

# Draft development brief for three sites to the north east of Arnold

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August 2018

For consultation between 17th August and  
28th September 2018

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## 1 INTRODUCTION

### Purpose of the Brief

- 1.1 This Supplementary Planning Document (SPD) has been prepared by David Lock Associates for Gedling Borough Council in order to add detail to three key site allocations for delivering housing growth in Gedling Borough. The sites are identified in the Gedling Borough Council Local Planning Document: Part 2 Local Plan (referred to as the LPD) and are collectively referred to in this SPD as forming the North East Arnold Masterplan. The three sites are proposed to deliver 525 new homes and include:
- 1.2
- Site H2: Brookfields Garden Centre (90 homes)
  - Site H7: Howbeck Road/Mapperley Plains (205 homes)
  - Site H8: Killisick Lane (230 homes)
- 1.3 The three sites are in multiple ownership, two being in the private sector and the other including GBC and charitable groups.

### The North East Arnold Masterplan Area

- 1.4 The Masterplan also includes adjacent areas that are important for supporting the delivery of these sites, in terms of providing good connections, green infrastructure and overall to represent a comprehensive strategic approach in delivering much needed and high-quality housing growth in this part of the Borough. This will ensure that development will be well integrated with existing development on the rural edge and will be co-ordinated with ongoing clay extraction and restoration works at Dorket Head Quarry.

### Relevance to the Local Plan

- 1.5 The proposed allocations, in forming part of the LPD, will play a key role in delivering planned housing growth in the Borough and, in turn, help to realise key spatial objectives and proposals for housing growth set out in the Greater Nottingham Aligned Core Strategies: Part 1 Local Plan (referred to as the ACS). This Masterplan aims to provide detailed developer guidance that will amplify the policies of the ACS and LPD, particularly Policy 2 (The Spatial Strategy), Policy LPD 64 (Distribution of Housing); and Policy LPD 65 (Housing Allocations – Urban Area and edge of Hucknall).
- 1.6 The Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD) has been prepared to provide further local detail to the adopted ACS. The LPD was submitted to the Planning Inspectorate on 17th October 2016 and has been subject to examination, initially from February 2017 to June 2017. Additional housing allocations were proposed and consulted on between 18th September 2017 and 30th October 2017 and was followed by further examination hearings between the 28th November 2017 and 5th December 2017. Consultation on proposed additional modifications to the plan took place between 12th February 2018 and 26th March 2018. The Inspector's report was published on 26<sup>th</sup> June 2018 and the Local Planning Document was adopted by Gedling Borough Council on 18<sup>th</sup> July 2018.

### Masterplan Objectives

- 1.7 A key objective is to provide a robust and deliverable masterplan that promotes comprehensive development across the three site allocations. A masterplan approach is important to ensure that any applications submitted for developing parts of the site do not prejudice the delivery of planned development within or adjacent to the site or undermine infrastructure provision, in accordance with LPD 62

(Comprehensive Development) of the LPD The North East Arnold Masterplan therefore aims to successfully address the following interconnected issues and cumulative impacts:

- The provision of a new primary school, which will also be supported by development at other sites in the Arnold education area (Sites H1, H5, X1, X2 and X3<sup>1</sup>);
- The provision of affordable housing;
- Links to the countryside;
- Connectivity with adjacent existing residential areas;
- Drainage issues; and
- The provision of open space.

1.8 The Masterplan also:

- Sets out clear expectations to guide development proposals;
- Sets out the key design requirements, promoting best possible practice in urban design and for achieving sustainable development;
- Co-ordinates the delivery of development with planned clay extraction at Dorket Head Quarry;
- Provides mitigation requirements for managing potential impacts of development with regard to issues such as surface water drainage, and landscape and visual impacts;
- Establishes clear infrastructure requirements to support development of all three sites in a strategic manner; and
- Clarifies requirements for planning obligations.

