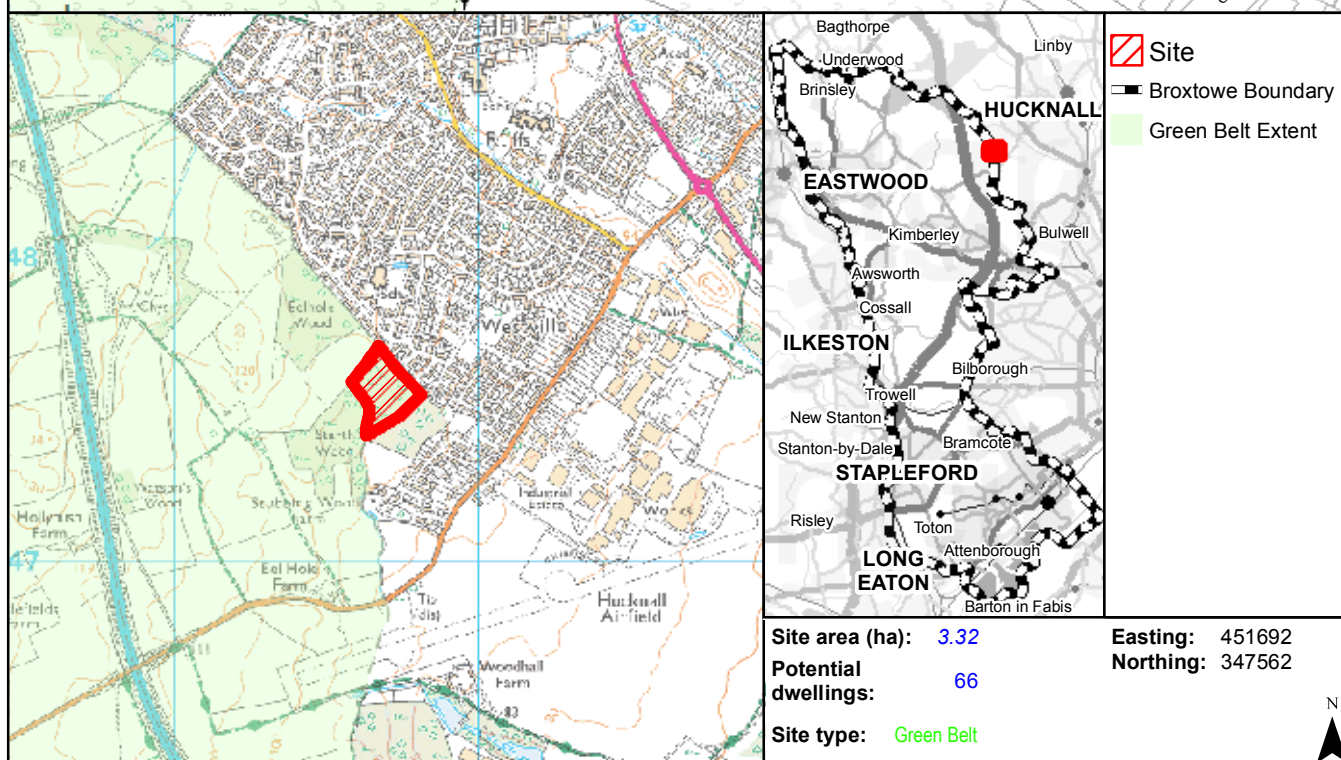
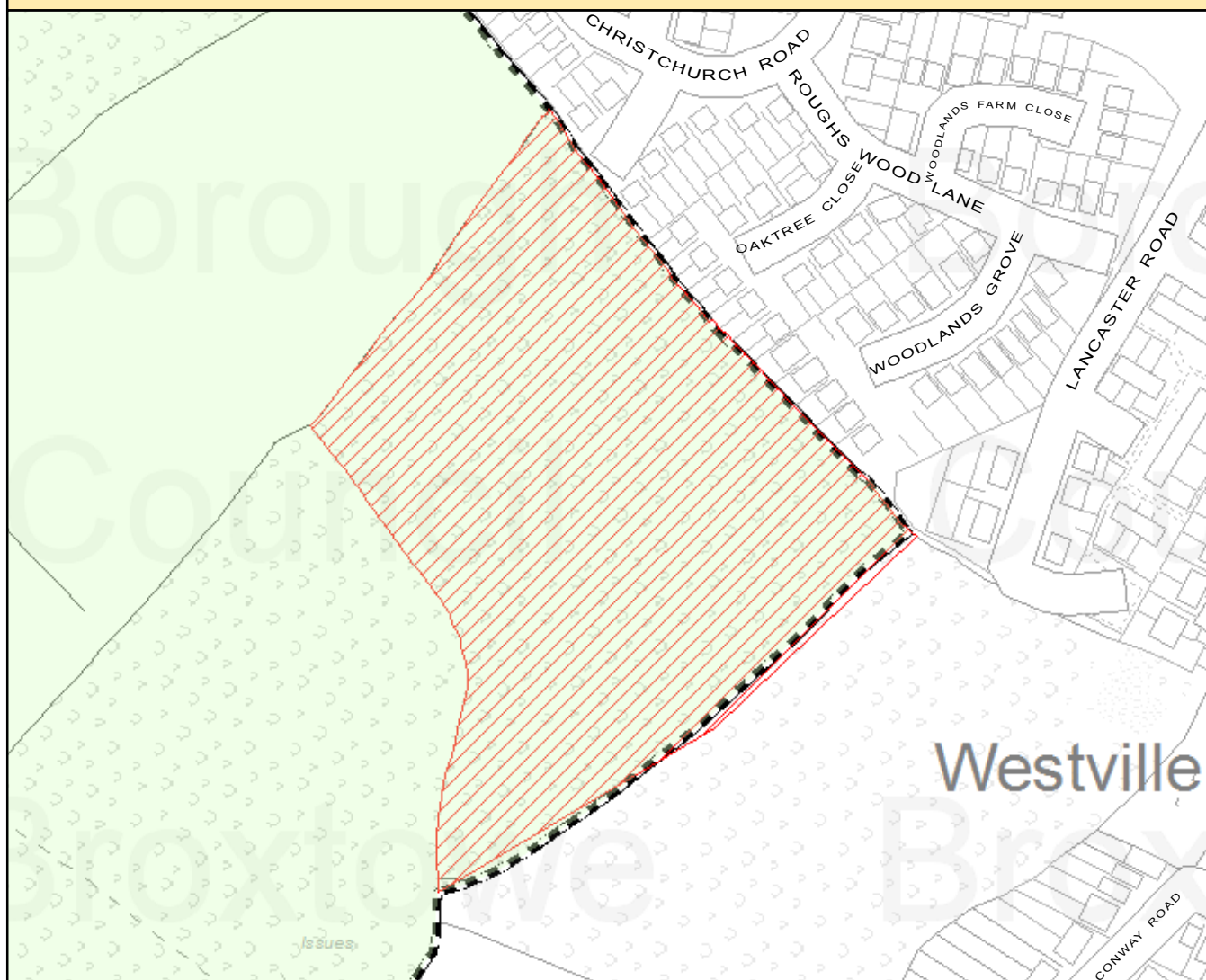
Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	? = Unknown impact No fill = negligible impact or not relevant	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative	
						14. Economic Structure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

Table 124: Site 189: Land At Smithfield Avenue, Trowell

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 to part of site.</p> <p>Moderate housing market area. Good quality housing stock in adjacent area. Good potential for affordable housing.</p> <p>Sufficient site area (3.3 ha) to accommodate the proposed level of housing, even when taking the constraints into consideration.</p>	
2. Health	GP services over a kilometre from site in Ilkeston; 12 minutes by public transport.	
3. Heritage		
4. Crime		
5. Social	<p>Trowell Church of England 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.
6. Biodiversity and 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 Green Infrastructure Corridor.

SA Objectives	Appraisal of Site	Ideas for mitigation
7. Environment and Landscape	This area is a mixture of rough ground, a A primary school and a small area of woodland is 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 and Flooding	Flood risk issues and noise/air quality from the Motorway would need investigating.	
9. Waste		
10. Energy and Climate Change		
11. Transport	The Nottingham Canal is a cycle route. The “two” every 12 minutes on Nottingham Road. The 15 at least half hourly, and the 20/21 every hour, on Stapleford Road.	Safeguard Nottingham Canal route.
12. Employment	Stimulates construction and other jobs.	
13. Innovation		
14. Economic Structure		





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

Other (1)National Character Areas (1)

100% (3.32ha) of site in Southern Magnesian Limestone

End of report

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

Table 125: Site 513: Land Belonging To Stubbing Wood Farm Watnall Road, Watnall

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

Table 126: Site 513: Land Belonging To Stubbing Wood Farm Watnall Road, Watnall

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 issues • 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. Proposed level of housing achievable considering 3.3 hectare site area</p>	
2. Health	GP services in Hucknall less than 400m away.	
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. Edgewood library 199m from site.</p>	Ensure access to town facilities.
6. Biodiversity and Green Infrastructure	<p>Adjacent Starth Wood (2/319 'Species-rich deciduous coppice with standards')Ancient Woodland; and Eelhole Wood (5/19 A valuable, deciduous woodland with areas of open acidic and grassland in an urban setting) Ancient Woodland within 100m of site.</p>	Buffer to woodland.
7. Environment and Landscape	<p>Arable field immediately to the west of the urban edge of Hucknall. There is medium landscape value. The susceptibility to change is also medium. 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. The visual sensitivity is medium</p>	Retain and enhance mature vegetation
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Hourly 8AOT bus service to Nottingham and Hucknall Town Service every 10 mins.	

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		

Policy 8: Development in the Green Belt

8.1 How to define “disproportionate additions” in relation to extensions or alterations to a building.

8.2 Reason – to provide guidance on National Planning Policy Framework paragraph 89, third bullet, which states;

8.3 *“A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: ... the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.*

Option A – include a policy

Allow for extensions up to 30% of the volume of the original building. Extensions beyond this are deemed to be disproportionate and therefore inappropriate in the Green Belt and unsustainable.

Option B – include a criteria based policy

Set out a series of criteria against which extensions can be assessed. Decision makers will need to make a judgement about whether an extension is disproportionate taking account of the criteria.

Option C – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and Policy 3 of the Broxtowe Core Strategy.

Table 127: Policy 8 Development in the Green Belt Option A – include a policy

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

Table 128: Policy 8 Development in the Green Belt Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	May aid reduction in unfit homes. Possible increase/decrease in mix of housing. May increase the supply of housing as a result of rural diversification.	
2. Health	Promotes recreational uses.	
3. Heritage	Depends upon whether on designated land.	Differentiate for designated land?
4. Crime		
5. Social	Some policy promoted proposals may be considered cultural facilities.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Localised, not strategic effects.	
8. Natural Resources and Flooding	Possible localised effects depending upon flood risk.	Planning application flood risk assessment.
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	May benefit commercial expansions.	

Table 129: Policy 8: Development in the Green Belt - Option B – include a criteria based policy

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

Table 130: Policy 8: Development in the Green Belt - Option B – include a criteria based policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Possible increase in mix of housing. May aid reduction in unfit homes. Less certainty than a quantified policy.	Comprehensive criteria
2. Health	Negligible, except improving living conditions for residents.	
3. Heritage	Depends upon whether on designated land. Depends upon a design criteria. More permissive policy likely to have harmful impact in Green Belt with heritage.	Differentiate for designated land? Design criteria.
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	More permissive policy likely to have harmful impact in Green Belt with protected biodiversity.	Biodiversity and Green Infrastructure design criteria.
7. Environment and Landscape	Localised, not strategic effects. More permissive policy likely to have harmful impact in Green Belt with valued landscape.	Design criteria.
8. Natural Resources and Flooding	Possible localised effects depending upon flood risk. Could be a flood risk criteria.	Planning application flood risk assessment. Flood risk criteria.
9. Waste		
10. Energy and Climate Change		
11. Transport	More permissive policy likely to have harmful impact by promoting development in less accessible Green Belt locations.	
12. Employment	May be permissive of employment generating uses.	
13. Innovation		
14. Economic Structure	May benefit commercial expansions. Depends upon whether a commercial buildings criteria	Commercial buildings included.

Table 131: Policy 8 Development in the Green Belt Option C – no policy (no Part 2 Local Plan policy)

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

Table 132: Policy 8 Development in the Green Belt Option C – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Uncertainty about interpretation of “disproportionate” may reduce development.	
2. Health	Uncertainty may prevent home improvement.	
3. Heritage	May lead to excessive effects on designated land by leading to larger than 30% volume extensions or alterations.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Localised, not strategic effects.	
8. Natural Resources and Flooding	Possible localised effects depending upon flood risk as no NPPF criteria.	Planning application flood risk assessment.
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	Uncertainty may disbenefit commercial expansions.	

Policy 9: Retention of Good Quality Existing Employment Sites

9.1 Managing employment uses on selected sites.

9.2 Reason – to provide guidance on paragraphs 20-23 of the NPPF, stating that;

9.3 *“20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.*

9.4 *21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:*

- *set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;*
- *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
- *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*
- *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*
- *facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.*

9.5 *22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”*

Option A – include a policy

Policy promoting employment uses on selected sites and preventing the loss of viable employment provision.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF and Policy 4 of the Aligned Core Strategy..

Table 133: Policy 9 Retention of Good Quality Existing Employment Sites Option A – include a policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 134: Policy 9 Retention of Good Quality Existing Employment Sites Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Unknown May reduce sites otherwise available for housing.	
2. Health		
3. Heritage	Depends upon whether land is designated.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding	Depends upon the location May reduce the need to build elsewhere.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Retains current travel pattern.	
12. Employment	Protects employment sites and potentially safeguards jobs.	
13. Innovation	Some sites will accommodate high-tech users or may be with close proximity to Enterprise Zone.	
14. Economic Structure	Provision of high quality infrastructure for businesses.	

