

**Appendix 2: Updated/Revised East of Gamston/North of Tollerton
Development Framework – Screening Report for
Strategic Environmental Assessment and Habitats
Regulations Assessments**



**Draft East of Gamston/North of
Tollerton Development Framework
Supplementary Planning Document**

**Screening Report for Strategic
Environmental Assessment and
Habitats Regulations Assessment**

May 2026

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1 Introduction

- 1.1 This is an updated SEA and HRA screening opinion for the East of Gamston/North of Tollerton Development Framework Supplementary Planning Document (SPD) following minor wording updates to the SPD, and comments received in relation to the previous screening opinion.
- 1.2 This screening report has assessed the contents of the SPD (with minor wording updates from the originally adopted SPD) in order to identify potential environmental impacts that would require a Strategic Environmental Assessment in accordance with the European Directive and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 1.3 This report also determines whether or not the contents of the SPD (with minor wording updates) would require a Habitats Regulations Appropriate Assessment in accordance with European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, i.e. the 'Habitats Directive' and the associated Conservation of Habitats and Species Regulations 2010 (otherwise known as the 'Habitats Regulations').
- 1.4 European Directives have been transposed into national law through UK legislative statutory instruments (further details of which will be provided in section 2 below) to determine whether they would have significant environmental effects (SEA) or have an impact on any internationally designated wildlife sites (HRA). This has resulted in the SPD needing to be screened in relation to whether it needs to be supported by a Strategic Environmental Assessment and/or a Habitats Regulations Assessment (HRA), i.e. an 'appropriate assessment'.
- 1.5 It should be noted that the adopted Rushcliffe Local Plan Part 1: Core Strategy (December 2014) (LPP1) has been subject to a full Strategic Environmental Assessment and Sustainability Appraisal in accordance with the legislation, as well as a Habitats Regulations Assessment in accordance with the Habitats Regulations (which concluded that a full Appropriate Assessment of it would not be required). This SPD provides additional guidance for development of the strategic allocation East of Gamston/North of Tollerton as set out in the Core Strategy (Policy 25) and therefore the previous assessment has been taken into account in providing this screening opinion where appropriate.
- 1.6 In addition, the Local Plan Part 2: Land and Planning Policies was adopted in October 2019. This document is also supported by a Sustainability Appraisal which includes the Strategic Environmental Assessment, and Habitats Regulations Assessment. This will also be taken into account in this screening opinion where

appropriate.

- 1.7 The emerging Greater Nottingham Strategic Plan (GNSP) includes the allocation of east of Gamston/north of Tollerton within Policy 31. This plan is supported by a Sustainability Appraisal and Habitats Regulations Assessment. This plan has been submitted for examination and dates for hearing sessions are expected to be set in May. Regard has also been had to the assessments undertaken in relation to the emerging GNSP where appropriate.
- 1.8 This screening report details whether the draft SPD is likely to require an SEA or HRA. It is concluded that a Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) are not required to accompany the SPD. The assessment is that the SPD itself does not give rise to any new or materially different likely significant environmental effects that have not already been assessed at the adopted local plan stages, and also having regard to emerging local plan stages and SEA and HRA assessment of the emerging local plan stages to date. Details of the reasoning behind these conclusions are provided within sections 4 and 5 of this report.
- 1.9 The previous SEA and HRA Screening Opinion was consulted upon alongside the earlier consultation of the SPD and sent to the three statutory consultees (Historic England, Natural England, and Environment Agency) to seek their views on its contents. This updated SEA and HRA Screening Opinion will be sent to the three statutory consultees again to seek their views on its contents.

2 Legislation

Strategic Environmental Assessment

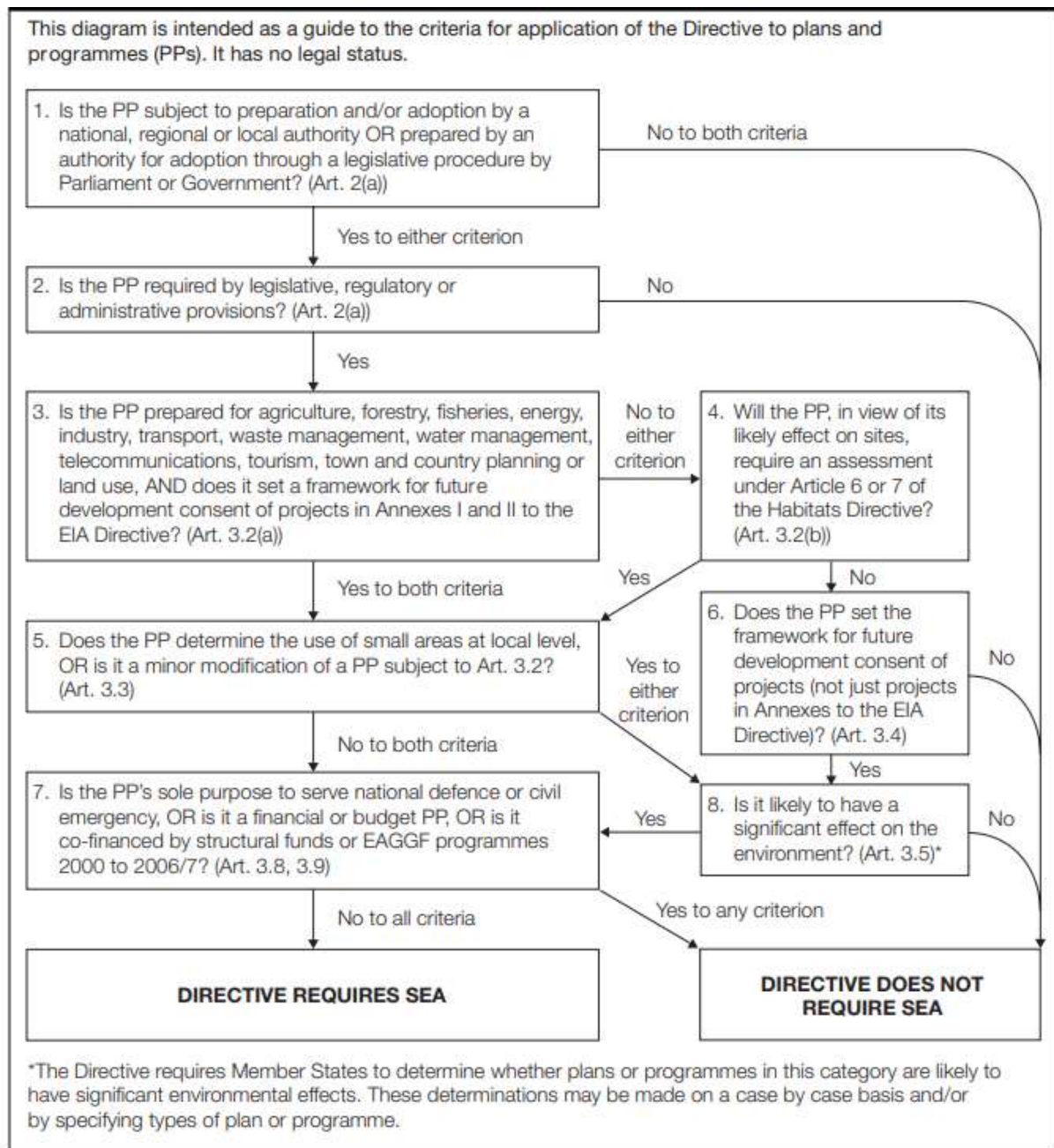
- 2.1 The basis for requiring Strategic Environmental Assessment is European Directive 2001/42/EC which was transposed into English Law by the Environmental Assessment of Plans and Programmes Regulations 2004.
- 2.2 Detailed guidance on these Regulations can be found in the Government publication, 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005). Further information on SEA is contained within the Government's National Planning Practice Guidance.
- 2.3 The objective of the SEA Directive (2001/42/EC) is set out in Article 1 therein, which states:

'The objective of this Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.'

- 2.4 To establish if a 'plan' or 'programme' needs to be accompanied by a full SEA, a "screening" assessment is required against a series of criteria set out in the SEA Directive. These are illustrated in Figure 1 below.
- 2.5 The National Planning Practice Guidance states Supplementary Planning Document *'may in exceptional circumstances require a strategic environmental assessment if they are likely to have significant environmental effects that have not already have been assessed during the preparation of the relevant strategic policies'*¹.

¹ Paragraph: 008 Reference ID: 11-008-20140306

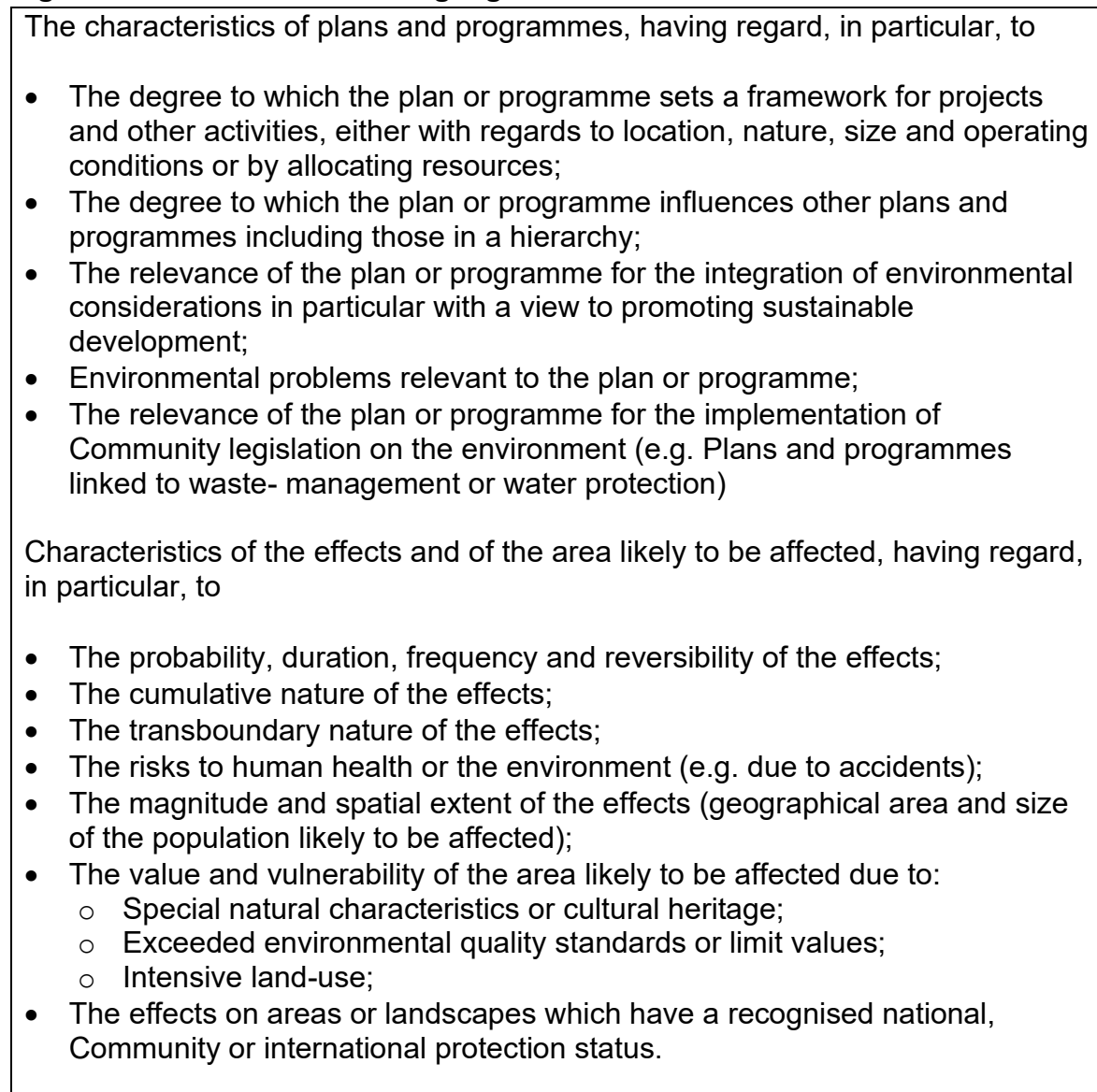
Figure 1 - Criteria against which an SEA must be screened



2.6 Assessing the significance of the environmental effects (required at stage 8 in Figure 1) that an SPD will have depends on the contents of the SPD. The criteria for assessing the significance of the effects are referred to in Article 3.5 and set out within Annex II of the SEA Directive. It is also identified within Planning Practice Guidance that *'Before deciding whether significant environment effects are likely, the local planning authority will need to take into account the criteria specified in [schedule 1 to the Environmental Assessment of Plans and Programmes Regulations 2004](#) and consult the consultation bodies'*¹.