### Framework Plans

- 1.9 The Masterplan is supported with Framework Plans to guide development, setting out the specific locations where different types of development are expected and showing clearly the mix of land uses and the relationships between them. In this way, they build on and add clarity to the three allocations shown in the LPD and Policies Map. Planning applications on all or any part of the sites in this Masterplan will be expected to accord with these Framework Plans, which, together with this Masterplan, form the SPD, which is a material consideration for the determination of planning applications.

### Consultation and Next Steps

- 1.10 Preparing this draft has involved key stakeholders, including officers of the Borough Council and Nottinghamshire County Council. Their involvement has provided valuable input into the development of the Framework Plans included in this brief; has fed into development and design considerations and how the site can be well integrated into its wider context.
- 1.11 The consultation on this draft document is to seek responses on the proposed development and design objectives and on the delivery and implementation. It does not seek to review the principle of development.
- 1.12 Following consideration of the results of this exercise, the Masterplan will be amended where appropriate and formally adopted as a Supplementary Planning Document (SPD) as part of the Local Development Framework for Gedling Borough. Details within the brief will be material considerations that will need to be taken into

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<sup>1</sup> A plan of all housing allocations in Arnold as identified in the Local Planning Document is attached as Appendix 3.

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account by the Borough Council when determining applications relating to the site. The document is structured as follows:

- Chapter 2: Site Location and Description describes the location and the characteristics of the site;
- Chapter 3: Planning Policy Context sets out the relevant planning policies and obligations that site developers will need to accord with, alongside the requirements of the Masterplan;
- Chapter 4: Site Opportunities and Constraints identifies the key relevant considerations for site developers, in terms of the local and natural and built environment;
- Chapter 5: Development Principles builds on the conclusions of previous chapters to set out development principles for the site and key land uses envisaged. It also discusses Delivery and Phasing;
- Chapter 6: Design Principles sets out the detailed design considerations that site developers should incorporate into any development plans;
- Chapter 7: Delivery and Phasing discusses how development could be delivered and phased.

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## **2 SITE LOCATION AND DESCRIPTION**

- 2.1 The area subject to the North East Arnold Masterplan is shown in Figure 1. The area is located approximately 2km north east of Arnold town centre. The area is generally characterised as forming part of the north east edge of the Nottingham conurbation with residential development to the south and west and the rural edge extending to the north and east.
- 2.2 The Masterplan area includes the three site allocations that comprise Sites H2, H7 and H8 which are identified in the LPD, in Policy LPD64. It also includes immediate adjacent areas which are considered to be important in supporting a comprehensive strategic approach to development.
- 2.3 “The Hobbucks” Local Nature Reserve lies immediately to the west of Site H8 and sets an important context for how new development should relate to this local asset.
- 2.4 Dorket Head Quarry occupies land to the north of Site H8, is subject to clay extraction, landfill restoration with extensions proposed to the south and east. Proposals for future extraction and restoration have informed the proposals set out in this brief, including proposals for development phasing and landscape mitigation.
- 2.5 Mellish Rugby Club lies between the eastern edge of Site H7 and Mapperley Plains. The club has occupied this site since 1984. It has 4 floodlit pitches and an additional mini pitch / training area. The club also has a clubhouse which is offered as accommodation for functions and meetings. Proximity to the rugby club has informed this brief.
- 2.6 A prominent ridgeline is a feature that reinforces the developed edge, with some development visible on Mapperley Plains.





Figure 1: The North East Arnold Masterplan area including, site allocations, immediate adjacent areas which have influenced the Masterplan and key development and design principles



**Site H2: Brookfields Garden Centre****Brookfields Garden Centre from Mapperley Plains**

- 2.7 Site H2 is adjacent to the B684 Mapperley Plains to the south of Site H7: Howbeck Road/Mapperley Plains. Much of the site is occupied by the main garden centre building, outdoor nursery and car parking and as such, has been allocated separately for residential development to reflect its status as a previously developed site. The western third of the site lies vacant and is subject to an outline planning application for up to 32 houses (Ref: 2017/0155) which was submitted on 2<sup>nd</sup> February 2017.
- 2.8 Brookfields Garden Centre benefits from an existing vehicular access that serves the garden centre and car park. The site is enclosed to the south and west by existing residential development that is accessed from Middlebeck Drive and Crawford Rise respectively. To the north, the site is bounded by an agricultural field that forms part of Site H7 Howbeck Road/Mapperley Plains and a cluster of former farm buildings enclosed by hedgerow boundaries. Site H2 is the smallest of the three sites at 3.52ha.
- 2.9 The proposals for developing of the western third of Site H2 is intended to facilitate the relocation of the garden centre. Illustrative plans suggest a layout that can be integrated with the wider development of this site.