Table 135: Policy 9 Retention of Good Quality Existing Employment Sites Option B – no policy (no Part 2 Local Plan policy)

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

Table 136: Policy 9 Retention of Good Quality Existing Employment Sites Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Unknown More land may be available for redevelopment for housing.	
2. Health		
3. Heritage	Depends upon whether land is designated.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding	Depends upon the location. May result in need to build elsewhere.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Retains current travel pattern.	
12. Employment	Having no policy constrains growth by not promoting economic development and retaining inappropriate land for unviable use.	
13. Innovation	Stifles enterprise and innovation by constraining change in economic conditions.	
14. Economic Structure	Having no policy preserves the current situation and dissuades change.	

Policy 10: Town and District Centre Uses

10.1 Consideration of proposals for shops and other main town centre uses, including upper floors of buildings.

10.2 Reason – to provide guidance on paragraph 23 of the NPPF, stating that;

10.3 *“23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:*

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;...”*

Option A – include a policy

Policy relating to the consideration of proposals for shops and main town centre uses, including upper floors of buildings.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF and Policy 6 of the Aligned Core Strategy.

Table 137: Policy 10 Town and District Centre Uses Option A – include a policy

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

Table 138: Policy 10 Town and District Centre Uses Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Supports homes on upper floors in town centres.	
2. Health	Integrated approach to considering the location of housing, economic uses and community facilities and services.	
3. Heritage	Neutral	
4. Crime	Not relevant.	
5. Social	Protects cultural assets in town centres.	
6. Biodiversity and Green Infrastructure	Not relevant.	
7. Environment and Landscape	Not relevant.	
8. Natural Resources and Flooding	Promotion of upper floor use may negate the need for new build to accommodate the uses.	
9. Waste		
10. Energy and Climate Change	Greater potential for use of sustainable development town centre energy sources rather than isolated sources.	
11. Transport		
12. Employment	Promotes potential employment generating uses.	
13. Innovation		
14. Economic Structure		

Table 139: Policy 10 Town and District Centre Uses Option B – no policy (no Part 2 Local Plan policy)

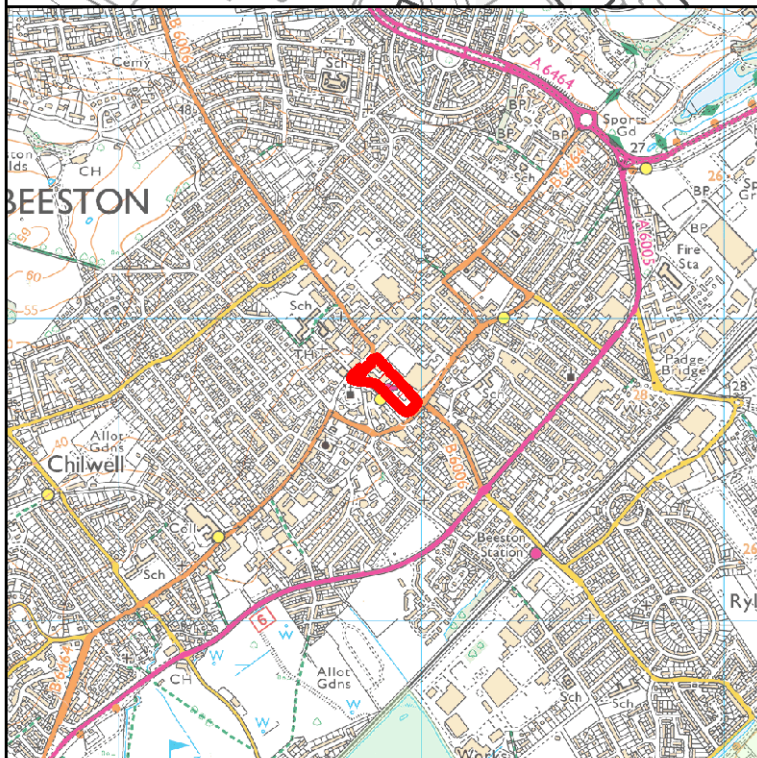
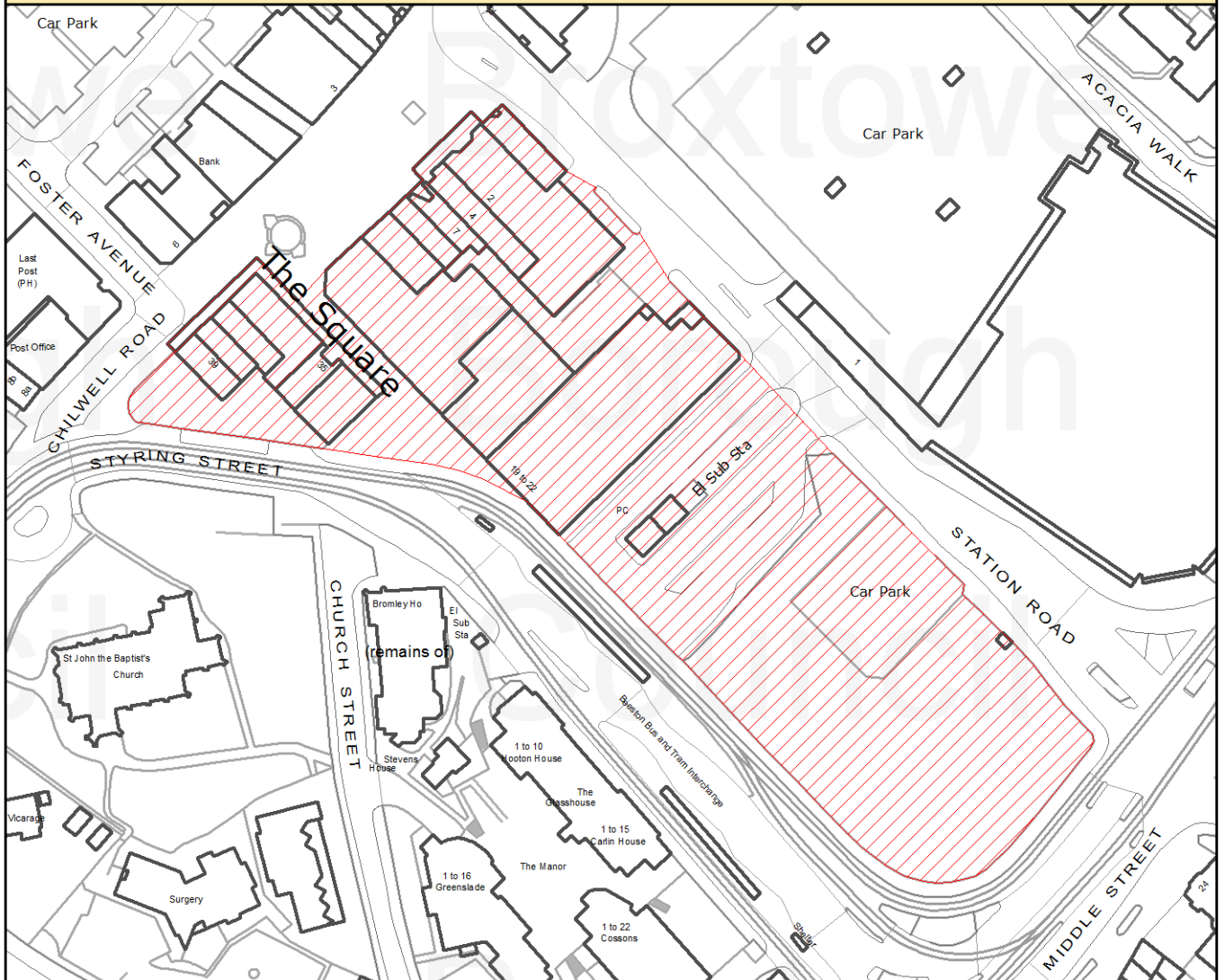
Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	? = Unknown impact No fill = negligible impact or not relevant	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
					14. Economic Structure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

Table 140: Policy 10 Town and District Centre Uses Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	No positive approach to homes in town centres.	
2. Health	Potential for dispersal of town centre uses and poor accessibility.	
3. Heritage	Neutral	
4. Crime	Not relevant.	
5. Social		
6. Biodiversity and Green Infrastructure	Not relevant.	
7. Environment and Landscape	Not relevant.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change	Potential for dispersal of town centre uses and need for new energy sources.	
11. Transport		
12. Employment	Failure to support potential employment generating uses.	
13. Innovation		
14. Economic Structure		

Policy 11: The Square Beeston

The Square Beeston



- ▨ Site
- Broxtowe Boundary
- Green Belt Extent

Site area (ha): 1.4
 Potential Dwellings: 100+
 Site Type: Urban

Easting: 452883
 Northing: 336785



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Table 141: Policy 11: The Square, Beeston

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

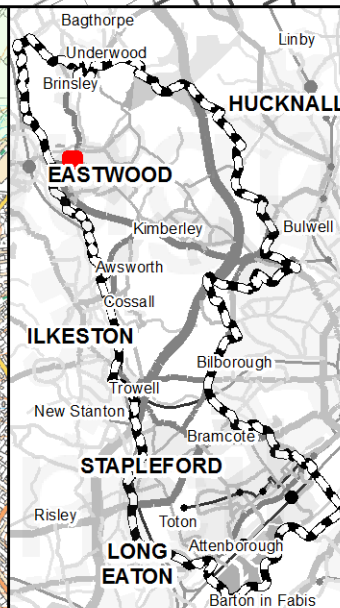
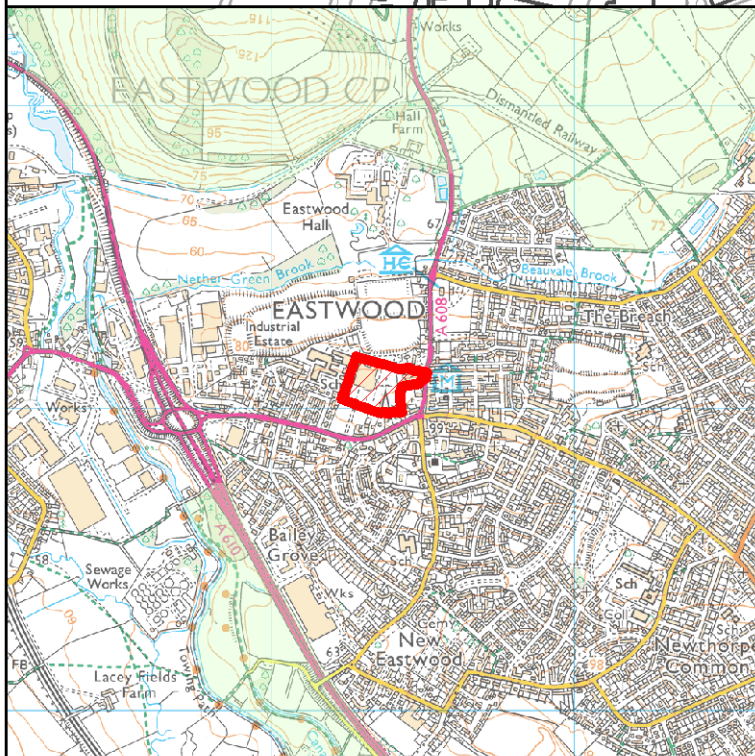
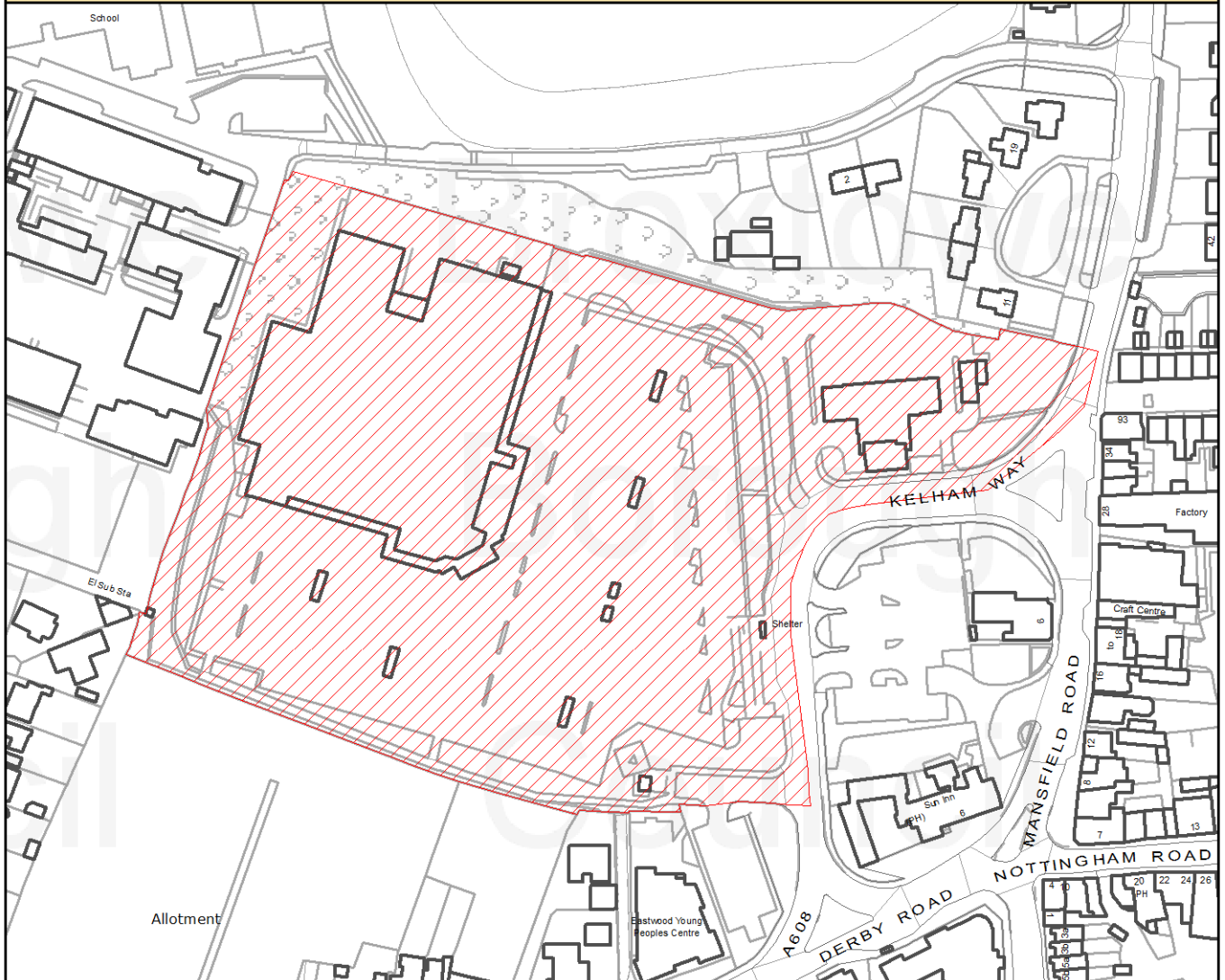
Table 142: Policy 11: The Square, Beeston