2.7 These criteria have been set out below in Figure 2.

Figure 2: Criteria for assessing significance



Habitats Regulations Assessment (HRA)

2.8 A HRA is required to assess a plan or projects potential implications on European wildlife sites, i.e. ‘European sites’ or ‘Natura 2000 sites’. It explores whether the implementation of a plan or project would harm the habitats or species for which the European sites are designated. The European sites are:

- Special Protection Areas (SPAs) – designated by the Birds Directive (79/409/EEC as amended and 2009/147/EC), and:
- Special Areas of Conservation (SACs) – designated by the Habitats Directive

(92/43/EEC).

- 2.9 In addition to SPAs and SACs, Ramsar sites are designated under the Ramsar convention. The Ramsar convention's mission is to conserve and sustainably utilise wetland habitats. Although Ramsar sites are not covered by the Habitats Regulations, as a matter of Government Policy, they should be treated in the same way as European wildlife sites (i.e. SPAs and SACs). European wildlife sites and Ramsar sites are collectively known as internationally designated wildlife sites.
- 2.10 The basis for requiring a HRA stems from the European Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora. This has been transposed into UK legislation by the Conservation of Habitats and Species Regulations 2010.

3 East of Gamston/North of Tollerton Development Framework Supplementary Planning Document

- 3.1 The East of Gamston/North of Tollerton Development Framework SPD provides guidance on the application of Local Plan Local Plan Part 1: Core Strategy Policy 25, other relevant Local Plan policies and pertinent national policy and guidance within the National Planning Policy Framework and Planning Practice Guidance. The SPD's key role is to provide a development framework for the whole of the east of Gamston/north of Tollerton site, which is the subject of an allocation for mixed-use development of around 4000 homes, around 20 hectares of employment land, a neighbourhood centre, blue and green infrastructure and a range of community facilities.
- 3.2 Table 1 below lists those issues which the SPD addresses.

Table 1: Issues covered in the East of Gamston/North of Tollerton Development Framework SPD

Site context
Design objectives
Land uses
Employment land provision
Education provision
Green and Blue Infrastructure requirements
Movement framework
Site character
Sustainability
Masterplan framework
Stewardship strategy for management of facilities and amenities
Delivery Strategy
Site Wide Development Code

4 East of Gamston/North of Tollerton Development Framework SPD SEA screening assessment

- 4.1 An SEA was completed as part of the adopted Rushcliffe District Council Local Plan Part 1 (Core Strategy) (December 2014) and Local Plan Part 2 (Land and Planning Policies) (October 2019), and this has been taken into account in this screening assessment.
- 4.2 Additionally, an SEA has been completed for the emerging Greater Nottingham Strategic Plan which is currently under examination and regard has also been had to the SEA completed as part of the emerging GNSP.
- 4.3 Table 2 outlines the results of the assessment against the criteria set out in Figures 1 and 2.

Table 2: SEA Criteria for determining whether a full SEA is required

Stage	Yes / No	Reason
1. Is the SPD subject to preparation and/or adoption by a national, regional, or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes (go to Q.2)	The SPD will be adopted by Rushcliffe Borough Council as a non-development plan document which will form a material consideration when assessing planning applications within the allocated site.
2. Is the SPD required by legislative, regulatory, or administrative provisions? (Art. 2(a))	Yes (go to Q.3)	The preparation and adoption of an SPD is optional. However, once adopted by Rushcliffe Borough Council, it will become a material consideration during the determination of planning applications.
3. Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Yes (go to Q.5)	The SPD is for town and country planning purposes and seeks to enable developers to understand the Council's expectations and priorities regarding development on the strategic allocation East of Gamston/North of Tollerton early in the planning process and it sets a framework for future development consent of projects in either Annex I or Annex II of the EIA Directive, given it relates to an urban development project.

Stage	Yes / No	Reason
4. Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	No	See HRA Screening Conclusion in section 5 below.
5. Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (art 3.3)	Yes (go to Q.8)	The SPD is focused upon the strategic allocation East of Gamston/North of Tollerton. The uses proposed for this site were established in the Local Plan Part 1: Core Strategy Policy 25. This is a small area at a local level in the context of the local plan area for Rushcliffe Borough Council (the allocation site is c.247 hectares which covers c.0.6% of the local plan area covered by Rushcliffe (being c.40,923 hectares).
8. Is the SPD likely to have a significant effect on the environment? (Annex II of the European Directive 2001/42/EC on the assessment of certain plans and programmes on the environment sets out the criteria for determining the likely significance of effects on the environment. This section will assess the SPD against these criteria)	No	<p>The SPD is not considered likely to have a significant effect on the environment and it is not considered that there are any new or materially different likely significant effects in relation not the SPD than have already been assessed in the context of SEA of the adopted local plan as a whole, having regard also to the SEA of the emerging GNSP. Further detail of how this has been concluded and the assessment is provided in tables 3 and 4 below.</p> <p>Any development undertaken further to the SPD would also be subject to EIA screening (and, as appropriate scoping) and EIA's have accompanied the applications made to date in relation to the East of Gamston/North of Tollerton (Gamston Sustainable Urban Extension (SUE)) allocation site.</p>
SEA IS NOT REQUIRED		