**Site H7: Howbeck Road/Mapperley Plains****Howbeck Road / Mapperley Plains from Crawford Rise**

- 2.10 Site H7 is immediately north of Brookfields Garden Centre. The site is bounded by the B684, Mellish Rugby Football Club, and residential developments that are accessed from Howbeck Road. The site extends north between the rugby club and existing residential development and is sloping at the western edge. Site H8: Killisick Lane lies to the north west of this site and is separated by a field that forms the northern edge and separates the site from a proposed eastern extension to Dorket

Head Quarry. Due to the proximity of the quarry, Policy LD64 requires this site to be considered for prior extraction of brick clay. With land forming the proposed eastern extension of Dorket Head Quarry, screening will be a key requirement to the north of this site. The site area is 9.75ha

#### Site H8: Killisick Lane



Killisick Lane from Strathmore Road

- 2.11 Site H8 lies adjacent to the northern edge of Arnold. The site is adjacent to a Local Nature Reserve known as “The Hobbucks”. Providing sufficient access to the site will involve the loss of a small part of the Local Nature Reserve. Primary access to the site is to be provided from Killisick Road and Howbeck Road. The site is also close to an existing bus route – the “Lime Line” which runs from Killisick Road, via Killisick Junior School and Gleneagles Drive to Howbeck Road. An existing bridleway (Killisick Lane) runs from Killisick Road through the centre of the site, which will be retained and enhanced as part of the masterplan. The site also has a distinctive field pattern along its western half. The site area is 10.56ha.
- 2.12 Due to the proximity of the quarry, Policy LD64 requires phasing of development at this site to be co-ordinated with the proposed southern extension at Dorket Head Quarry to maintain an appropriate standoff between residential development and quarry operations. This is required to avoid development unnecessarily sterilising viable clay deposits at the southern extension and equally to avoid quarrying activity impacting on future residents.
- 2.13 The remaining areas that are defined within the Master Plan area boundary, as shown in Figure 1, include:
- Land between Site H8 Killisick Lane and Site H7 Howbeck Road/Mapperley Plains comprises a sloping agricultural field to the south of land that will be subject to future clay extraction as part of Dorket Head Quarry. The land is retained within the Green Belt and is considered to have an important role in accommodating screening between the quarry and residential development. Areas of the quarry, as they are restored, will provide an additional recreational resource with public rights of way. The area also has considerable potential for providing connections between Sites H7 and H8, providing open space and green infrastructure.
  - A woodland corridor lies between the eastern edge of Site H8 and extends south to Howbeck Road and a change in landform, the corridor separates two existing residential development that are accessed from Howbeck Road. The woodland corridor forms part of a longer corridor of green spaces that extends parallel to Howbeck Road and Rolleston Drive, which has been fragmented by series of infill developments.
  - Part of the B684 Mapperley Plains Road corridor that defines the eastern edge of Sites H2 and H7, has been included in the area covered by the Masterplan where it may accommodate access into the site alongside improvements to pedestrian and cycling infrastructure.

- Part of “The Hobbucks” Local Nature Reserve lies to the immediate west of Site H8 Killisick Lane. The Hobbucks is enclosed by existing residential development to the south and west and a bridleway to the north. The area has been included within the area covered by the Masterplan as a local community and nature conservation asset that requires a sensitive design response.