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	100 132 homes (minimum)	
2. Health	The Manor Surgery 120m from site. Broadgate Park 440m	
3. Heritage	No effects. Adjacent to Board School, Manor Centre Local Interest Building and within close proximity to Grade II Church of St. John the Baptist and Grade II Village Cross. The Beeston West End Conservation Area is located adjacent to the site on the other side of the Beeston Bus and Tram Interchange/Styring Street.	Ensure any new buildings are in keeping with the adjacent Conservation Area.
4. Crime		
5. Social	The Parish church is 60m from site. Within Town Centre. Round Hill Primary School 240m to north. The Alderman White School secondary over 1km away. Beeston Library 160m	Evening economy benefits and public realm enhancements are made requirements.
6. Biodiversity and Green Infrastructure	No effects. Brownfield site in the heart of the urban area.	Include new open spaces.
7. Environment and Landscape	Town Centre urban environment.	Public realm improvements including provision of seating and soft landscaping.
8. Natural Resources and Flooding	Brownfield land previously in use as a multi-storey car park, two retail units, and Beeston Fire Station. It is possible that some limited contamination may remain on site as a result of the parking/servicing of vehicles (as a result of the previous car parking and/or fire station use).	Remediation of any potential contamination from previous uses at the site.
9. Waste		
10. Energy and Climate Change		
11. Transport	In Town Centre alongside the bus and tram interchange. (Beeston Rail Station 820m) Near Millennium Cycle Route and other cycling connections.	Provision of clear, direct, safe and attractive pedestrian and cycling links to surrounding areas.
12. Employment	Stimulates construction and other jobs.	

SA Objectives	Appraisal of Site	Ideas for mitigation
13. Innovation	In Town Centre.	
14. Economic Structure		

Policy 12: Edge-of-Centre A1 Retail in Eastwood

Edge of Centre A1 Retail



- ▨ Site
- Broxtowe Boundary
- Green Belt Extent

Easting: 446353
Northing: 347078



© Crown copyright and database rights 2017. Ordnance Survey 100019453

Table 143: Policy 12: Edge-of-Centre A1 Retail in Eastwood

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

Table 144: Policy 12: Edge-of-Centre A1 Retail in Eastwood

SA Objectives	Appraisal of Site	Ideas for mitigation
1. Housing	Not relevant	
2. Health		
3. Heritage	In the setting of the Partly adjacent to the Eastwood Conservation Area and several of its locally-listed buildings, especially the and close to the Sun Inn (Local Interest Building) (although to the side)	Promote development sensitive to the nearby Conservation Area.
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	District Centre urban environment.	
8. Natural Resources and Flooding	Potential expansion of existing commercial site - reducing the need for new facilities elsewhere.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Bus terminus on-site immediately adjacent to the site; at least quarter hourly Y1 and Rainbow 1 services, and Black Cat and Y10 services.	
12. Employment	Potential for providing additional jobs.	
13. Innovation		
14. Economic Structure	Potential infrastructure for commercial purposes.	

Policy 13: Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations

13.1 Consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to Broxtowe's town centres.

13.2 Reason – to provide guidance on paragraph 23 of the NPPF, stating that;

13.3 *“23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:*

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *define a network and hierarchy of centres that is resilient to anticipated future economic changes;*
- *define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;...*
- *allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;*
- *allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;*
- *set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;...and*

13.4 *where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.”*

Option A – include a policy

Policy constraining retail and other development out of town centres.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF and Policy 6 of the Aligned Core Strategy.

Table 145: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option A – include a policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive							
						14. Economic Structure						
						13. Innovation						
						12. Employment						
						11. Transport						
						10. Energy and Climate Change						
						9. Waste						
						8. Natural Resources and Flooding						
						7. Environment and Landscape						
						6. Biodiversity and Green Infrastructure						
						5. Social						
						4. Crime						
						3. Heritage						
						2. Health						
						1. Housing						

Table 146: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Unknown: Some small parcels of land for residential may be lost to retail.	Allocate residential development in town centres where there is need.
2. Health		
3. Heritage	Depends upon whether affected land is designated. Eastwood and Kimberley district Town Centres in particular may benefit as they contain conservation areas which are impacted by the health of the local economy. Largely neutral.	Include heritage as a consideration in planning positively for town centres in decline, notably Eastwood. Consider a Conservation Area Partnership Scheme.
4. Crime	Not relevant.	
5. Social	Negligible impact. May provide smaller communities with retail facilities to meet local needs.	Allocate suitable sites for cultural and community development as per the NPPF.
6. Biodiversity and Green Infrastructure	Negligible impact.	
7. Environment and Landscape	Guides more major retail development into areas of existing built environment thus reducing impacts upon the wider landscape.	
8. Natural Resources and Flooding	Depends upon the location. Guiding development into existing built up areas reduces the potential impacts upon new land.	
9. Waste		
10. Energy and Climate Change	Greater potential for use of sustainable development town centre energy sources rather than isolated sources. In the case of major retail development.	
11. Transport	Promotes concentration of development in Town Centre transport hubs.	
12. Employment	Neutral impact. Supports small scale employment generation.	
13. Innovation	Unknown impact. Potential for small scale development for high-tech companies.	
14. Economic Structure	Constrains location of development which may deter investment.	

Table 147: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option B – no policy (no Part 2 Local Plan policy)

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	14. Economic Structure	13. Innovation	12. Employment	11. Transport	10. Energy and Climate Change	9. Waste	8. Natural Resources and Flooding	7. Environment and Landscape	6. Biodiversity and Green Infrastructure	5. Social	4. Crime	3. Heritage	2. Health	1. Housing

Table 148: Policy 13 Proposals for Main Town Centre Uses in Edge-of-centre and Out-of-centre Locations Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Out of accordance with the NPPF and the Core Strategy in failing to allocate land for residential development in needy town centres.	
2. Health	Potentially constrains a change of use to services facilities beneficial to health.	
3. Heritage	Depends upon whether land is designated. No further policy would fail to support Town Centres with heritage assets, in particular Eastwood which is already in decline and on the Conservation Areas At Risk Register.	
4. Crime	Town Centres in decline may be subject to anti-social behaviour in the areas of highest population density.	
5. Social	Negligible impact but no allocation of suitable sites for cultural and community development as per the NPPF.	
6. Biodiversity and Green Infrastructure	Negligible impact but more sensitive areas likely to be out of town centres.	
7. Environment and Landscape	Potential impact upon the wider landscape if development is not guided into the town centre areas of existing densely built environment.	
8. Natural Resources and Flooding	Depends upon the location but potential negative impacts upon new land if development is not guided into existing built up areas.	
9. Waste		
10. Energy and Climate Change	Less potential for use of sustainable development town centre energy sources rather than isolated sources.	
11. Transport	Potential for less sustainable development away from Town Centre transport hubs. Edge- and out-of-town shopping, generally highly accessible by car but not by other modes, has contributed greatly to congestion, social exclusion, and environmental degradation.	
12. Employment	Out of centre retail tends to provide less employment than town centre retail, especially space demanding superstores.	
13. Innovation	Unknown impact.	
14. Economic Structure	Having no further policy may free up the location of retail development for potential investors, especially above the proposed threshold.	

Policy 14: Centre of Neighbourhood Importance (Chilwell Road/High Road)

14.1 Designation of a Centre of Neighbourhood Importance relating to the consideration of proposals for main town centre uses including upper floors of buildings and residential use.

14.2 Reason – to provide guidance on paragraph 23 of the NPPF, stating that

14.3 *“23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:...define a network and hierarchy of centres that is resilient to anticipated future economic changes ...”*

14.4 And Policy 6 of the Broxtowe Core Strategy;

14.5 *“The following network and hierarchy of centres will be promoted: ...
e) Centres of Neighbourhood Importance:
Where appropriate, these will be defined in part 2 Local Plans.”*

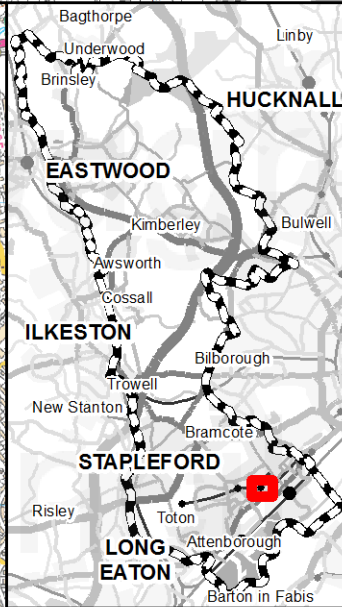
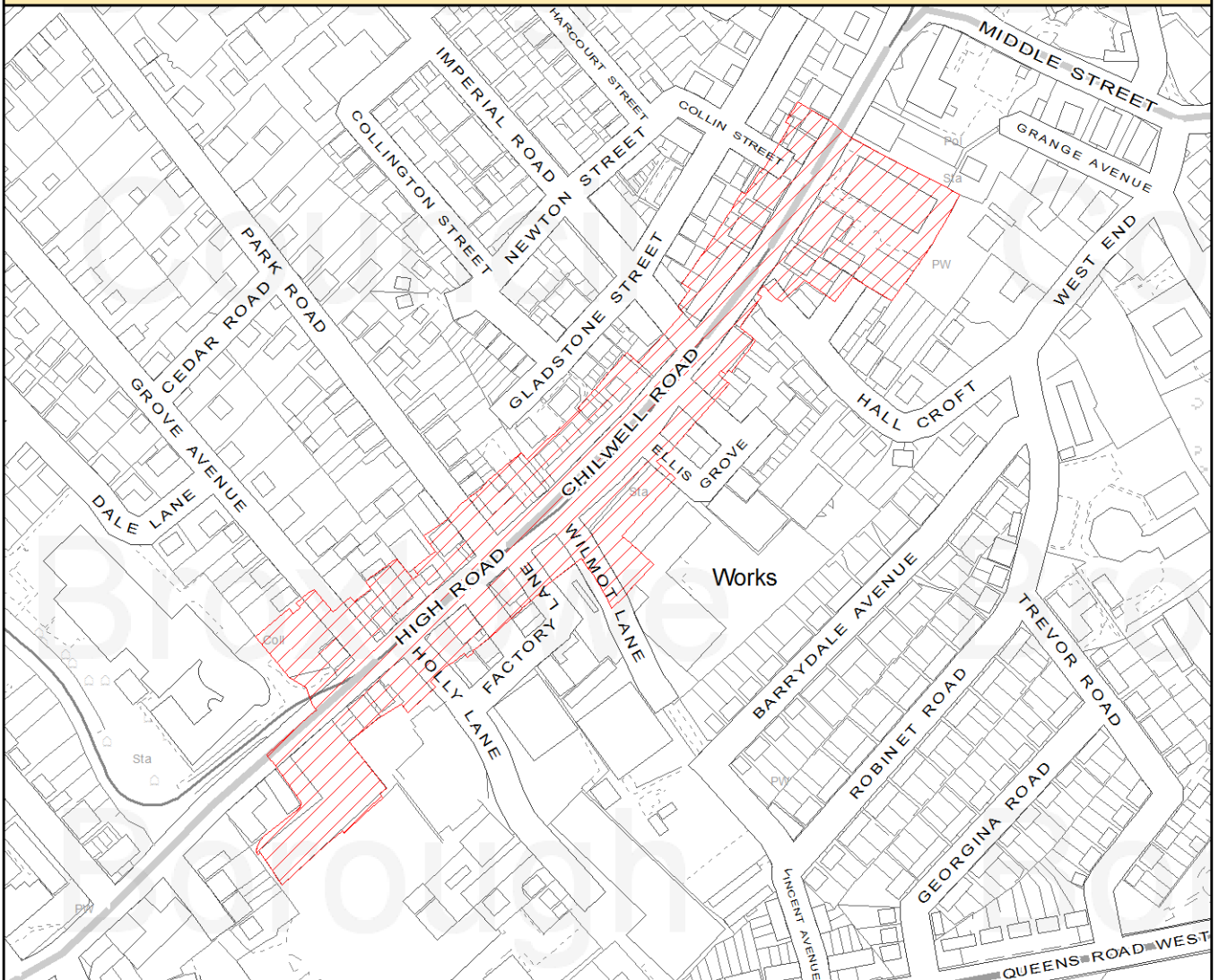
Option A – include a policy

Policy relating to the consideration of proposals for main town centre uses including upper floors of buildings and residential use in the new Centre of Neighbourhood Importance.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF.

