

Report to Portfolio Holder for Growth and Regeneration

Subject: Draft Development Brief for three sites to the north east of Arnold

Date: August 2018

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Wards Affected

Plains Ward and Coppice Ward

Purpose

The purpose of the report is that the Portfolio Holder agrees to the publishing of the draft development brief for three sites to the north east of Arnold (at Brookfields Garden Centre, Howbeck Road and Killisick Lane) as a Supplementary Planning Document for consultation between Friday 18th August and Friday 28th September 2018.

Key Decision

This is not a key decision.

Background

The Local Planning Document adopted in July 2018 allocates three sites on the north east edge of Arnold for housing:

- Site H2: Brookfields Garden Centre (90 homes);
- Site H7: Howbeck Road/Mapperley Plains (205 homes); and
- Site H8: Killisick Lane (230 homes).

There a number of interconnected issues and cumulative impacts associated with these sites, in particular the provision of a new primary school, drainage issues and the provision of open space.

Proposal

In order to ensure that these issues are robustly considered and the sites developed in a comprehensive manner, a supplementary planning document (SPD) is being prepared which incorporates a high level masterplan for the three sites. The SPD will ensure the smooth delivery of the three sites ensuring that they are developed at an early stage in the most sustainable manner. Adoption of the SPD by the Borough Council would ensure it is a material consideration when planning applications are determined and can help to assist the smooth determination of applications and the negotiation of the S106 agreements.

A draft development brief has now been prepared which has involved discussion and meetings with key stakeholders including the landowners of the three sites, County Education, County Highways and relevant officers of Gedling Borough Council. The next stage is for consultation on the document to take place with stakeholders, local residents and other interested parties.

The content of the brief includes:-

- Introduction
 - Purpose of the brief
- Site locations and descriptions
- Planning policy context
- Site opportunities and constraints
 - Flood risk
 - Landscape
 - Nature conservation
 - Archaeology and heritage
 - Built environment
 - Geo-environmental considerations
- Development principles
 - Key development objectives
 - Key development principles
 - Key land uses
 - Education
 - Transport and access
 - Road access and circulation
 - Bus services
 - Cycling and walking
 - Open space
- Design principles
 - Overarching design principles
 - Quality
 - Connectivity
 - Car parking
 - Form, massing and layout

- Landscaping
- Delivery

Education

The Infrastructure Delivery Plan which supports the preparation of the Local Planning Document confirms that there is a requirement for a new primary school to serve the proposed development to the north east of Arnold. The SPD therefore has an important role in confirming the most appropriate location for the new school and providing guidance on how this will be delivered.

Drainage

There are known drainage issues in this part of the Borough as identified in the Infrastructure Delivery Plan and, as such, the SPD has a role in identifying how such matters should be addressed.

Open space

The SPD clarifies the requirements for the provision of open space and sets out how this can be delivered in a strategic manner.

Landscape

The SPD provides guidance on how to assimilate the proposed developments into the Dumbles Rolling Farmland and create landscape features.

Masterplan

The Development Framework Plan attached as Appendix 2 to the SPD sets out development and design principles arising from a robust analysis of the site, policy context and feedback from stakeholders to date.

Consultation and next steps

A consultation statement (attached as **Appendix 1**) has been prepared to describe the involvement of the community and organisations in the preparation of the document.

The next step is for the draft development brief (attached as **Appendix 2**) to be made available for consultation. The brief will be available to view on the Council's website and hard copies will also be available at the Civic Centre and Arnold Library. Once the consultation period has ended, careful consideration will be given to the comments received and the draft development brief will be amended where appropriate. It is intended that the development brief will be

adopted later in 2018.

It is therefore recommended that the Portfolio Holder agrees to the publishing of the draft development brief for the three sites to the North East of Arnold as a Supplementary Planning Document for consultation between Friday 18th August and Friday 28th September 2018. The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the consultation period should be no less than 4 weeks but this has been extended to 6 weeks to reflect the fact that it covers the summer holiday period.

Alternative Options

One alternative option is not to undertake the work. Whilst there is no requirement in national planning policy for a development brief to be prepared, they are useful documents for expanding on the relevant policy in the development plan (in this case the Local Planning Document). In particular, given the need for a primary school to support the development of the three sites, the document is helpful in providing clarity as to where this should be located. Also the development brief will help to ensure that other elements of the development such as drainage and open space are considered and delivered comprehensively.

Financial Implications

There are costs associated with the consultation exercise which can be met from existing budgets.

Appendices

- Consultation Statement
- Draft Development Brief for sites to the North East of Arnold.

Background Papers

None.

Recommendation(s)

THAT:

It is recommended that the Portfolio Holder agrees to the publishing of the draft development brief for the site to the North East of Arnold as a Supplementary Planning Document for consultation between Friday 18th August and Friday 28th

September 2018.

Reasons for Recommendations

To ensure that appropriate issues relating to the development of the Brookfields Garden Centre site, Howbeck Road/Mapperley Plains site and the Killisick Lane site are considered and delivered comprehensively.