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### **3 PLANNING POLICY CONTEXT**

#### **Gedling Development Plan**

- 3.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 3.2 In this instance, the statutory Development Plan comprises the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan) (2014) and the Local Planning Document (Part 2 Local Plan) (2018). In addition to the Development Plan, there is the National Planning Policy Framework.
- 3.3 For ease of reference, these are considered under the following headings:
1. National Planning Policy;
  2. Greater Nottingham Aligned Core Strategy Part 1 Local Plan;
  3. Local Planning Document (Part 2 Local Plan);
  4. Other planning policy guidance; and
  5. Planning obligations.

#### **National Planning Policy Context**

- 3.4 National planning policy is set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take into account these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development. National Planning Practice Guidance: Design (2014) contains key principles for the design of new development, elaborating on the content of the NPPF.

#### **Greater Nottingham Aligned Core Strategy Part 1 Local Plan (September 2014)**

- 3.5 The Greater Nottingham Aligned Core Strategy Part 1 Local Plan (referred to as the ACS) was adopted in September 2014 and sets out key strategic policies for the Greater Nottingham sub-region. Key relevant policies include:
- Policy 2: The Spatial Strategy – which makes provision for housing growth to be accommodated in Gedling and provides context for detailed allocations in the emerging LPD
  - Policy 3: The Green Belt – which establishes a sequential process for reviewing Green Belt boundaries.
- 3.6 Other relevant policies, are set out in the ACS which provide the context for detailed policies in the LPD and objectives and principles for this brief, including:
- Policy 8: Housing Size, Mix and Choice;
  - Policy 10: Design and Enhancing Local Identity;
  - Policy 12: Local Services and Healthy Lifestyles;
  - Policy 14: Managing Travel Demand;
  - Policy 16: Green Infrastructure, Parks and Open Space;
  - Policy 17: Biodiversity;
  - Policy 18: Infrastructure; and
  - Policy 19: Developer Contributions.

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**Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD)**

- 3.7 The Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD) has been prepared to provide further local detail to the adopted ACS and was adopted by Gedling Borough Council on 18<sup>th</sup> July 2018
- 3.8 The policies of the LPD that are considered to be most relevant in the context of this Masterplan include: Policy LDP 62: Comprehensive Development; Policy LPD 63: Housing Distribution; and Policy LPD 64: Urban Area and Edge of Hucknall.
- 3.9 Policy LDP 62: Comprehensive Development, safeguards against the piecemeal development of allocated development sites in a way that would prejudice their comprehensive development. This reinforces the importance of this Masterplan in setting out clear development parameters, and development and design principles for individual development proposals to follow.
- 3.10 Policy LPD 63: Housing Distribution, sets out the overall strategy for distribution of housing in the Borough over the plan period. In this context the allocated sites will contribute to the major focus for housing in or adjoining the main built-up area of Arnold and Carlton.
- 3.11 Policy LPD64: Urban Area and Edge of Hucknall, provides further details of sites that will support the delivery of housing in this area, including the three sites in this Masterplan. For the sites listed, it also includes a summary of key planning requirements which must be considered in preparing planning applications.

H2: Brookfields Garden Centre

- Allocated for 90 homes, including 31 affordable homes.
- Contributions are expected towards education, health and open space.

H7: Mapperley Plains/Howbeck Road

- Allocated for 205 homes, including 62 affordable homes.
- Contributions are expected towards education, health and open space.

H8: Killisick Lane

- Allocated for 230 homes including 43 affordable homes, based on a requirement of 20% across the whole site, which straddles the two housing sub-markets of Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement)
- Contributions are expected towards education, health and open space.
- Facilitating access from Howbeck Road / Killisick Lane, involves loss of part of The Hobbucks Local Nature Reserve, and therefore an area of land north of the allocation is to be provided in compensation.
- Additional access may be possible from Strathmore Road.
- Proposals to extend Dorket Head Quarry to the south requires a phased approach to ensure that an adequate standoff is retained between new housing development and new quarry operations. The first phase comprising approximately 65 dwellings will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). The phasing and standoff was formally agreed between Ibstock, landowners and the Council in a Statement of Common Ground following concerns that the development of the Killisick Lane would constrain the ability to work out the southern extension. As agreed in the



Statement of Common Ground, in the long term, as clay at Dorket Head Quarry is worked out it is anticipated that subsequent restoration will result in land being returned back to agricultural use, with restored Public Right of Ways and recreational space, creating an attractive rural edge to the north of the site.