Centre of Neighbourhood Importance



- Site
- Broxtowe Boundary
- Green Belt Extent

Easting: 452516
Northing: 336427



Table 149: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option A –

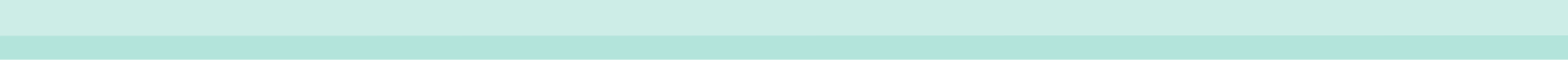
Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	? = Unknown impact No fill = negligible impact or not relevant	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
					14. Economic Structure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

Table 150: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option A – include a policy allocation

SA Objectives	Comments	Ideas for mitigation
1. Housing	Supports homes including on residential development, changes of use to residential and use of upper floors.	
2. Health	Integrated approach to considering the location of housing and commercial uses.	
3. Heritage	Positive management of the Centre may have minor positive contribution to the settings of two conservation areas at Chilwell Cottage Grove and Beeston West End, and non-designated heritage assets.	
4. Crime	A mix of uses is beneficial to create an active surveillance environment 24/7.	
5. Social	It would be a centre of neighbourhood importance because of its character of mixed independent uses may be a cultural asset. Provision of local facilities.	
6. Biodiversity and Green Infrastructure	Not relevant.	
7. Environment and Landscape	The uses and historic environment add positively to the townscape.	
8. Natural Resources and Flooding	Negligible impact Use of land within the urban area including use of upper floors, reduces the need for use of new land elsewhere.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Has its own tram stop; easy access to town centre transport interchange; premium bus service; dedicated cycle route, discourage travel to other providers.	
12. Employment	Promotes potential employment generating uses.	
13. Innovation		
14. Economic Structure	Provides facilities for the local economy.	

Table 152: Policy 14 Centre of Neighbourhood Importance (Chilwell Road/High Road) Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	No positive approach to homes in the centre.	
2. Health	Potential for dispersal of town centre uses and poor accessibility.	
3. Heritage	Historic environment may decline alongside an unsupported Centre.	
4. Crime	Loss of mixed uses may lead to an unsupervised centre.	
5. Social	Loss of character of mixed independent uses as a cultural asset.	
6. Biodiversity and Green Infrastructure	Not relevant.	
7. Environment and Landscape	Lowering of mixed uses may lead to deterioration of the townscape.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Loss of commerce may lead to longer travel for neighbourhood users to find services.	
12. Employment	Failure to support potential employment generating uses.	
13. Innovation		
14. Economic Structure	Potential loss of facilities.	



Policy 15: Housing Size, Mix and Choice

15.1 Consideration of proposals for affordable housing.

15.2 Reason – to provide guidance on paragraphs 47 and 50 of the NPPF, stating that;

15.3 “47. To boost significantly the supply of housing, local planning authorities should:

- set out their own approach to housing density to reflect local circumstances....

15.4 50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and
- where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.”

Option A – include a policy

Policy to create sustainable, inclusive and mixed communities.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF and Policy 8 of the Aligned Core Strategy.

Table 153: Policy 15 Housing Size, Mix and Choice - Option A – include a policy

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

Table 154: Policy 15 Housing Size, Mix and Choice - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Supports affordable housing but this may have viability implications for general housing supply; and no specific densities set.	Set out spatial densities.
2. Health	The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Creates a shared vision with communities of the residential environment they wish to see. Improves access to affordable housing close to opportunities for sport and leisure and potentially near to medical facilities.	Facilitate neighbourhood planning.
3. Heritage	Depends upon whether affected land is designated.	
4. Crime		
5. Social	Facilitates social interaction.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding	Neutral, same impact whatever the homes' quality.	
9. Waste	Neutral.	
10. Energy and Climate Change	Neutral.	
11. Transport		
12. Employment	Unknown impact.	
13. Innovation		
14. Economic Structure		

Table 156: Policy 15 Housing Size, Mix and Choice - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Failure to provide guidance on local affordable housing/ delivering a wide choice of high quality homes; and housing size, mix and choice in accordance with the Core Strategy. But, leaves the choice of homes to the market which may boost the supply of housing at the expense of quality and choice.	
2. Health	May not create a shared vision with communities of the residential environment they wish to see. Affordable housing may not be provided, possibly resulting in poorer health outcomes for those on lower incomes as a result of lack of access to sport, recreation and healthcare facilities.	Facilitate neighbourhood planning.
3. Heritage	Depends upon whether land is designated.	
4. Crime		
5. Social	Unknown impact.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment	Unknown impact.	
13. Innovation		
14. Economic Structure		

Policy 16: Gypsies and Travellers

16.1 Consideration of proposals for gypsies and travellers accommodation needs.

16.2 Reason – to provide guidance on national Planning policy for traveller sites, stating that;

16.3 *“8. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the policies in the National Planning Policy Framework, including the presumption in favour of sustainable development and the application of specific policies in the Framework, and this planning policy for traveller sites.*

16.4 *9. Local planning authorities should set pitch targets for gypsies and travellers as defined in Annex 1 and plot targets for travelling showpeople as defined in Annex 1 which address the likely permanent and transit site accommodation needs of travellers in their area, working collaboratively with neighbouring local planning authorities.*

16.5 *10. Local planning authorities should, in producing their Local Plan:*

- a) identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets⁴*
- b) identify a supply of specific, developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11-15*
- c) consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries)*
- d) relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density*
- e) protect local amenity and environment.*

16.6 *4 To be considered deliverable, sites should be available now, offer a suitable location for development, and be achievable with a realistic prospect that development will be delivered on the site within five years. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.*

16.7 *5 To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged*

16.8 *11. Criteria should be set to guide land supply allocations where there is identified need. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Criteria based policies should be fair and should facilitate the traditional and nomadic life of travellers while respecting the interests of the settled community.*

16.9 12. *In exceptional cases, where a local planning authority is burdened by a large-scale unauthorised site that has significantly increased their need, and their area is subject to strict and special planning constraints, then there is no assumption that the local planning authority is required to plan to meet their traveller site needs in full.*

16.10 13. *Local planning authorities should ensure that traveller sites are sustainable economically, socially and environmentally. Local planning authorities should, therefore, ensure that their policies:*

- a) promote peaceful and integrated co-existence between the site and the local community*
- b) promote, in collaboration with commissioners of health services, access to appropriate health services*
- c) ensure that children can attend school on a regular basis*
- d) provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment*
- e) provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development*
- f) avoid placing undue pressure on local infrastructure and services*
- g) do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans*
- h) reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.”*

Option A – include a policy

Policy to jointly provide for gypsies and travellers accommodation needs.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF and Policy 9 of the Aligned Core Strategy.

Table 157: Policy 16 Gypsies and Travellers - Option A – include a policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
				?		8. Natural Resources and Flooding	?				
						7. Environment and Landscape					
				?		6. Biodiversity and Green Infrastructure	?				
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 158: Policy 16 Gypsies and Travellers - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Provision of two pitches for Gypsies and Travellers.	
2. Health	<p>The latest, an assessment of the Impact of Housing on Health and Wellbeing in Nottinghamshire by the Nottinghamshire Strategic Housing Group November 2013, states that; “Consecutive studies have found that the health status of Gypsies and Travellers is much poorer than the general population (ITMB 2012)... A number of these health problems are exacerbated by:</p> <ul style="list-style-type: none"> • Poor living conditions within the home: caravans and mobile homes are very difficult to keep warm The communities face particular difficulties in securing employment and a sufficient income to improve and heat their home • Poor environment: this is a particular issue for households living on unauthorised encampments or road side stopping places, where there are no amenities, limited external space, noise pollution and dangers such as busy roads. Authorised sites may also be overcrowded, and households may be overcrowding within their caravan and mobile homes • Homelessness: national research in 2007 suggested that around one in four Gypsies and Travellers living in caravans do not have a legal place on which to park their home, and they are thus, in law, homeless • Unsuitable accommodation: moves into ‘bricks and mortar’ accommodation are particularly stressful but may be necessary to alleviate homelessness, or to access services. 	Promote, in collaboration with commissioners of health services, access to appropriate health services
3. Heritage	Depends upon whether affected land is designated.	
4. Crime		
5. Social		

SA Objectives	Comments	Ideas for mitigation
6. Biodiversity and Green Infrastructure	Depends upon the location of sites.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Unknown because of unknown site locations. Planning policy for traveller sites states; “do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans.”	Provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
9. Waste		
10. Energy and Climate Change		
11. Transport		Planning policy for traveller sites requires that the Council provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment and reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.
12. Employment		
13. Innovation	There is a need to provide new (and upgraded) site provision through a targeted approach to delivery of accommodation.	
14. Economic Structure		

Table 159: Policy 16 Gypsies and Travellers - Option B – no policy (no Part 2 Local Plan policy)

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

Table 160: Policy 16 Gypsies and Travellers - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Overall requirement for the number of 'homes' may be low but fails to meet legal obligation of Section 225 of the Housing Act 2004 and Policy 9 1. of the Core Strategy, although the latter has criteria for speculative proposals.	Allocate 2 pitches in line with the South Nottinghamshire Gypsy and Traveller Accommodation Assessment 2014-2029.
2. Health	<p>The latest, an assessment of the Impact of Housing on Health and Wellbeing in Nottinghamshire by the Nottinghamshire Strategic Housing Group November 2013, states that; "Consecutive studies have found that the health status of Gypsies and Travellers is much poorer than the general population (ITMB 2012)... A number of these health problems are exacerbated by:</p> <ul style="list-style-type: none"> • Poor living conditions within the home: caravans and mobile homes are very difficult to keep warm The communities face particular difficulties in securing employment and a sufficient income to improve and heat their home • Poor environment: this is a particular issue for households living on unauthorised encampments or road side stopping places, where there are no amenities, limited external space, noise pollution and dangers such as busy roads. Authorised sites may also be over-crowded, and households may be overcrowding within their caravan and mobile homes • Homelessness: national research in 2007 suggested that around one in four Gypsies and Travellers living in caravans do not have a legal place on which to park their home, and they are thus, in law, homeless • Unsuitable accommodation: moves into 'bricks and mortar' accommodation are particularly stressful but may be necessary to alleviate homelessness, or to access services. 	Promote, in collaboration with commissioners of health services, access to appropriate health services
3. Heritage	Depends upon whether land is designated.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	Depends upon the location of sites.	

SA Objectives	Comments	Ideas for mitigation
7. Environment and Landscape		
8. Natural Resources and Flooding	Unknown because of unknown site locations. Planning policy for traveller sites states; “do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans.”	Provide for proper consideration of the effect of local environmental quality (such as noise and air quality) on the health and well-being of any travellers that may locate there or on others as a result of new development
9. Waste		
10. Energy and Climate Change		
11. Transport		Planning policy for traveller sites requires that the Council provide a settled base that reduces both the need for long-distance travelling and possible environmental damage caused by unauthorised encampment and reflect the extent to which traditional lifestyles (whereby some travellers live and work from the same location thereby omitting many travel to work journeys) can contribute to sustainability.
12. Employment		
13. Innovation	There is a need to provide new (and upgraded) site provision through a targeted approach to delivery of accommodation.	
14. Economic Structure		

Policy 17: Place-making, Design and Amenity

17.1 Require good design including the quality that will be expected for Broxtowe Borough.

17.2 Reason - to provide guidance on National Planning Policy Framework paragraph 58

17.3 *“Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation*
- *create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion are visually attractive as a result of good architecture and appropriate landscaping.”*

Option A – include a detailed policy

Include a detailed policy setting out the design requirements for the Borough.

Option B – include a policy signalling a supplementary planning document

Rely on NPPF, aligned Core Strategy Policy 10, but provide a supplementary planning document to guide developers.

Option C – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and aligned Core Strategy Policy 10.

Table 161: Policy 17: Place-making, Design and Amenity Option A – include a detailed policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 162: Policy 17: Place-making, Design and Amenity Option A – include a detailed policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Reactive policy dependent upon residential planning applications. May have very limited impact upon housing numbers.	
2. Health	No explicit health criteria but public space and inclusive development will benefit this objective.	Add health criteria.
3. Heritage	No explicit historic environment criteria but reference to existing character will incorporate this. Also depends upon whether planning application on designated land.	Differentiate for designated land? Historic environment criteria. Design to conserve archaeology.
4. Crime	No criteria.	Local community safety criteria.
5. Social	Supports inclusion of community facilities and use of cultural assets.	
6. Biodiversity and Green Infrastructure	Criteria included.	
7. Environment and Landscape	Criteria included.	Supplementary planning document.
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Criteria included.	Reference to national design standards.
12. Employment		
13. Innovation		
14. Economic Structure		

Table 163: Policy 17: Place-making, Design and Amenity Option B – include a policy signalling a supplementary planning document

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 164: Policy 17: Place-making, Design and Amenity Option B – include a policy signalling a supplementary planning document

SA Objectives	Comments	Ideas for mitigation
1. Housing	Reactive policy dependent upon planning applications.	
2. Health	Health criteria but lack of policy guidance.	
3. Heritage	Historic environment criteria but lack of policy guidance.	Include archaeology guidance.
4. Crime		Local community safety criteria.
5. Social	No reference to community facilities and use of cultural assets.	Guidance on social facilities.
6. Biodiversity and Green Infrastructure	No criteria included in the ACS.	Guidance on biodiversity and green infrastructure by design.
7. Environment and Landscape	Criteria included.	Local landscape guidance.
8. Natural Resources and Flooding	Climate change effects covered but no explicit policy guidance on the water and air environments.	Local guidance on design for water and air environments.
9. Waste		
10. Energy and Climate Change	Criteria included.	Local guidance on energy efficient development.
11. Transport	Only implicit guidance.	Guidance on transport friendly development.
12. Employment		
13. Innovation		
14. Economic Structure	No criteria.	Guidance- mixed use development, live-work development, off-site employment linkage, commercial construction.