4.4 An assessment of the likely significant effects of the SPD is set out in Table 3, having regard to Table 4.

Table 3: Criteria for assessing significance

Environmental Regulations Paragraph	SEA Criteria	Likely Significant effect?	Comments
1. The characteristics of plans and programmes, having regard, in particular, to—			
a.	the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	No	<p>The SPD would not, if adopted, form part of the statutory Development Plan. However, it does as an SPD form part of the framework for future development consent of projects, as it will be a ‘material consideration’ in the determination of planning applications, alongside other SPDs. The project also sits within the wider framework set by the National Planning Policy Framework and Planning Practice Guidance.</p> <p>The SPD provides further context to the allocation set within Local Plan Part 1 which sets the requirements for the allocation in terms of quantum and type of development and requirements of the site in regard to infrastructure delivery. The SPD impact would be localised in nature and have limited resource implications.</p>
b.	the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	No	<p>The SPD guidance must be in conformity with the adopted development plan, being the Local Plan Part 1 and Local Plan Part 2. It provides additional guidance and objectives to support the requirements of Policy 25 of the LPP1. The allocation falls within the Tollerton Neighbourhood Plan Area, which requires the allocation to follow high design standards, include a buffer between Tollerton and be a new successful settlement, all aspects the SPD promotes. The SPD follows the principles of existing plans and provides further guidance in how these could be delivered for the allocation. It would not influence other Plans or Programmes.</p>
c.	the relevance of the plan or programme for the integration of environmental considerations in	No	<p>The SPD follows the principles from Policy 25 of the LPP1 and provides further guidance in some areas which would help ensure the sustainable development of this allocation and inform planning decision-making but not lead to materially different or new likely significant environmental effects other than assessed in the adopted Local Plan process in relation to the Gamston SUE allocation site</p>

Environmental Regulations Paragraph	SEA Criteria	Likely Significant effect?	Comments
	particular with a view to promoting sustainable development;		and having regard to the emerging GNSP process and impacts arising from the development of the Gamston SUE allocation site.
d.	Environmental problems relevant to the plan or programme; and	No	This SPD develops from the existing mitigation of Policy 25 of the LPP1 and has a strong focus upon the preservation and enhancement of biodiversity, landscape character and heritage assets on site to adequately mitigate the impacts of development. The SPD also seeks further studies to be undertaken to support any future planning application and does not result in any new or materially different likely significant environmental effects other than assessed in the adopted Local Plan process in relation to the Gamston SUE allocation site and having regard to the emerging GNSP process and impacts arising from the development of the Gamston SUE allocation site.
e.	The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	No	The SPD does not itself implement Community or national environmental legislation; rather, it provides guidance to ensure development proposals comply with existing legal and policy requirements. As such, while the SPD supports the application of environmental legislation at the development management stage, it is not itself a delivery vehicle for environmental law. This is a small area at a local level in the context of the local plan area for Rushcliffe Borough Council. The SPD does not result in any new or materially different likely significant environmental effects other than assessed in the adopted Local Plan process in relation to the Gamston SUE allocation site and having regard to the emerging GNSP process and impacts arising from the development of the Gamston SUE allocation site.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—			
a.	The probability, duration, frequency and reversibility of the effects;	No	Development is likely to take place in the allocated site and enabling infrastructure related to the development over a number of years and the effects would be largely irreversible.

Environmental Regulations Paragraph	SEA Criteria	Likely Significant effect?	Comments
			The SPD is not considered to give rise to any likely significant environmental effects by itself and there are not likely to be any new or materially different likely significant environmental effects than have already been assessed in the context of SEA of the adopted local plan as a whole having regard to the SEA of the emerging GNSP. (further details provided in Table 4).
b.	The cumulative nature of the effects;	No	The sustainability appraisal (incorporating SEA) of LPP1 considered the allocation which the SPD refers to through Policy 25, as well as other allocations in the LPP1 and undertook a cumulative assessment of the allocation. The SPD follows the policy requirements for the site in terms of scale of dwelling numbers and land uses. It is assessed that the SPD does not result in any materially different likely significant environmental cumulative effects than have already been assessed in the context of the SEA of the adopted local plan as a whole, including the SPD having effect as a material planning consideration in conjunction with the adopted local plan as a whole, having regard also to the SEA of the emerging GNSP.
c.	The trans-boundary nature of the effects;	No	The allocation which the SPD refers to is a localised area within Rushcliffe Borough and there are not expected to be significant trans-boundary effects. The SEA and HRA of the adopted LPP1 considered the effects of development in areas beyond Rushcliffe Borough on protected sites, and this SPD would not give rise to any new or materially different likely significant trans-boundary effects than those which were considered and appraised under the local plan process, having regard also to the SEA of the emerging GNSP.
d.	the risks to human health or the environment (for example, due to accidents);	No	It is not anticipated that there would be an increase to risks to, or significant risks to, human health or the environment as a result of the SPD. The elaboration on mitigation measures in the SPD to help guide any planning application and for relevant supporting documents to be provided to identify any impacts, is positive. The SPD does not result in any new or materially different likely significant effects than those which have already been assessed under the local plan process, having regard also to the SEA of the emerging GNSP. .
e.	The magnitude and spatial extent of the	No	The SPD does not materially impact the scale of development set in Policy 25 of the LPP1. The magnitude and spatial extent of the effects are not materially

Environmental Regulations Paragraph	SEA Criteria	Likely Significant effect?	Comments
	effects (geographical area and size of the population likely to be affected);		different to that identified in relation to Policy 25 of the Local Plan Part 1, having regard also to the SEA of the emerging GNSP. The likely significant environmental effects identified within the SA supporting the LPP1 remain the same for the SPD, which provides further elaboration on the mitigation of effects.
f.	the value and vulnerability of the area likely to be affected due to— (i)special natural characteristics or cultural heritage; (ii)exceeded environmental quality standards or limit values; or (iii)intensive land-use;	No	The allocation contains listed pillboxes in a setting of an airfield. Policy 25 identifies mitigation required to protect these heritage assets and the SPD adds further guidance and mitigation to ensure the heritage assets and their setting are protected where possible and any harm is minimised. The assessment of likely significant effects is unchanged from the original SA appraisal for the Local Plan Part 1 and the Policy 25 requirements of LPP1, having regard also to the SEA of the emerging GNSP.
g.	the effects on areas or landscapes which have a recognised national, Community or international protection status.	No	The allocation does not include any landscape allocations or national, community or international protection status. There are no areas within the immediate vicinity and therefore there are unlikely to be significant environmental effects upon areas such as this and the assessment remains unchanged to the original assessment of the allocation within the SA of LPP1, having regard also to the SEA of the emerging GNSP.