- Forms of mitigation such as bunds and screening may be required.

3.12 For Sites H7 and H8 applicants are required to consider prior extraction of brick clay, in terms of whether extraction is viable and feasible. During the planning application process Nottinghamshire County Council as the Mineral and Waste Planning Authority will determine whether there is a need for prior extraction.

3.13 Other Policies in the LPD that are considered relevant are set out below:

- Policy LPD 4: Surface Water Management;
- Policy LPD 18: Protecting and Enhancing Biodiversity;
- Policy LPD 19: Landscape Character and Visual Impact;
- Policy LPD 20: Protection of Open Space;
- Policy LPD 21: Provision of New Open Space;
- Policy LPD 32: Amenity;
- Policy LPD 33: Residential Density;
- Policy LPD 35: Safe, Accessible and Inclusive Development;
- Policy LPD 36: Affordable Housing;
- Policy LPD 37: Housing Type, Size and Tenure;
- Policy LPD 38: Self Build and Custom Homes;
- Policy LPD 47: Local Labour Agreements;
- Policy LPD 57: Parking Standards;
- Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way; and
- Policy LPD 61: Highway Safety.

#### **Other Planning Policy Guidance**

3.14 Other non-statutory guidance e.g. Manual for Streets 2007 (DfT), Manual for Streets 2 (CIHT) and Nottinghamshire County Council's adopted 6Cs Design Guide will assist developers in preparing proposals for development.

3.15 Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, and developers will be encouraged to consider guidance offered by national Optional Technical Housing Standards<sup>2</sup> for exceeding Building Regulation requirements.

#### **Planning Obligations**

3.16 Developer contributions will be sought for the provision and funding of existing and new community infrastructure, which importantly for the north-east Arnold sites includes: open space; schools; community facilities; affordable housing; public transport and highways.

3.17 With regard to education, this SPD makes provision for a new One Form of Entry School at North East Arnold to meet the potential pupil demand that is forecast to

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<sup>2</sup> Housing: optional technical standards: <https://www.gov.uk/guidance/housing-optional-technical-standards>



arise from the development of sites across the wider Arnold education planning area, including demand from Sites H1, H5, X1, X2 and X3 (see Figure 4 and Appendix 3). As such contributions from developers for sites in this SPD at Sites H2, H7 and H8 will only be expected to meet pro-rata requirements.

- 3.18 Adverse impacts to services not provided on site are likely to need to be offset by developer contributions in accordance with Section 106 contributions and the Gedling Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council in July 2015.
- 3.19 With regard to CIL Residential Zones, Sites H2 and H7 are in Residential Charging Zone 2. Site H8 is divided along the Killisick Lane bridleway with land to the west in Zone 1, and to the east in Zone 2.



**Figure 1 Killisick Lane Residential Charging Zones – Zone 1 shown in green (current rate £0) and Zone 2 shown in yellow (current rate £48.52)**

- 3.20 Implications of the CIL Residential Charging Zones are, for:
- Site H2: Brookfields Garden Centre & Site H7: Howbeck Road/Mapperley Plains - In Charging Zone 2, the CIL charge is currently £48.52, which will be charged per sqm of the Gross Internal Area (GIA). Providing qualifying criteria is met and a relief application is made, any new floorspace provided for affordable housing will be deducted from the overall CIL liability.
  - Site H8: Killisick Lane - For the part of the site west of the Killisick Lane bridleway that falls into Charging Zone 1, the CIL charge Zone 1 is currently £zero. Therefore, CIL will only be charged on the floorspace provided in the CIL Residential Charging Zone 2 (the current charge of £48.52 per sqm of GIA).
- 3.21 A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement will be made at the planning application stage when details of the proposed development and its timing are known. As housing developments these sites will need to meet several of the relevant CIL obligations. Nottinghamshire County Council's Planning Obligations Strategy (July 2018) sets out the mechanisms of calculating impact and cost in terms of transport and education infrastructure.