Table 165: Policy 17: Place-making, Design and Amenity Option C – no policy (no Part 2 Local Plan policy)

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

Table 166: Policy 17: Place-making, Design and Amenity Option C – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	More housing including higher site densities may be possible.	
2. Health	Less guidance may lead to higher density development with less good living conditions for new and existing residents, resulting in health impacts.	
3. Heritage		
4. Crime		
5. Social	No reference to community facilities and use of cultural assets in the ACS.	Guidance on social facilities.
6. Biodiversity and Green Infrastructure	No criteria included in the ACS.	Guidance on biodiversity and green infrastructure by design.
7. Environment and Landscape	Landscape criteria in existing ACS policy.	Local landscape guidance.
8. Natural Resources and Flooding	Climate change effects covered but no explicit guidance on the water and air environments.	Local guidance on design for water and air environments.
9. Waste		
10. Energy and Climate Change	Climate change in current ACS policy but no supplementary guidance on local application.	Local guidance on energy efficient development.
11. Transport	Only implicit guidance in the ACS.	Guidance on transport friendly development.
12. Employment		
13. Innovation		
14. Economic Structure	Only implicit in the ACS.	Guidance- mixed use development, live-work development, off-site employment linkage, commercial construction.

Policy 18: Shopfronts, Signage and Security Measures

18.1 Consideration of proposals for shopfronts, signage and security measures.

18.2 Reason – to provide guidance.

Option A – include a policy

Policy managing the design of shopfront features

Option B – no policy (no Part 2 Local Plan policy)

Table 167: Policy 18 Shopfronts, Signage and Security Measures Option A – include a policy

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

Table 168: Policy 18 Shopfronts, Signage and Security Measures
Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing		
2. Health		
3. Heritage	Depends upon whether affected land is designated. Reinforces design management in the historic environment.	
4. Crime	Permitting well-designed security measures.	
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	Permits well-designed business infrastructure.	

Table 169: Policy 18 Shopfronts, Signage and Security Measures Option B – no policy (no Part 2 Local Plan policy)

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

**Table 170: Policy 18 Shopfronts, Signage and Security Measures
Option B – no policy (no Part 2 Local Plan policy)**

SA Objectives	Comments	Ideas for mitigation
1. Housing		
2. Health		
3. Heritage	Depends upon whether affected land is designated. Lack of support for design management in the historic environment.	
4. Crime	Neutral: Wider range of physical crime prevention reasons might be acceptable.	
5. Social		
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	Permits business infrastructure without restrictive standards.	

Policy 19: Pollution, Hazardous Substances and Ground Conditions

19.1 Controlling development in relation to sources of pollution.

19.2 Reason – to provide guidance on paragraphs 120-125 of the NPPF, stating that;

19.3 *“to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.*

19.4 121. *Planning policies ... should also ensure that:*

- *the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;*
- *after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
- *adequate site investigation information, prepared by a competent person, is presented.*

19.5 122. *In doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land, and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively.*

19.6 123. *Planning policies ... should aim to:*

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*
- *mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, ...;*
- *recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and*
- *identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.*

19.7 124. *Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.*

19.8 125. *By encouraging good design, planning policies ... should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."*

Option A – include a policy

Control development in relation to sources of pollution- light, groundwater, contaminated land, hazardous substances and unstable land.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and the aligned Core Strategy.

Table 171: Policy 19 Pollution, Hazardous Substances and Ground Conditions - Option A – include a policy

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

Table 172: Policy 19 Pollution, Hazardous Substances and Ground Conditions - Option A – include a policy

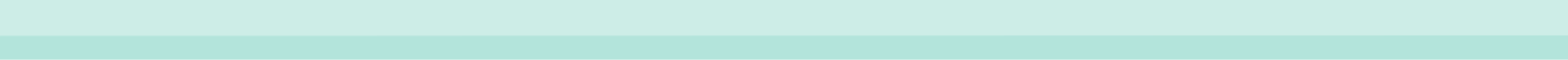
SA Objectives	Comments	Ideas for mitigation
1. Housing	Pollution issues could constrain housing land supply or delay development .	Use conditions.
2. Health	The NPPF considers pollution to be a natural environment issue rather than a health one but the purpose of minimising pollution is public health.	
3. Heritage	Specific reference is made to the historic environment. Pollution can cause substantial harm to heritage assets.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	Control of pollution may be beneficial to wildlife too, especially remediation works.	
7. Environment and Landscape	Control of light pollution will protect the intrinsic quality of the landscape. Remediation should, at least, restore the natural environment and may even improve unkempt landscape.	
8. Natural Resources and Flooding	These policies are proposed to prevent unacceptable risks for this objective.	
9. Waste	Pollution control regimes should ensure that waste arising from the implications of planning for pollution is accounted for.	
10. Energy and Climate Change	Neutral impact.	
11. Transport	Negligible impact.	
12. Employment	Negligible impact.	
13. Innovation		
14. Economic Structure	Pollution control may be seen as a constraint on economic development but it is an industry in itself and remediation may provide employment land and supporting infrastructure, so overall neutral.	

Table 173: Policy 19 Pollution, Hazardous Substances and Ground Conditions Option B – no policy (no Part 2 Local Plan policy)

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

Table 174: Policy 19 Pollution, Hazardous Substances and Ground Conditions Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Uncertainty about local planning policy (required by the NPPF) may delay decisions on land for homes. Development might be possible on larger parts of sites.	
2. Health	Lack of local planning policy would be detrimental to this objective as pollution can be an unacceptable risk due to local conditions.	
3. Heritage	Development in relation to pollution can negatively impact upon the historic environment such as inappropriate lighting, undermining heritage assets through land instability, etc.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	Pollution may pose unacceptable risk to the natural environment, for example, artificial light, harm to groundwater living conditions, toxins in contaminated land, substances hazardous to wildlife.	
7. Environment and Landscape	Controlling light pollution and remediating land may be less achievable.	
8. Natural Resources and Flooding	Lack of local control may have significant effects on this objective locally.	
9. Waste	Pollution control regimes cover this objective.	
10. Energy and Climate Change		
11. Transport		
12. Employment	Less support for the pollution industry but other business may find the lack of control relieves the regulatory burden.	
13. Innovation		
14. Economic Structure	Development may be located in inappropriate locations at risk by pollution.	



Policy 20: Air Quality

20.1 Controlling development in relation to air quality.

20.2 Reason – to provide guidance on paragraphs 109 and 124 of the NPPF, stating that;

20.3 *“109. The planning system should contribute to and enhance the natural and local environment by:...*

20.4 *preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of ...air, ... pollution or land instability;...*

20.5 *124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.”*

Option A – include a policy

Control development in relation to air quality.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework.

Table 175: Policy 20 Air Quality - Option A – include a policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 176: Policy 20 Air Quality - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Air quality issues could constrain housing land supply or reduce development viability .	Use conditions.
2. Health	The NPPF considers air quality to be a natural environment issue rather than a health one but the purpose of minimising air pollution is public health.	
3. Heritage	Air quality is seen as a problem affecting the historic environment.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	Minimising air pollution contributes to and enhances the natural and local environment.	
7. Environment and Landscape		
8. Natural Resources and Flooding	This policy is proposed to prevent unacceptable risks for this objective.	
9. Waste		
10. Energy and Climate Change		
11. Transport	The policy deals with transport modes in relation to air quality.	
12. Employment		
13. Innovation		
14. Economic Structure	Air quality minimisation may be seen as a constraint on economic development.	

Table 177: Policy 20 Air Quality - Option B – no policy (no Part 2 Local Plan policy)

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

Table 178: Policy 20 Air Quality - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Neutral: May increase supply of sites or improve development viability	
2. Health	Lack of local planning policy would be detrimental to this objective as air pollution can be an unacceptable risk due to local conditions.	
3. Heritage	Air pollution can negatively impact upon the historic environment.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	Air pollution may pose unacceptable risk to the natural environment.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Lack of local control may have significant effects on this objective locally.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Air polluting travel modes may be uncontrolled in planning terms.	
12. Employment	Less support for the pollution industry but other business may find the lack of control relieves the regulatory burden.	
13. Innovation		
14. Economic Structure	Development may be located in inappropriate locations at risk by and causing air pollution.	

Policy 21: Unstable Land

21.1 Controlling development in relation to unstable land.

21.2 Reason – to provide guidance on paragraph 109 of the NPPF, stating that;

21.3 *“109. The planning system should contribute to and enhance the natural and local environment by:*

- remediating and mitigating ... unstable land, where appropriate.”*

Option A – include a policy

Control development in relation to unstable land.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework.

Table 179: Policy 21 Unstable Land - Option A – include a policy

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

Table 180: Policy 21 Unstable Land - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Unstable land issues could constrain housing land supply.	Adequate and environmentally acceptable mitigation measures are in place.
2. Health	The NPPF considers air quality to be a natural environment issue rather than a health one but the Guidance requires a risk assessment. Could impact upon safety of the development site.	Consider circumstances where additional procedures or information, such as a land stability or slope stability risk assessment report, would be required to ensure that adequate and environmentally acceptable mitigation measures are in place.
3. Heritage	Dependent upon location.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	The policy should contribute to and enhance the natural environment by remediating and mitigating unstable land, where appropriate.	
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	The policy deals with transport modes in relation to air quality.	
12. Employment		
13. Innovation		
14. Economic Structure	Unstable land issues could constrain employment land supply.	Adequate and environmentally acceptable mitigation measures are in place.

Table 181: Policy 21 Unstable Land Option B – no policy (no Part 2 Local Plan policy)

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

Table 182: Policy 21 Unstable Land Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Neutral. May increase supply of housing land.	
2. Health	Lack of local planning policy would be detrimental to this objective as unstable land can be an unacceptable risk due to local conditions.	
3. Heritage	Dependent upon location.	
4. Crime		
5. Social		
6. Biodiversity and Green Infrastructure	Unstable land may pose an unacceptable risk to the natural environment under local conditions.	
7. Environment and Landscape		
8. Natural Resources and Flooding	Lack of local control may have significant effects on this objective locally.	
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	Development may be located in inappropriate locations at risk by unstable land. Might increase choice of development locations.	

Policy 22: Minerals

22.1 Minerals Consultation and Safeguarding Areas.

22.2 Reason – to provide guidance on paragraphs 142 and 143 of the NPPF, stating that;

22.3 *“142. Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.*

22.4 *143. In preparing Local Plans, local planning authorities should:*

- *identify and include policies for extraction of mineral resource of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction;*
- *so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;*
- *define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating a presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas;*

22.5 *safeguard:*

- *existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and*
- *existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.*

22.6 *set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place;*

22.7 *set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;*

22.8 *when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and*

22.9 *put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation.”*

Option A – include a policy

Policy requiring consultation with the Minerals Planning Authority on potentially sterilising development within consultation areas and safeguarding minerals areas.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF.

Table 183: Policy 22 Minerals - Option A – include a policy

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

Table 184: Policy 22 Minerals - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Preventing the sterilisation of land for mineral extraction may reduce land available for housing.	
2. Health	Not relevant	
3. Heritage	Not relevant	
4. Crime		
5. Social	Not relevant	
6. Biodiversity and Green Infrastructure	Not relevant	
7. Environment and Landscape		
8. Natural Resources and Flooding	Not relevant Provides for exploitation of natural resources as a part of development, reducing the need for mineral extraction in less sustainable locations.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Not relevant	
12. Employment		
13. Innovation		
14. Economic Structure	The policy helps to protect minerals of economic importance, but may reduce number or extent of available sites and/or delay development.	

Table 185: Policy 22 Minerals - Option B – no policy (no Part 2 Local Plan policy)

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

Table 186: Policy 22 Minerals - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	No further policy would avoid raising the constraint to needed housing land availability. Fewer constraints to housing delivery/potentially greater availability of housing sites.	
2. Health	Not relevant	
3. Heritage	Not relevant	
4. Crime		
5. Social	Not relevant	
6. Biodiversity and Green Infrastructure	Not relevant	
7. Environment and Landscape		
8. Natural Resources and Flooding	Not relevant Mineral resources may be sterilised, leading to extraction in less sustainable locations.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Not relevant	
12. Employment		
13. Innovation		
14. Economic Structure	Having no policy neglects to protect minerals of economic importance. The NPPF states that minerals are essential to support sustainable economic growth.	

Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets

23.1 How to protect heritage assets.

23.2 Reason – recommended by Historic England to provide further local policy on protecting designated heritage assets, and; in order to allow National Planning Policy Framework paragraph 135 to be addressed with more certainty. Paragraph 135 states that;

23.3 *“In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.*

Option A – include a policy

Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and aligned Core Strategy Policy 11.