Table 4: SPD commentary in relation to SEAs undertaken for the LPP1 and the emerging GNSP

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
Housing	Policy 25: (Gamston SUE): Very major/ important positive [Cumulative Impact score (alongside other allocations) +++]	Addition of up to 4,000 homes (2,500 during the plan period and up to 1,500 additional beyond 2028) would significantly boost overall housing supply. This looks beyond the plan period, providing for longer term needs. Would include a significant proportion of affordable housing in an area of high demand. Would provide for differing house types and sizes. Policy wording also specifies that appropriate provision should be made for gypsy and traveller accommodation - thereby addressing a specific housing need.	Housing	++	The site is allocated for around 2,500 dwellings before 2028 with up to a further 1,500 dwellings post 2028*. *This commentary relates to the allocation within Policy 25 of the Rushcliffe Local Plan Part 1. <u>Mitigation</u> Must carry forward requirements (mitigations) of P25 LPP1	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD does not alter the housing figure for the site as set out Policy 25 of the LPP1 (and this is also unchanged in the emerging GNSP) and provides guidance that within the indicative masterplan the number of dwellings (of mixed tenure in accordance with Policy 8) can be provided on site alongside the provision of gypsy and traveller accommodation. Therefore, this SPD does not introduce any materially new or different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.
Health	Policy 25: (Gamston SUE):	In close proximity to Holme Pierrepont which offers a variety of recreational	Health and Wellbeing	+	The site is within 30 minutes travel time of a health facility. The site is within 400 metres	In relation to whether the SPD has any new or materially different likely significant environment effects

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
	<p>The assessment was that there were some moderate positives and some minor negatives in relation to likely significant health effects</p> <p>[Cumulative Impact score (alongside other allocations) +]</p>	<p>activities.</p> <p>Grantham canal forms the northern boundary of the site. There are existing corridors along the Grantham Canal for access by healthier modes of transport to West Bridgford and the countryside. Development north of the canal could open up better opportunities for exploring walking/cycling /recreational due to closer proximity to Holme Pierrepont and canal. Uncertainties around health provision on the site. If no facilities developed on site then development would place extra strain on existing facilities in the West Bridgford area.</p> <p><u>Mitigation</u> Policy wording requires provision of contributions to</p>			<p>walking distance of a recreational area or accessible blue-green infrastructure. The site could potentially lead to a loss of recreational area or accessible blue-green infrastructure.</p> <p><u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	<p>compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD elaborates on s design objectives to improve health and wellbeing for the site which includes the recommendation for cycle and footpaths within the site and a fitness trail. The SPD also discusses the requirement for healthcare provision on site including a GP surgery, however the location of which is not identified on the indicative masterplan and is to be determined at the application stage. Policy 25 of the LPP1 requires the creation and enhancement of open space and Green Infrastructure and the SPD highlights the requirement of Rushcliffe Borough Council’s Leisure Facilities Strategy 2017-2027 which requires the provision of allotments and uses the requirements to calculates the provision of allotments to be provided on site. The SPD does not alter the overall conclusions on likely significant effects.</p>

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
		improve local health facilities as appropriate to meet the needs of the development; Improvements to canal corridor to encourage greater use of it as a recreational route.				The SPD elaborates on the development of the allocation being guided by these principles which should help mitigate the impacts of the development assessed at the SA stage of the LPP1; however as these details are yet to be finalised the effects of these updates are not considered to be significant. The assessment aligns with the assessment of the Local Plan Part 1 Sustainability Appraisal. This SPD does not introduce any materially new or different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.
Heritage	The assessment was that there were some minor positives and moderate negatives in relation to likely significant	There are 18 Grade II listed pillboxes scattered across the airfield part of the site. Part of the reason for their listing is due to their 'functional inter-relationship'. Due to the wide distribution across the airfield any potential development could compromise the integrity of these heritage assets. The wider setting of	Built and historic Environment	?	Unsure whether any development would be sympathetic to its surrounding in terms of design layout and scale. The site could potentially lead to the loss of or harm the significance of the designated heritage assets within the sites boundaries. Unsure whether it will promote heritage based	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD elaborates on the heritage requirements providing further detail from Policy 25 of the LPP1, identifying a need for the establishment of a full understanding of

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
	<p>heritage effects</p> <p>[Cumulative Impact score (alongside other allocations) -]</p>	<p>the airfield is important as part of the wider military setting. Therefore, even if development avoids the pillboxes, the wider setting could still be compromised. Grantham Canal is a heritage asset increased use as a recreational use would open this asset up to a wider audience.</p> <p><u>Main Modifications update</u> Proposed amendment to policy provides more detail in relation to what the Council would expect the Heritage Strategy to contain. This wording is partly based on the mitigation recommended through the SA of the previous policy wording (see document EX39). The policy also includes additional text in relation to the impact of higher densities on the heritage assets.</p>			<p>tourism or heritage led regeneration.</p> <p><u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward. Ensure any non-designated heritage assets within the site are protected and/or appropriately recorded.</p>	<p>the individual and collective significant of the pillboxes with development needing to be designed to minimise harmful impacts to the pillboxes. Additionally the design code references that the heritage and former use of the site should be considered in the design evolution of the open space areas. The SPD references a heritage statement to be submitted with all applications for the site. Further context and expectations are set within the SPD which are to be addressed through the development of Heritage Statement/Strategies. This aligns with the requirement for a heritage strategy to be produced for the site in accordance with Policy 25 of LPP1. This further information will help guide a Heritage Strategy and develop a positive design for the allocation. This wording provides more detail relating to mitigation but does not result in any materially new or different likely significant effects which differ to the assessment of the Local Plan Part 1</p>

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
		<p>Ultimately, these changes to the policy wording are not significant enough to affect the overall 'score', but they will provide greater assurances in relation to the protection of the heritage assets in terms of mitigation.</p> <p><u>Mitigation</u> Detailed heritage assessment needs to be undertaken to understand the importance of the asset and its setting and the potential impact of any development proposal on the assets (both designated assets and non-designated) and the wider setting. Due to the importance of the relationship between the pillboxes, the views between these will be an important consideration. Mitigation should be proposed through this assessment that looks at ways of maximising</p>				Sustainability Appraisal.