**Future Management:**

- 3.22 The future management of new and retained open space, wildlife habitats, community facilities and other infrastructure is important in ensuring the long-term sustainability and legacy of the proposed developments. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed, such as the Local Wildlife Site or the newly created wildlife habitats, requires work of a specialised nature, this will be reflected in the S106 negotiations. In some cases, developer contributions beyond the standard open space formulae may be required.

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## 4 SITE OPPORTUNITIES AND CONSTRAINTS

- 4.1 Developers will need to demonstrate that they have taken into account the sites, and surrounding context within and adjacent to the defined Masterplan area, particularly neighbouring residential development, Dorket Head Quarry, Mellish Rugby Club and the surrounding countryside. Some of the key considerations of the site and wider context are set out in this chapter and supported by the Opportunities and Constraints Plan (Appendix 2). Developers are expected to reflect these opportunities and constraints in planning applications, accompanying design and access statements and other relevant documents.

### Flood Risk

- 4.2 The sites lie in part of the Daybrook catchment which feeds south and westwards towards the River Leen. Environment Agency Surface Water Mapping show that parts of the site experiences surface water flooding particularly around:
- The water course separating Site H8 from the adjacent field to the east;
  - Bridleway through the centre of Site H8;
  - Across Site H7, west towards residential development at Roxburgh Close; and
  - The eastern edge of Site H7 adjacent to Mapperley Plains.
- 4.3 Feedback from stakeholder sessions with GBC officers has confirmed that surface water flooding is an issue in the locality, particularly where water courses along the bridleway though Site H8 enters a culvert at the southern edge of the site. The sloping landform into the adjacent water course at the eastern edge of Site H8 is considered to contribute to surface water flooding issues that are experienced in a corridor parallel to Rolleston Drive. The sloping nature of the site eastwards towards Roxborough Close and neighbouring existing residential development is also considered to encourage some surface water run-off.
- 4.4 These issues have informed potential locations for SuDS measures. A robust flood risk appraisal will be required to inform suitable above ground surface water attenuation measures. SuDS measures are to be adopted by the statutory sewerage undertaker, unless they form part of the highway network's drainage system.

### Landscape

- 4.5 A key feature of the Masterplan area is the landform, landscape features and views to and from the area. The three site allocations fall within the Dumbles Rolling Farmland Policy Zone MN015 in the Greater Nottinghamshire Landscape Character Assessment. The landscape in this area is generally described as being formed by a series of distinct ridgelines and valleys creating a characteristic rolling landform. This description is relevant to the Masterplan area, as a ridgeline runs south-north through Sites H2 and H7, acting as a visual barrier containing urban areas to the west from the wider rural area to the east. From the east the ridgeline is visible but interrupted with landscape features including hedgerows which filter views towards existing development on Mapperley Plains, including existing housing, Brookfields Garden Centre, Coppice Farmhouse and The Gables.



The ridgeline is prominent above existing development, as viewed from Howbeck Road towards Mellish Rugby Club

- 4.6 The ridgeline, despite existing built features, underpins the sensitivity of this eastern edge, reaffirmed by a Landscape and Visual Analysis of potential development sites undertaken by URS, and Stakeholder responses and previous landowner site modelling. Previous modelling has included the retention of the ridge as open space. However, initial thoughts from stakeholders for appropriate mitigation included setting back development from the eastern edge and reinforcing landscaping on the hedgerow boundary adjacent to Mapperley Plains to provide a visual buffer. Controlling building heights would also have a role in minimising landscape and visual impacts.



The sloping nature of Site H7 between existing development and Mellish Rugby Club

- 4.7 The steep gradient of the land westwards towards existing residential development presents a challenge in how development might be best accommodated in a way that makes the most efficient use of land. The change in topography also provides opportunities to use level differences to create interesting housing designs. However, such designs must consider the requirements for disabled access under Part M of the Building Regulations.