Table 187: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option A – include a policy

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

Table 188: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Reactive policy dependent upon residential planning applications. May reduce supply of sites or extent of development areas of sites.	
2. Health		
3. Heritage	Policy made to supports heritage but more detailed policy is an option.	
4. Crime	No criteria. May conflict with the demands of security.	Supplementary planning document (SPD).
5. Social	Heritage assets may be cultural assets.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Historic landscape criteria included.	
8. Natural Resources and Flooding	The long-term maintenance and management of the asset is a criteria. Reuse of existing heritage assets uses fewer raw materials than building new facilities.	
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	The criteria on use compatibility may restrict economic development. May also be a positive element contributing to heritage-led regeneration.	Historic environment and the local economy SPD.

Table 189: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option B – no policy (no Part 2 Local Plan policy)

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

Table 190: Policy 23: Proposals Affecting Designated and Non-designated Heritage Assets - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	May increase housing land supply.	
2. Health		
3. Heritage	Missed opportunity to supplement strategic policy for the local context.	
4. Crime		
5. Social	Cultural assets may be less protected.	Enhanced policy identifying heritage assets which are cultural assets (a local list).
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	General protection of the historic landscape would be lacking.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	ACS is more positive towards economic objectives.	

Policy 24: The Health Impacts of Development

24.1 Health Impact Assessment checklist requirement.

24.2 Reason – The adopted ‘Spatial Planning for the Health and Wellbeing of Nottinghamshire, Nottingham City and Erewash’, 2016 evidence base document contains a checklist for Planning and Health, and shows that childhood and adult obesity is a significant issue in Broxtowe, at a scale similar to the national average. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) identifies one of the issues that needs to be addressed as being restrictions on the opening times of fast food outlets. This is in accordance with one of the priorities of the Health and Wellbeing Strategy of the county-wide Health and Wellbeing Board, of which Broxtowe is part, and of the associated Sustainability and Transformation Plan.

24.3 The Health and Wellbeing Board has a priority of; *“Reduce the number of people who are overweight and obese”*.

24.4 The Broxtowe Sustainable Community Strategy has a priority to; *“Halt the rising trend of obesity.”*

Option A – include a policy

Require an Health Impact Assessment for significant developments.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF.

Table 191: Policy 24 The Health Impacts of Development - Option A – include a policy

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

Table 192: Policy 24 The Health Impacts of Development - Option A – include a policy

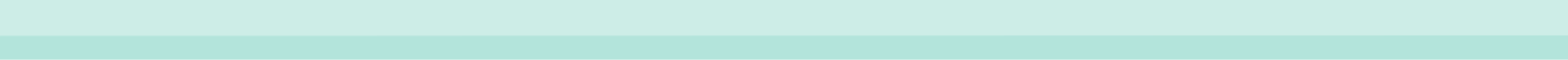
SA Objectives	Comments	Ideas for mitigation
1. Housing	Reactive policy.	
2. Health	Policy gives priority to health but dependent upon planning applications.	
3. Heritage	Depends upon whether designated land.	
4. Crime		
5. Social	Health is considered to be key to social capital.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	May limit or restrict business development.	

Table 193: Policy 24 The Health Impacts of Development - Option B – no policy (no Part 2 Local Plan policy)

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

Table 194: Policy 24 The Health Impacts of Development - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing		
2. Health	Less priority to health with no formal assessment.	
3. Heritage	Depends upon whether designated land.	
4. Crime		
5. Social	Social capital from health not fully realised.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	Potentially fewer restrictions upon businesses.	



Policy 25: Culture, Tourism and Sport

25.1 Delivering culture, tourism and sport development:

25.2 Reason – Paragraphs 70 and 73 of the National Planning Policy Framework provide guidance on how to consider proposed cultural and sport development;

25.3 *“70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:*

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;*
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;*
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and*
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.*

25.4 *73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”*

25.5 Policy 13 of the aligned Core Strategy states that;

25.6 *“Further provision of culture, tourism and sporting facilities will be supported with details set out in part 2 Local Plans as appropriate, in line with the following approach:...*
b) new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, or existing facilities will be improved;...
and
d) where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.”

Option A – include a policy

Include a policy to deliver the social, recreational and cultural facilities and services the community needs.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and policy 13 of the aligned Core Strategy.

Table 195: Policy 25: Culture, Tourism and Sport - Option A – include a policy

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

Table 196: Policy 25: Culture, Tourism and Sport - Option A – include a policy

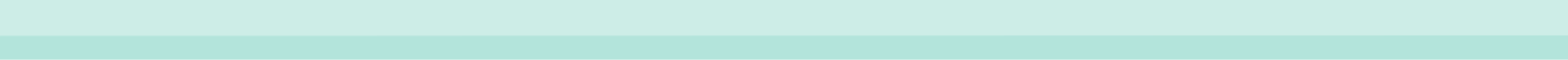
SA Objectives	Comments	Ideas for mitigation
1. Housing		
2. Health	Delivering the social, recreational and cultural facilities and services the community needs is considered by the NPPF to promote healthy communities.	
3. Heritage	Enhancing the quality of the historic environment in order to encourage tourism	
4. Crime		
5. Social	Sports pitches and cultural historic environment enhancement add to social capital.	
6. Biodiversity and Green Infrastructure	Sports pitches contribute to green infrastructure.	
7. Environment and Landscape	Sports pitches, as open space, are an important part of the landscape and setting of built development. Enhances important historic landscapes.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Enhanced tourism may lead to long trips may result in journeys by car.	Promote sustainable travel and travel plans
12. Employment	Enhanced tourism may provide jobs.	
13. Innovation		
14. Economic Structure		

Table 197: Policy 25: Culture, Tourism and Sport - Option B – no policy (no Part 2 Local Plan policy)

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

Table 198: Policy 25: Culture, Tourism and Sport - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing		
2. Health	May lead to under provision of sports pitches and tourist facilities.	
3. Heritage	Missed opportunity to supplement strategic policy for the local context.	
4. Crime		
5. Social	Missed opportunity to increase social capital.	
6. Biodiversity and Green Infrastructure	May lead to deficiency in Green Infrastructure.	
7. Environment and Landscape	Missed opportunity to conserve local landscapes.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	Reduces trip incentives.	
12. Employment	Misses opportunity for supporting jobs.	
13. Innovation		
14. Economic Structure		



Policy 26: Travel Plans

26.1 Requiring travel plans for major residential developments.

26.2 Reason – to provide local guidance on Planning Practice Guidance on Travel Plans which is justified under policy 14 of the Broxtowe Core Strategy (paragraph 3.14.9).

Option A – include a policy

Require Travel Plans for major residential developments

Option B – no policy (no Part 2 Local Plan policy)

Rely on Planning Practice Guidance.

Table 199: Policy 26 Travel Plans - Option A – include a policy

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

Table 200: Policy 26 Travel Plans - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Neutral.	
2. Health	Sustainable travel including walking and cycling is beneficial to this objective.	
3. Heritage	Dependent upon the location of the proposed development.	
4. Crime		
5. Social	Travel plans promote public transport which has more social capital than private transport, creating accessible, connected, inclusive communities.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding	Reduces the need for new development to increase existing road capacity or provide new roads. Improves air quality.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Central to this objective. Reduces the need for new development to increase existing road capacity or provide new roads.	Useful in plan-making if Council is of the view that Transport Assessments can beneficially inform the local plan (for example, in order to facilitate the use of sustainable modes of transport).
12. Employment		
13. Innovation		
14. Economic Structure		Apply to economic development.

Table 201: Policy 26 Travel Plans - Option B – no policy (no Part 2 Local Plan policy)

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	?	?	No fill	?	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure								
						13. Innovation								
						12. Employment								
						11. Transport								
						10. Energy and Climate Change								
						9. Waste								
						8. Natural Resources and Flooding								
						7. Environment and Landscape								
						6. Biodiversity and Green Infrastructure								
						5. Social								
						4. Crime								
						3. Heritage								
						2. Health								
						1. Housing								

Table 202: Policy 26 Travel Plans - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Neutral.	
2. Health	Missed opportunity to implement sustainable travel.	
3. Heritage	Dependent upon the location of the proposed development.	
4. Crime		
5. Social	Lacks promotion of public transport and accessible, connected, inclusive communities.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape		
8. Natural Resources and Flooding	May be need for new development to increase existing road capacity or provide new roads. Decreases air quality.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Ignores this objective. Increases the need for new development to increase existing road capacity or provide new roads.	Useful in plan-making if Council is of the view that Transport Assessments can beneficially inform the local plan (for example, in order to facilitate the use of sustainable modes of transport).
12. Employment		
13. Innovation		
14. Economic Structure	Not relevant.	

Policy 27: Local Green Space

27.1 Designating Local Green Space.

27.2 Reason – to implement guidance on National Planning Policy Framework paragraphs 76-78, which states;

27.3 *“Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them”.*

Option A – include a policy

Designate Local Green Space.

Option B – no policy (no Part 2 Local Plan policy)

Rely on other designations for specific purposes.

Table 203: Policy 27 Local Green Space - Option A – include a policy

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

Table 204: Policy 27 Local Green Space - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Potential decrease in homes with designation controls. Potentially reduces supply of sites for housing.	Offset LGS with development elsewhere.
2. Health	Statutory protection offers healthier options. LGS designation is included under “promoting healthy communities” in the NPPF, indicating its significance to Government.	
3. Heritage	No designations based on historic significance criteria.	
4. Crime		
5. Social	Protects green community assets.	This significant benefit can be even further enhanced if neighbourhood plans include LGS designations at the more local level.
6. Biodiversity and Green Infrastructure	LGS designation criteria includes richness of its wildlife in a green area.	
7. Environment and Landscape	Designated sites should be local in character and therefore do not protect sites at a landscape-scale limiting their usefulness for this objective. Protection of ‘local’ landscapes.	
8. Natural Resources and Flooding	Depends upon the location.	
9. Waste		
10. Energy and Climate Change		
11. Transport	NPPF criteria emphasise reasonably close proximity to the community it serves; if public access is a key factor, then the site would normally be within easy walking distance of the community served.	
12. Employment		
13. Innovation		
14. Economic Structure	Potentially may reduce supply of sites for employment and other uses.	

Table 205: Policy 27 Local Green Space - Option B – no policy (no Part 2 Local Plan policy)

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

Table 206: Policy 27 Local Green Space - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	No Green Belt consistent control over development of homes. Potentially greater supply of sites for housing.	
2. Health	The Government places significance on LGS as a means of promoting healthy communities	
3. Heritage	Historic significance is a NPPF criteria for designation and therefore would be an opportunity lost if not considered.	
4. Crime		
5. Social	LGS could protect green area social assets and therefore would be an opportunity lost.	Delegate to neighbourhood plans.
6. Biodiversity and Green Infrastructure	Richness of the green areas' wildlife is a criteria for designation and therefore would be an opportunity lost.	
7. Environment and Landscape	LGS could protect local aspects of the landscape and therefore would be an opportunity lost.	
8. Natural Resources and Flooding		
9. Waste		
10. Energy and Climate Change		
11. Transport	NPPF criteria emphasise reasonably close proximity to the community the green area serves; if public access is a key factor, then the site would normally be within easy walking distance of the community served. Therefore, the community may travel to find green areas if local ones are lost to development.	
12. Employment		
13. Innovation		
14. Economic Structure		

Policy 28: Green Infrastructure Assets

28.1 Green Infrastructure corridors; developer contributions for, and protection of, green spaces; natural environment designations; recreational routes; trees; and design for biodiversity.

28.2 Reason – to provide guidance on paragraphs 109, 111-114 of the NPPF, stating that;

28.3 *“109. The planning system should contribute to and enhance the natural and local environment by:*

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*
- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;...*
- *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate....*

28.4 *111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value....*

28.5 *112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.*

28.6 *113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.*

28.7 *114. Local planning authorities should:*

- *set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; ...”*

Option A – include a policy

Policy enhancing Green Infrastructure corridors; requiring contributions for green spaces; conserving green spaces; protecting natural environment designations; protecting recreational routes; protecting trees; and enhancing biodiversity through design.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the NPPF and the aligned Core Strategy.

Table 207: Policy 28 Green Infrastructure Assets - Option A – include a policy

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

Table 208: Policy 28 Green Infrastructure Assets - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Green Infrastructure contributions for enhancement may affect viability, as may contributions to general greenspace . The protection of those green spaces and biodiversity areas restricts the supply of potential housing land, generally in built up areas for the former and non-urban areas for the latter. The protection of trees would also be restrictive.	
2. Health	Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It can provide health and recreation benefits to people living and working nearby.	
3. Heritage	Depends upon whether designated land. Green Infrastructure may conserve the historic environment too.	
4. Crime		
5. Social	High quality public spaces encourage the active and continual use of public areas.	
6. Biodiversity and Green Infrastructure	The policies are designed to support these objectives.	
7. Environment and Landscape	Mature landscape areas protected Local landscapes are protected.	Criteria against which landscape areas will be judged.
8. Natural Resources and Flooding	Management of green areas will support conservation of land for this objective.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Provision of local Green Infrastructure and open spaces will reduce the need to travel to find the resources.	
12. Employment		
13. Innovation		
14. Economic Structure	May restrict the supply of sites for businesses.	