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
		enhancement and avoiding or minimising harm. Design measures may be proposed as part of this - i.e. scale, height massing of any new buildings, layout of a scheme etc. Consideration of development of a heritage trail between the pillboxes.				
Crime	No scoring was provided in the SA for Crime	No significant Impact	Community Safety	?	<p>Uncertain as the impact of development upon crime is dependent upon design and a series of secondary factors not related to site allocation</p> <p><u>Mitigation</u> Ensure policies in the Local Plan in general promote a safe secure environment for new development</p>	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD discusses the principles of secured by design in the context of National Guidance. There are no specific details developed further in the SPD on this topic. This wording sign posts to existing national guidance which does not result in any materially new or different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.

LPP1 SA Objective	LPP1 SA	LPP1 SA Commentary in relation to Policy 25 East of Gamston / North of Tollerton Sustainable Urban Extension ("Gamston SUE")	GNSP SA objective	GNSP SA Score for Gamston SEA	Commentary in the GNSP SA for Gamston SUE	SPD Commentary
Social	The assessment was that there were some moderate positives and some moderate negatives in relation to likely significant social effects [No Cumulative Impact score was provided]	Large new urban extension may impact on the character/identity of Tollerton village and Bassingfield. Development north of the canal would breach a potentially strong defensible boundary which could compromise the setting of Bassingfield. Policy states that a new neighbourhood centre will be provided as part of the development. Positive impact through the delivery of new services. Policy wording specifies inclusion of new community facilities and retail facilities either on site or through improvement of adjacent community facilities. <u>Mitigation</u> Retail impact assessment to assess the impact of new neighbourhood centre on existing retail centres. Policy	Social Inclusion	+	The site is not within 400 metres walking distance of community facilities. The site will not result in a loss of a community facility. The site is not located in or adjoining a deprived area. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD identifies that the allocation will effectively be creating a new community which requires health services, education, shops and local facilities which are needed to create sustainable development. Design objectives are set for the site of which one is 'Community Hearts' which identifies two beating hearts (neighbourhood centres) at the centre of the development providing community facilities and infrastructure. Detail as to the size and scale of the elements which sit within the neighbourhood centres and will be determined at the application stage. The indicative land use plan includes green edges to the south, west and north of the site in accordance with the requirements of Policy 25, point 17 of
			Shopping Centres	+	The site is not located within 400 metres of a shopping centre such as a city centre or local centre. The site will not result in a loss of town centre use or mixed use shopping centre. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan	

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		wording requires provision of new facilities			Part 1 are carried forward.	the LPP1. The SPD introduces a comprehensive long-term stewardship and governance framework covering the management and maintenance of green and blue infrastructure, community facilities, heritage assets and biodiversity net gain land. While this primarily relates to delivery mechanisms rather than land use change, ineffective or under-resourced stewardship has the potential to influence longer-term social and environmental outcomes. The SPD places significant emphasis on coordinated phasing and timely infrastructure delivery across the allocation to mitigate impacts of delayed delivery of key services or transport infrastructure which could influence interim social and accessibility effects. The SPD includes detailed expectations for inclusive and accessible design, including wheelchair adaptable housing, inclusive streets and emergency access. These measures strengthen social equity outcomes and

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						are not considered to introduce new significant environmental effects. This SPD provides further guidance and objectives in regards to the social aspects of Policy 25 of the LPP1; however this further guidance and objectives do not introduce any new or materially different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.
Biodiversity and Green Infrastructure	The assessment was that there were some minor positives and some moderate to major negatives in relation to likely significant biodiversity and green	Potential to displace habitats. No SSSIs on site but Grantham Canal is a SINC. The designation describes the area as: "An urban stretch of canal with a good aquatic plant community". Associated wetland marsh vegetation. The canal corridor is well maintained as a recreational route and connects to the existing Gamston area and onwards to Lady Bay and the city centre. Opportunities for further improvements along	Natural Environment, Biodiversity and Blue-Green Infrastructure	?	The site will not result in a loss of all or part of a designated site of nature conservation interest. The site is not adjacent to a designated site of nature interest. The site could potentially lead to the loss of existing habitats or trees/hedgerows/woodlands. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD discusses the provision for green corridors, green edges, woodland and utilising the sites contours within the allocation which would guide the development to be designed and developed with the principles of biodiversity enhancements on site, a requirement of Policy 25 (16) of LPP1, with a strong emphasis on on-

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	<p>infrastructure effects</p> <p>[Cumulative Impact score (alongside other allocations) -]</p>	<p>the non-urbanised part of the route as part of any potential future development. The canal forms part of a wider Green Infrastructure network that connects the Holme Pierrepont area (including Gamston Pits SINC) to the north and the River Trent beyond.</p> <p>A small wooded area to the south of the site (Jubilee Woods).</p> <p><u>Mitigation</u> Policy wording specifies "The creation of significant Green Infrastructure areas/buffers, particularly on the southern and northern boundaries to contribute to the creation of permanent defensible Green Belt boundaries between the development and Tollerton and Bassingfield. An enhanced Green corridor should also be</p>				<p>site provision habitat connectivity and long-term management. Biodiversity and Green Infrastructure is a theme which runs throughout the SPD. The <u>SPD does not</u> introduce any materially new or different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.</p>

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		created along the Grantham Canal", "The creation and enhancement of open space and green infrastructure which links to the wider green infrastructure network, which has regard to the Greater Nottingham Landscape Character Assessment, and provides for biodiversity enhancements". Any Environmental Impact Assessment should identify measures to protect species and safeguard SINC designation.				
Environment and Landscape	The assessment was that there were some moderate negatives in relation to likely significant environment	Rural character. Majority of site arable farmland. Open and flat with some undulation. Long views across the site and from the site.	Landscape	--	The site could potentially have an adverse impact on local landscape character. The site will not conserve, enhance or restore the features and characteristics of the landscape in the present form. The site will create a new landscape character.	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the indicative landuse plan for the site has been designed in the context of the existing landscape character. The development