Table 209: Policy 28 Green Infrastructure Assets - Option B – no policy (no Part 2 Local Plan policy)

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 210: Policy 28 Green Infrastructure Assets - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	No further policy would avoid raising the constraints to needed housing land availability. Less restrictions upon the supply of land available for housing.	
2. Health	There would be a risk of insufficient green areas to support public health through recreation.	
3. Heritage	Depends upon whether designated land includes green areas.	
4. Crime		
5. Social	If green assets are considered to add to social capital in areas then this may be lost if poorly protected.	
6. Biodiversity and Green Infrastructure	Lack of local policy as required by the Core Strategy will leave no criteria for local assessment towards this objective.	
7. Environment and Landscape	Lack of local policy as required by the Core Strategy will leave no criteria for local assessment towards this objective, including local landscape designations.	
8. Natural Resources and Flooding	No policy will leave unidentified areas where Green Infrastructure and open space contribute to this objective.	
9. Waste		
10. Energy and Climate Change		
11. Transport	A lack of promotion of local Green Infrastructure and open space will leave areas vulnerable to losses which could lead people to travel to alternative resources.	
12. Employment		
13. Innovation		
14. Economic Structure	May increase supply of sites available to businesses and reduce burdens upon businesses.	

Policy 29: Cemetery Extensions

29.1 Reason – to provide for extended use of appropriate facilities, as defined in the NPPF. Replace Policy RC11 of the 2004 Local Plan.

29.2 Reason – Consideration of policy allocating land for cemetery extensions and protecting it.

Option A – include a policy

Policy allocating land for cemetery extensions and protecting it.

Option B – no policy (No Part 2 local plan policy)

Rely on the NPPF.

Table 211: Policy 29 Cemetery Extensions - Option A

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

Table 212: Policy 29 Cemetery Extensions - Option A

SA Objectives	Comments	Ideas for mitigation
1. Housing	Not relevant.	
2. Health	Not relevant.	
3. Heritage	Church Walk may conserve the setting of St James the Great, as it is already part of the protected open space.	
4. Crime		
5. Social	Cemeteries are community facilities, and may add to and sterilise land as green infrastructure.	Maintain as living 'churchyards'.
6. Biodiversity and Green Infrastructure	<p>Cemeteries support an important diversity of wildlife, and in some cases act as valuable refuges for rare and uncommon species and habitats, especially in the urban and suburban context. They can play a key role in the implementation of local Biodiversity Action Plan targets.</p> <p>Cemeteries can play a useful role in the provision of multi-functional green networks within the urban fabric, for people's contact with nature, and other broader environmental benefits.</p> <p>Field Lane covers the Chilwell Ordnance Depot Paddock LWS but this is a saved site from the 2004 Local Plan and the policy may conserve the LWS.</p>	Manage the site for wildlife to maintain LWS status.
7. Environment and Landscape	Church Walk- 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.	
8. Natural Resources and Flooding	Management of open space will support conservation of land for this objective.	
9. Waste		
10. Energy and Climate Change		
11. Transport	Provision of local cemetery facility will reduce the need to travel to another resource.	
12. Employment		
13. Innovation		
14. Economic Structure		

Table 213: Policy 29 Cemetery Extensions - Option B

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

Table 214: Policy 29 Cemetery Extensions - Option B

SA Objectives	Comments	Ideas for mitigation
1. Housing		
2. Health		
3. Heritage	Church Walk may be under pressure for other less open uses but in Green Belt.	
4. Crime		
5. Social	Loss of opportunity for community facility and associated GI.	
6. Biodiversity and Green Infrastructure	May lead to loss of land to uses not supporting this objective.	
7. Environment and Landscape	May lead to loss of land to uses not supporting this objective. Sites in sensitive Green Belt and urban landscapes	
8. Natural Resources and Flooding	May lead to loss of land to uses not supporting this objective.	
9. Waste		
10. Energy and Climate Change		
11. Transport	May lead to travel to non local facilities.	
12. Employment		
13. Innovation		
14. Economic Structure		

Policy 30: Landscape

30.1 Reason – Paragraphs 109 and 113 of the National Planning Policy Framework provides that;

30.2 “109. The planning system should contribute to and enhance the natural and local environment by:...

protecting and enhancing valued landscapes; ...

30.3 113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected ... landscape areas will be judged.”

Option A – include a policy

Include a policy to protect, conserve or enhance landscape.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and aligned Core Strategy Policies 16 and 10.

Table 215: Policy 30 Landscape: ~~How to protect landscape:~~ - Option A – include a policy

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

Table 216: Policy 30 Landscape: ~~How to protect landscape.~~ - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	Policy made to integrate development with Landscape Character. <i>May impact upon the supply of land for housing.</i>	
2. Health		
3. Heritage	Incorporates the historic landscape character assessment but no specific recommendations.	For areas where there are major expansion options assessments of landscape sensitivity
4. Crime		
5. Social	Landscape Character Assessment gives a sense of place which is significant to social capital where they are valued.	
6. Biodiversity and Green Infrastructure	Landscape is connected to this objective.	
7. Environment and Landscape	Delivers this objective.	
8. Natural Resources and Flooding	Implementation of this policy will support this objective.	
9. Waste		
10. Energy and Climate Change	Landscape is connected to climate change mitigation and adaptation.	
11. Transport	Concentration of developments near to public transport to reduce fuel use may affect landscape character. <i>May impact upon acceptability of public transport schemes.</i>	Consider transport infrastructure in the landscape, through the IDP.
12. Employment		
13. Innovation		
14. Economic Structure	<i>May impact upon the supply of land available for business.</i>	

Table 217: Policy 30 Landscape: ~~How to protect landscape~~ - Option B – no policy (no Part 2 Local Plan policy)

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

Table 218: Policy 30 Landscape: ~~How to protect landscape~~ - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Potentially fewer restrictions upon land supply for housing.	
2. Health		
3. Heritage	Missed opportunity for historic landscape to be considered.	
4. Crime		
5. Social	Potential loss of local distinctiveness and its social capital.	
6. Biodiversity and Green Infrastructure	If landscape character is diminished then this objective will not be met.	
7. Environment and Landscape	This objective will not be met.	
8. Natural Resources and Flooding	Misses an opportunity to meet this objective.	
9. Waste		
10. Energy and Climate Change	Landscape may not be considered in climate change mitigation and adaptation.	
11. Transport	Transport infrastructure may not be integrated into the landscape. More likely that schemes may potentially be acceptable or viable.	
12. Employment		
13. Innovation		
14. Economic Structure	Potentially fewer restrictions upon land supply for business.	

Policy 31: Biodiversity Assets

31.1 How to protect biodiversity assets.

31.2 Reason – Paragraphs 109, 113 and 117 of the National Planning Policy Framework provides that;

31.3 *“109. The planning system should contribute to and enhance the natural and local environment by:...*

- *recognising the wider benefits of ecosystem services;*
- *minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...*

31.4 *113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks....*

31.5 *117. To minimise impacts on biodiversity and geodiversity, planning policies should:*

- *plan for biodiversity at a landscape-scale across local authority boundaries;*
- *identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;*
- *promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;*
- *aim to prevent harm to geological conservation interests; and*
- *where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.”*

Option A – include a policy

Include a policy to conserve and enhance biodiversity assets

Option B – no policy (no Part 2 Local Plan policy)

Rely on the National Planning Policy Framework and aligned Core Strategy Policy 17.

Table 219: Policy 31: Biodiversity Assets - Option A – include a policy

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive		Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						14. Economic Structure					
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 220: Policy 31: Biodiversity Assets - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	May be a constraint to development of homes. Policy in relation to trees may impact upon viability of smaller sites.	
2. Health	Biodiversity is synonymous with green infrastructure and thus adds to the benefit of Green Infrastructure to this objective.	
3. Heritage	Helps to conserve trees in Conservation Areas. Helps to conserve local geological sites.	
4. Crime	No criteria. May conflict with the demands of security.	Supplementary planning document (SPD).
5. Social	Some biodiversity assets may also be cultural assets.	Add Local Nature Reserves, which are publicly accessible cultural assets.
6. Biodiversity and Green Infrastructure	The policy is designed to implement this objective.	Add Nature Improvement Areas.
7. Environment and Landscape	Policy specifically acknowledges the contribution that biodiversity assets make to landscape.	
8. Natural Resources and Flooding	Implementation of this policy will support this objective.	
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	May be a constraint to economic development.	

Table 221: Policy 31: Biodiversity Assets - Option B – no policy (no Part 2 Local Plan policy)

	Very major/important positive	Major positive	Moderate to major positive	Moderate positive	Minor positive	14. Economic Structure	Minor negative	Moderate negative	Moderate to major negative	Major negative	Very major/important negative
						13. Innovation					
						12. Employment					
						11. Transport					
						10. Energy and Climate Change					
						9. Waste					
						8. Natural Resources and Flooding					
						7. Environment and Landscape					
						6. Biodiversity and Green Infrastructure					
						5. Social					
						4. Crime					
						3. Heritage					
						2. Health					
						1. Housing					

Table 222: Policy 31: Biodiversity Assets - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	Less constraint Potentially fewer restrictions on the development of homes.	
2. Health	Missed opportunity to support biodiversity as green infrastructure for the local context.	
3. Heritage	Less protection for trees in Conservation Areas.	
4. Crime		
5. Social	Failure to conserve biodiverse cultural assets.	
6. Biodiversity and Green Infrastructure	No explicit policy to support this objective.	
7. Environment and Landscape	Lack of acknowledgement of the role of biodiversity assets in the landscape.	
8. Natural Resources and Flooding	Misses the opportunity for biodiversity assets to be conserved for this objective too.	
9. Waste		
10. Energy and Climate Change		
11. Transport		
12. Employment		
13. Innovation		
14. Economic Structure	Less constraint Potentially fewer constraints on economic development.	

Policy 32: Developer Contributions

32.1 Consideration of Developer Contributions.

32.2 Reason – to set out local developer contributions.

Option A – include a policy

Policy to set out developer contributions.

Option B – no policy (no Part 2 Local Plan policy)

Rely on the Guidance and Policy 19 of the aligned Core Strategy.

Table 223: Policy 32 Developer Contributions - Option A – include a policy

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

Table 224: Policy 32 Developer Contributions - Option A – include a policy

SA Objectives	Comments	Ideas for mitigation
1. Housing	May prevent development from going forward but assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Potential implications for site viability.	Fully justify and evidence.
2. Health	Policy option for developer contribution.	
3. Heritage	Not included. Potential contributions to heritage.	
4. Crime	Not a criteria.	Police stations and other community safety facilities may be part of flexible infrastructure.
5. Social	Affordable housing, community facilities, greenspace and education all add to social capital.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	Biodiversity and greenspace infrastructure enhance the landscape.	
8. Natural Resources and Flooding	Not included. Potential mitigation of flood risk.	
9. Waste	Not included. Potential contributions to recycling (community facilities).	
10. Energy and Climate Change	Not included.	
11. Transport	Only highways included, not public transport. Potential contributions to highways and public transport.	
12. Employment	Not included.	
13. Innovation		
14 .Economic Structure	Only residential. May impact upon viability of development schemes.	

Table 225: Policy 32 Developer Contributions - Option B – no policy (no Part 2 Local Plan policy)

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

Table 226: Policy 32 Developer Contributions - Option B – no policy (no Part 2 Local Plan policy)

SA Objectives	Comments	Ideas for mitigation
1. Housing	No mitigating the impact of unacceptable development to make it acceptable in planning terms. Development potentially more likely to be viable.	
2. Health	No health contribution.	
3. Heritage	Potentially no contributions.	
4. Crime	N Potentially no contribution.	
5. Social	N Potentially no contributions to social capital.	
6. Biodiversity and Green Infrastructure		
7. Environment and Landscape	N Potentially no landscape enhancement.	
8. Natural Resources and Flooding	N Potentially no contributions.	
9. Waste		
10. Energy and Climate Change	N Potentially no contributions.	
11. Transport	No sustainable travel Potentially no contributions.	
12. Employment	No contribution.	
13. Innovation		
14. Economic Structure	More development potentially viable.	

Appendix 2A: SA comments

Table 227: SA Comments

Preferred Options - Summary of responses for Issues and Options			
Commentator Name (Commentator ID)	Summary of Comments	Summary of Existing Assessment	Broxtowe's comments
Statutory Consultees and Interest Groups			
English Heritage (now Historic England) (142)	<ul style="list-style-type: none"> • No reference to historic environment considerations therefore no objectives identified. • No analysis or assessment of historic environment policies or programs. • 'Landscapes' have not been properly considered. • No further information or discussion of historic environment attributes. • Appears unfinished, unclear of indicator measurements. • Info regarding non-designated heritage assets not included. • Further baseline data required inc. Grade II LB's on the 'at risk' register. • No detailed comments regarding historic environment attributes. This needs to inc. character of the area and setting, for both designated and non-designated heritage assets. • County, national and regional scale comparison information not filled in. • Scoping report appears unfinished. Unclear what measurements are. • SA objective 3 and 7 need to relate to 'social' theme 		<p>Historic environment restored as per Core Strategy.</p> <p>Historic environment a consideration in the draft Landscape and Visual Analysis of Potential Development Sites. SA will not be 'complete' until the SA Report stage but drafts will be formatted as a full Review.</p> <p>Non-designated heritage assets assessed as part of the sites Appraisal. Heritage at Risk Register baseline updated.</p> <p>Historic environment comments in assessments.</p>

Natural England (21)	<ul style="list-style-type: none"> • SA scoping carried out comprehensively and follows acceptable methodologies. • National Character Areas should be included i.e. Sherwood, Southern Magnesian Limestone and Nottinghamshire, Derbyshire and Yorkshire Coalfield. • Reference should be made to 6Cs Infrastructure Study. • Reference Greater Nottingham Landscape Character Assessment, soils and agricultural land. • Accessibility to open spaces to health and well-being inc. social and community issues. 		<p>Character areas included in site schedules.</p> <p>Added to table.</p> <p>Undertaken as part of the sites assessments.</p>
Environment Agency (4)	<ul style="list-style-type: none"> • Section 3 Qu. 1-3 should promote opportunities for Green Infrastructure • Consider the better management of water resources and waste. • Recommend indicators for: increasing biodiversity levels <i>“Will it provide a net biodiversity gain?”</i> • Recommend indicators for: managing flood risk <i>“Will it avoid flood risk?”</i> • Recommend indicators for: minimising water usage <i>“Will it minimise water usage?”</i> • Recommend indicators for: waste <i>“will it reduce the number of fly-tipping incidents?”</i> 		<p>The SA is an assessment tool but Green Infrastructure is a Key part of the Local Plan.</p> <p>Indicators added.</p>

Greasley Parish Council (71)	<ul style="list-style-type: none"> • The view of the Local Plan Inspector in 2004 should be given great weight • 4 key issues: Green Belt, Landscapes, Biodiversity and Recreation and Amenity. • Green Belt should be measured against the 5 purposes of Green Belt as set out in the NPPF. • Landscapes should recognise variants, accessibility and cultural links (i.e. DH Lawrence). 		<p>Pre-dates the requirement for SA.</p> <p>Part of assessments and draft Landscape and Visual Analysis of Potential Development Sites</p>
Public			
MBA			
Mr and Mrs Abbott (4685)	<p>Objectives and decision making criteria too high level.</p> <p>Does not identify what information will be used, baseline statistics, how objectives will be monitored and timeframe, and who is responsible.</p> <p>Many objectives do not reflect local plan content.</p>		<p>Refined for this SA.</p> <p>Part of SA Report stage.</p> <p>SA and Local Plan objectives are separate but an analysis of compatibility is undertaken.</p>

Appendix 3A:

3a.1 Assessment of alternative ACS Strategies, taken from the Broxtowe Core Strategy.

Table 228: Policy 2 – The Spatial Strategy: Alternative Housing Growth Distribution

– more dispersed pattern of development rather than principal urban area, based on local need ‘Growth based on Localism’
Appraisal No 8 from Workshop 3.

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

Table 229: Policy 2 - The Spatial Strategy: Alternative Housing Growth Distribution

SA Objectives	Policy 2 – The Spatial Strategy: Alternative housing growth distribution – more dispersed pattern of development rather than principal urban area, based on local need ‘Growth based on Localism’	Ideas for mitigation
1. Housing	Same as previous appraisal. Would provide more housing in the rural area but less housing in the area adjacent to the urban centre of Greater Nottingham	
2. Health	Dispersed strategy may lead to poorer access to hospitals in the more isolated locations. Impact would depend on where development is concentrated. But positive benefits in terms of the delivery of new housing.	
3. Heritage	? With a more dispersed strategy there will be a greater choice of potential development sites. More scope to avoid those more sensitive sites.	
4. Crime	? Negligible impact.	
5. Social	?? Some villages may need more development to support services, other settlements where facilities/services already over stretched where no further development would be preferred.	
6. Biodiversity and Green Infrastructure	More dispersed pattern of new development would lead to an overall greater number of greenfield sites having to be released. But dispersal strategy should ensure greater site selection and mean those more sensitive sites are avoided.	
7. Environment and Landscape	As above for objective 6, Biodiversity and Green Infrastructure. Less impact on a local scale in terms of scale. Impacts would depend on sites and locations chosen for development. Less of a global impact but more local impact on those settlements/sites chosen.	
8. Natural Resources and Flooding	As for above objectives (6 and 7), development would be more dispersed so would enable greater site selection.	
9. Waste	Dispersed pattern of development unlikely to have any substantially different impact than urban area focussed growth if overall quantum of development remains the same.	
10. Energy and Climate Change	With a more dispersed pattern of development might not get the scale of development to support community energy generation. (-2)	

SA Objectives	Policy 2 – The Spatial Strategy: Alternative housing growth distribution – more dispersed pattern of development rather than principal urban area, based on local need ‘Growth based on Localism’	Ideas for mitigation
11. Transport	? Depends on where new development is located. Longer commuting journeys (-3)	Focus dispersal strategy on those larger settlements which will be more sustainable in terms of access to existing public transport corridors.
12. Employment	Dispersed pattern of development unlikely to have significantly different impact on employment than urban area focussed growth if overall quantum of development remains the same.	
13. Innovation	n/a	
14. Economic Structure	Unlikely to be a significant impact	

Table 230: Policy 2 – The Spatial Strategy: Alternative Housing Growth Distribution

8 from Workshop 3.

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

Table 231: Policy 2 - The Spatial Strategy: Alternative Housing Growth Distribution

SA Objectives	Policy 2 – The Spatial Strategy: Alternative housing growth distribution – more dispersed pattern of development rather than principal urban area, based on local need ‘Growth based on Localism’	Ideas for mitigation
1. Housing	Same as previous appraisal. Would provide more housing in the rural area but less housing in the area adjacent to the urban centre of Greater Nottingham	
2. Health	Dispersed strategy may lead to poorer access to hospitals in the more isolated locations. Impact would depend on where development is concentrated. But positive benefits in terms of the delivery of new housing.	
3. Heritage	? With a more dispersed strategy there will be a greater choice of potential development sites. More scope to avoid those more sensitive sites.	
4. Crime	? Negligible impact.	
5. Social	?? Some villages may need more development to support services, other settlements where facilities/services already over stretched where no further development would be preferred.	
6. Biodiversity and Green Infrastructure	More dispersed pattern of new development would lead to an overall greater number of greenfield sites having to be released. But dispersal strategy should ensure greater site selection and mean those more sensitive sites are avoided.	
7. Environment and Landscape	As above for objective 6, Biodiversity and Green Infrastructure. Less impact on a local scale in terms of scale. Impacts would depend on sites and locations chosen for development. Less of a global impact but more local impact on those settlements/sites chosen.	
8. Natural Resources and Flooding	As for above objectives (6 and 7), development would be more dispersed so would enable greater site selection.	
9. Waste	Dispersed pattern of development unlikely to have any substantially different impact than urban area focussed growth if overall quantum of development remains the same.	
10. Energy and Climate Change	With a more dispersed pattern of development might not get the scale of development to support community energy generation. (-2)	

SA Objectives	Policy 2 – The Spatial Strategy: Alternative housing growth distribution – more dispersed pattern of development rather than principal urban area, based on local need ‘Growth based on Localism’	Ideas for mitigation
11. Transport	? Depends on where new development is located. Longer commuting journeys (-3)	Focus dispersal strategy on those larger settlements which will be more sustainable in terms of access to existing public transport corridors.
12. Employment	Dispersed pattern of development unlikely to have significantly different impact on employment than urban area focussed growth if overall quantum of development remains the same.	
13. Innovation	n/a	
14. Economic Structure	Unlikely to be a significant impact	

- more concentrated pattern of development emphasising the main built up area through the site allocations

519

Table 233: Alternative Housing Growth Distribution

SA Objectives	Alternative housing growth distribution – more concentrated pattern of development emphasising the main built up area through the site allocations	Ideas for mitigation
1. Housing	Delivery less hindered by environmental constraints and especially Green Belt. Housing mix more diverse in keeping with greater variety in the main built up area. Affordable housing may be less viable.	
2. Health	Impact would depend on where development is concentrated. Dependent upon the availability of local health services and public open spaces.	
3. Heritage	Dependent upon the distribution of heritage assets relative to site locations.	
4. Crime		
5. Social	Greater availability and accessibility of existing facilities within main built up area, and opportunity for enhancement rather than new build .	
6. Biodiversity and Green Infrastructure	Main built up area likely to have less constraints and more brownfield land.	
7. Environment and Landscape	Main built up area less sensitive but urban landscape still locally valuable.	Urban design implementation.
8. Natural Resources and Flooding	Dependent upon site locations.	
9. Waste	No variation between search areas.	
10. Energy and Climate Change	Negligible variation between search areas.	
11. Transport	Main built up area has highest density of transport infrastructure and accessibility.	
12. Employment	Proximity to existing employment enhances provision in area of highest concentration of high quality.	
13. Innovation		
14. Economic Structure	Enhances main built up area existing infrastructure.	

Appendix 4A - Glossary of Terms and Abbreviations

Affordable Housing: Affordable housing is used to encompass both low-cost market housing and subsidised housing, irrespective of tenure, ownership (whether exclusive or shared) or financial arrangements, that will be available to people who cannot afford to buy or rent housing generally available on the open market.

Authority Monitoring Report (AMR): A report which is produced annually to establish what is happening now and what may happen in the future and compare trends against existing Local Plan policies to determine if changes need to be made.

BMV: *quality of agricultural land* best and most versatile land is defined as Grades 1, 2 and 3a and is the land which is most flexible, productive and efficient in response to inputs and which can best deliver food and non food crops for future generations.

Biodiversity: The range of life forms that constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Brownfield Land: A general term used to define land which has been previously developed.

Census of Population: A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

Conservation Area: An area designated by Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Core Strategy: Should set out the key elements of the planning framework for the area. It should comprise: a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery.

Countryside: The rural parts of the District lying outside the defined Main Urban Areas and Named Settlements excluding land designated as Green Belt.

Density: The intensity of development in a given area. Usually measured, for housing, in terms of number of dwellings per hectare.

Department for Communities and Local Government (DCLG): The Government Department responsible for planning and local government.

Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP): The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

District Centres: These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

Enterprise Zones: An area of high growth potential where simpler planning and discounted business rates can be used to boost the local economy. Within Greater Nottingham, the Boots campus, MediPark, Beeston Business Park and Nottingham Science Park have been designated as an Enterprise Zone.

Green Belt: Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

as set out in the National Planning Policy Framework 27 March 2012.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

Green Space: A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

HMA Housing Market Area: Defining the Housing Market Assessment area and establishing Objectively Assessed Need.

Ha/ha (Hectare): An area 10,000 sq. metres or 2.471 acres.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact of a European nature conservation site, such as a Special Protection Area (see definition below). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (see definition above). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Knowledge Economy: Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard.

Listed Buildings: A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

Local development document (LDD): A Document that forms part of the Local Plan and can be either a local plan or a supplementary planning document.

Local Development Scheme (LDS): A document setting out the timescales for the production of the local development documents.

Local Nature Reserve (LNR): Established by a Local Authority under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plan: Comprises a Written Statement and a Policies Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

Main Urban Areas: For the purposes of this document, 'Beeston', 'Stapleford', 'Attenborough', 'Bramcote', 'Chilwell', 'Toton' and 'Nuthall East & Strelley' wards.

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Mature Landscape Areas: Areas identified by the County Council as being of landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act Planning and Compulsory Purchase Act 2004).

NDHA: Non-Designated Heritage Assets.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Nottingham Express Transit (NET): The light rail system for Greater Nottingham.

Open Space: Any un-built land within the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.

PRoW: Public Right of Way.

Planning and Compulsory Purchase Act 2004: Government legislation which sets out the changes to the planning system.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously Developed Land: Land which has in the past been a developed site (see Brownfield land)

Primary Shopping Frontages: Consist of a high proportion of retail uses which may include food, drinks, clothing and household goods.

Renewable Energy: The term ‘renewable energy’ covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.

Rural Area: Those parts of the Borough identified as Green Belt or Countryside.

Safeguarded Land: Land outside of main built up areas of Nottingham and settlements specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

Saved Policies: Policies in the current Local Plan which have been safeguarded and then reused in other documents.

SEA Directive: The European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA) was translated into legislation in the UK on the 21st July 2004. It requires that local authorities undertake an ‘environmental assessment’ of any plans and programmes they prepare that are likely to have a significant effect upon the environment. See Section 1; Strategic Environmental Assessment.

Section 106 agreement (s106): Planning obligations (or “section 106 agreements”) are an established and valuable mechanism for securing necessary infrastructure arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as outlined through the relevant local, regional and national planning policies.

Wildlife Site (LWS): Site of local importance for nature conservation or geology identified by the Nottinghamshire Ecological and Geological Data Partnership.

Site of Special Scientific Interest (SSSI): The designation under Section 28 of the Wildlife and Countryside Act, 1981, of an area of land of special interest by reason of its flora, fauna, geological or physiological features.

Social Rented Housing: Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Statement of Community Involvement (SCI): This document informs of how the Council intends to engage the community on all major planning applications and in the preparation of the new Local Plan.

Strategic Environmental Assessment: See 'SEA Directive'.

Supplementary Planning Document (SPD): Provide supplementary information in respect of the policies in local plans. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): Assesses the social, environmental and economic effects of strategies and policies in a local development document from the outset of preparation.

Sustainable Development: A guiding principle for all activities in their relationship with the environment. One of the most popular definitions is that "sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs". (Source: DCLG)

Safeguarded or 'white land': Land outside of Main Urban Areas and Named Settlements specifically excluded from Green Belt but safeguarded from development to the end of the plan period.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Waste Local Plan: Prepared by the County Council acting as the Authority responsible for waste related issues including disposal, treatment, and transfer and recycling within the County.

Worklessness: Worklessness refers to people who are unemployed or economically inactive, and who are in receipt of working age benefits.' (Social Exclusion Unit, 2004).



**Broxtowe
Borough
COUNCIL**

Broxtowe Borough Council
Chief Executive,
Neighbourhoods and Prosperity
Council Offices, Foster Avenue,
Beeston, Nottingham NG9 1AB
Tel: 0115 917 7777

This document is available
in large print upon request

Follow Broxtowe with social media



www.broxtowe.gov.uk/socialmedia



www.broxtowe.gov.uk