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	<p>and landscape effects</p> <p>[Cumulative Impact score (alongside other allocations) -]</p>				<p>Mitigation</p> <p>Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	<p>of an open site will cause some harm to the character of the area which was referenced within the SA of the LPP1, however the development of landscape character areas, preservation of heritage assets and the alignment of the runways would help ensure that the development will be designed with respect to the current and existing landscape character where possible. The SPD includes a section on 'potential contamination' due to the previously developed status of part of the allocation. There is potential for contaminated land on some of the site and further work is expected to determine if the site contains any contamination or to what extent. Mitigation will be provided throughout any planning application as it would be supported by initial assessments and if required remedial mitigation would be conditioned as part of any planning permission. The final detail remains to be determined through the planning applications. The SPD does not</p>
			Pollution and Air Quality	?	<p>The site is not within the Nottingham urban area agglomeration zone. Unknown whether the site will lead to the creation of a new air quality management area.</p> <p><u>Mitigation</u></p> <p>Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	

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						introduce any new or materially different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal in this regard.
Natural Resources and Flooding	The assessment was that there were some moderate to major negatives in relation to likely significant health effects [Cumulative Impact score (alongside other allocations) -]	Majority of land to the west of Tollerton Lane is Grade 2 agricultural land (BMV) (approx. half of overall site). Very large site with potential impacts on water and air quality. Increased consumption of raw materials inevitable. Will lead to loss of soils. Area along Polser Brook along the eastern boundary of the site at risk of flooding. Development of Greenfield site may lead to increased flooding on the site and elsewhere due to increased runoff. Would involve reuse of PDL (airport). EA flood maps identified north	Natural Resources and Waste Management	--	The site is located within both grade 2 and 3 agricultural land. The site's development would lead to a loss of the best and most versatile agricultural land. Unsure as to whether the site's development would sterilise mineral reserves which can be viably extracted. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD references flood risk to be considered and suggests that drainage basins could be situated around the edges of the site; however this detail is to be determined following further survey work. The SPD does not introduce any new or materially different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.
			Flooding and Water Quality	0	The site is predominantly within EA flood Zone 1 but it is partially within and adjacent to a flood zone 3 area to the	

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		<p>western area as at risk of flooding. SFRA maps suggested the area is protected with proposed flood defences.</p> <p><u>Mitigation</u> Built development to avoid areas at risk of flooding.</p>			<p>south and east of the site.</p> <p><u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	
			Brownfield Land	--	<p>The site is predominantly on greenfield land</p> <p><u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	
Waste	The assessment was that there were some moderate negatives in relation to likely significant waste effects	Household and business waste will inevitably be increased.	Natural Resources and Waste Management	--	The site is located within both grade 2 and 3 agricultural land. The site's development would lead to a loss of the best and most versatile agricultural land. Unsure as to whether the site's development would sterilise mineral reserves which can be viably extracted.	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD expects the provision of measures to minimise waste through a range of design measures on site, provide facilities for

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	[Cumulative Impact score (alongside other allocations) -]				<p><u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	bins and collection points for all dwellings. Additionally, the SPD outlines that applications should show waste and emergency vehicle swept path analysis, as required by the Nottinghamshire Highway Design Guide – section 3.1. Whilst this detail supports further mitigation the detail is to be determined at the planning application stage. The SPD does not introduce any new or materially different likely significant effects which differ to the scoring of the Local Plan Part 1 Sustainability Appraisal.
Energy and Climate Change	The assessment was that there were some moderate negatives in relation to likely significant energy and climate change effects	Any development would inevitably lead to an increase in energy consumption.	Energy and Climate Change	?	<p>Uncertain as the impact of development is dependent upon opportunities for either renewable energy provision or energy efficiency measures or nature-based solutions</p> <p><u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.</p>	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD includes a section ‘mitigating and adapting to climate change’ this introduces clear climate change adaptation measures, including overheating resilience, water efficiency, smart grid connectivity and

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	[Cumulative Impact score (alongside other allocations) -]					future-proofing of buildings. These measures would primarily help strengthen mitigation and resilience rather than alter the scale or nature of effects previously assessed. It is concluded that the SPD does not introduce any new or materially different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.
Transport	The assessment was that there were some minor positives and some moderate to major negatives in relation to likely significant transport effects	Issues with existing road capacity, in particular A52 and crossings over Trent Bridge. Large development may put large demand on existing transport network. Connectivity problems with existing urban area. However, reasonably close to city centre which would help reduce travel distances. Development of a large enough scale to generate highways infrastructure improvements. <u>Main Mods update</u>	Transport	+	The site is accessible by public transport with bus routes operating along Tollerton Lane. The site is separated from the main built up area by the A52. The site is within 30 minutes public transport time of community facilities, schools, retail centres and employment. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan Part 1 are carried forward.	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD identifies that sustainable modes of transport should be provided within the development (in accordance with Policy 25 9 of the LPP1) and the SPD goes no further than support the requirements of LPP1 policy 25's transport related criteria (7 to 11). The SPD identifies that off site highways infrastructure may be required to mitigate the impacts

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	[Cumulative Impact score (alongside other allocations) -]	<p>Existing justification text proposed a singular access off the A52 Lings Bar. Specification of requirement of two accesses off the A52 Lings Bar (reflected in the amended indicative diagram) will improve accessibility to the site. Although this is considered to have a more positive impact on the transport objective than the previous policy wording, this is not considered positive enough to alter the scoring from 'moderate major negative' to 'moderate negative' due to the overall impact of the development on the surrounding highways network.</p> <p><u>Mitigation</u> Policy wording states those road improvements to the A52</p>				<p>of the development but states that the detail of this will be determined by the outcome of a transport assessment(s). Additionally, the SPD identifies an access and movement strategy for the allocation (figure 35 and figure 44), however paragraph 4.98 identifies that there is flexibility with the appropriate justification and evidence through the planning process (including planning applications). Work is ongoing for the Highways Strategy and Transport Assessment to support the current planning applications; due to this, the full impacts and mitigation is currently being worked on and the current available data is the modelling based on the LPP1 which the previous SA for LPP1 has already assessed and the emerging GNSP. The SPD provides additional guidance on sustainable travel behaviour through the provision of mobility hubs, shared micro-mobility infrastructure and car clubs. These measures elaborate on the transport mitigation assumed in the Local Plan SA</p>

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		Gamston Lings Bar Road required, specifically stating the requirement to minimise impacts on Tollerton village. Policy wording also refers to need to improve walking, cycling and public transport through the site. Implementation of a travel plan.				and are expected to reinforce modal shift objectives. The SPD provides guiding principles, and does not result in a change which impacts the assessments of likely significant effects to those identified in the LPP1. The <u>SPD does not introduce any new or materially different likely significant effects</u> in this regard
Employment	The assessment was that there were some moderate to major positives in relation to likely significant employment effects [Cumulative Impact score (alongside	Mixed use would ensure development of new high quality employment opportunities provided the right mix is provided. Development would require the loss of the airfield; however, this is not considered a significant employment generator. Development would be of a size where new employment would be provided.	Employment and Jobs	+	The site is allocated for around 20 hectares of employment land which could provide a strategic level of jobs (approximately 963, assuming 50% reduction due to displacement and leakage), that could include opportunities for unemployed people. The site is not within an area of deprivation. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25 of the Rushcliffe Local Plan	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the quantum of employment land remains as per the policy requirements of Policy 25 of the LPP1. The indicative allocation framework plan identifies the location of the employment land which is situated close to existing highways infrastructure, which accords with the indicative distribution of the proposed uses identified on Figure 6 which

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	other allocations) ++]				Part 1 are carried forward.	accompanies Policy 25 of LPP1. No further detail is provided within the SPD. The SPD does not introduce any new or materially different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.
Innovation	No assessment provided for innovation	No significant impact				The SPD does not introduce any further information in regards to Innovation and therefore the assessment remains unchanged from the Local Plan Part 1 Sustainability Appraisal.
Economic Structure	The assessment was that there were some moderate positives in relation to likely significant economic structure effects	Such a scale of development would make a positive contribution to the wider economy.	Economic Structure and Innovation	++	The site is allocated for a wide range of employment opportunities, including training opportunities. The site will not involve the loss of employment, retail or mixed use land. The site is allocated to provide educational facilities. <u>Mitigation</u> Ensure that any relevant requirements within Policy 25	In relation to whether the SPD has any new or materially different likely significant environment effects compared to those assessed in the LPP1 (and having regard to the assessment in the SA for the GNSP draft allocation of the Gamston SUE), the SPD references expectations for high-quality digital infrastructure, supporting home working and local economic activity. While digital infrastructure does not give rise to direct environmental effects, it may indirectly influence travel

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	[Cumulative Impact score (alongside other allocations) +]				of the Rushcliffe Local Plan Part 1 are carried forward.	patterns and economic resilience. These effects are considered positive but do not introduce any new or materially different likely significant effects which differ to the assessment of the Local Plan Part 1 Sustainability Appraisal.

Conclusion

- 4.5 On the basis of the SEA screening exercise undertaken in relation to the SPD, it is considered that there are no likely significant effects on the environment as a result of the SPD and none that are new or materially different likely significant effects compared to those already assessed by way of the adopted local plan, including the SPD having effect as a material planning consideration in conjunction with the adopted local plan as a whole, and having regard to the emerging GNSP.
- 4.6 Overall, on balance, the SPD is expected to have neutral or some positive effects on the environment (through enabling the delivery of social and environmental infrastructure).
- 4.7 On the above basis, the SPD does not require a SEA.

5 East of Gamston/North of Tollerton Development Framework SPD Habitats Regulations Assessment appropriate assessment screening

- 5.1 This is the Habitats Regulations Assessment (HRA) of the draft East of Gamston/North of Tollerton Development Framework SPD and comprises the screening of likely significant effects of the SPD (which is a material consideration when determining planning applications) on designated and prospective European or internationally protected nature conservation sites.
- 5.2 As the SPD is subordinate to the adopted Local Plan Part 1 (Core Strategy) and Local Plan Part 2 (Land and Planning Policies) (and having regard to the emerging GNSP), provided the SPD does not amend the policies within them (which it cannot), the conclusions of their respective HRAs provide a clear indication of the likelihood of significant effects upon an internationally designated site.

Local Plan Part 1: Core Strategy

- 5.3 Rushcliffe Borough Council adopted the Local Plan Part 1: Core Strategy in December 2014. This Development Plan Document contains strategic land allocations and planning policies which determine the minimum level of development in the Borough. The Core Strategy also contains general policies on sustainable development, climate change, green belt, housing mix and tenure, design, transport, green infrastructure and biodiversity.
- 5.4 In accordance with the European Habitats Directives and Conservation of Habitats and Species Regulations 2017, the Core Strategy underwent a Habitats Regulations Assessment which determined that the plan would not significantly affect any European protected nature conservation site.

Local Plan Part 2: Land and Planning Policies

- 5.5 The Local Plan Part 2: Land and Planning Policies was adopted in October 2019. It was submitted for examination with a HRA Screening that concluded that the Plan would not result in likely significant effects alone or in combination. An addendum to the HRA assessed whether the Court of Justice of the European Union (12 April 2018) affected this conclusion. It was determined that it did not.
- 5.6 The conclusion that the Plan would be unlikely to have significant effects was supported by Natural England, was not challenged at examination. The inspector agreed with this conclusion.

HRA Screening Conclusion

- 5.7 Taking into account the conclusions of the Local Plan HRAs that the adopted local plan would be unlikely have significant effects on any designated and prospective European or internationally protected nature conservation sites, and having regard to the HRA of the emerging GNSP to date, plus the conclusions of the SEA Screening Report in relation to the SPD above, it is considered that this subordinate SPD, which accords with the policies within the Local Plan, would not have a likely significant effect on any designated and prospective European or internationally protected nature conservation site or trigger the requirement for an appropriate assessment. The SPD does not give rise to any likely significant environmental effects and there are no new or materially different additional likely significant effects compared to those assessed in relation to the adopted local plan, having regard also to the emerging GNSP.