- 4.8 The development proposals will need to be designed having regard to a Landscape and Visual Impact Assessment. Appropriate mitigation measures should be set out in a landscaping strategy and appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.

### **Arboriculture**

- 4.9 A desktop appraisal finds that there are no formally protected trees within the three sites. However, a tree subject to a TPO lies to the east of Site H8: Killisick Lane at the western end of Campbell Gardens.



Hedgerows sub-dividing Site H8 west of the Killisick Lane bridleway

- 4.10 Hedgerows sub-divide much of Site H8: Killisick Lane into a pattern of small rectangular fields and include few trees. A woodland corridor is a feature at the east edge of Site H8 which extends south to Howbeck Road. Woodland copses dominate the character of The Hobbucks Local Nature Reserve to the west of Site H8.
- 4.11 Development proposals will need to be underpinned with a detailed arboricultural survey of the woodland and hedgerow features in and at the edges of development sites. The survey should be considered in conjunction with ecology surveys, where the value of features in amenity and ecological terms may differ.

### **Nature Conservation**

- 4.12 In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.
- 4.13 The Hobbucks Local Nature Reserve is a key feature that lies to the immediate west of Site H8: Killisick Lane. The 14ha site was declared a Local Nature Reserve on 2nd July 2015, in recognition of its flora and fauna, hedgerows, wild flower meadows, scrub, grassland, veteran trees and plantation woodland. The area is considered to be valuable habitat for vertebrates, species of bird and mammals. The Hobbucks is also promoted as a local recreational resource, and benefits from investment and management by "Friends of The Hobbucks".

- 4.14 As stated in the supporting text for Policy LDP 64, access to Site H8: Killisick Lane would involve the loss of a small part of the Local Nature Reserve. The Policy states that an area of land “to the north of the allocation” is to be provided in compensation. However, there is the opportunity for alternative measures for improving the overall quality of green infrastructure through the integration of green corridors through the Masterplan area, linking the development sites together with green spaces, recreation routes and facilitating improvements between the developed edge of Arnold, wider countryside. The proposed Gedling Borough Heritage Trail will also provide opportunities to contribute to wider heritage objectives.
- 4.15 Through stakeholder consultation with NCC officers, hedgerows within Site H8 may provide foraging routes for bats and require retention. The importance of retaining features within the site and providing compensatory measures will be dependent on the outcome of an ecology assessment and will need to be considered alongside the arboricultural survey.
- 4.16 For Site H8, there is an opportunity to retain and integrate hedgerow features within and at the edges of the site to form part of a wider green infrastructure that improves connections with The Hobbucks Nature Reserve.
- 4.17 For Sites H2 and H7, an ecology survey will also be required to identify the value of the network of hedgerows and trees and indicate whether any features should be retained for their ecological value.

#### **Archaeology and Heritage**

- 4.18 No recorded archaeological or heritage features have been identified from the desktop assessment or from consultation with stakeholders.
- 4.19 There is an opportunity for development of the allocated sites to be planned to enhance access to and enjoyment of the Borough’s cultural heritage. Stakeholder engagement with GBC officers found that there are emerging proposals, linked to the Council’s Heritage Strategy to create a Heritage Way: a proposed recreational route linking and providing access to key heritage sites of the Borough. A preferred route is yet to be identified, but is likely to follow existing footpaths and follow a route that is accessible from the urban edge. Figure 3: shows a concept of the Heritage Trail and how this could be connected to the Masterplan area.
- 4.20 A number of public rights of way cross the Masterplan area with links into the wider rural areas to the north and east. These routes offer excellent potential for providing connections to the Heritage Way from The Hobbucks Nature Reserve and Catfoot Lane. New development, should therefore seek to facilitate these connections towards the Heritage Way which will also maximise access to the wider countryside.
- 4.21 Developers will be required to demonstrate how links between the existing development and wider countryside will be facilitated through the improvements to existing Public Rights of Way and with new connections.



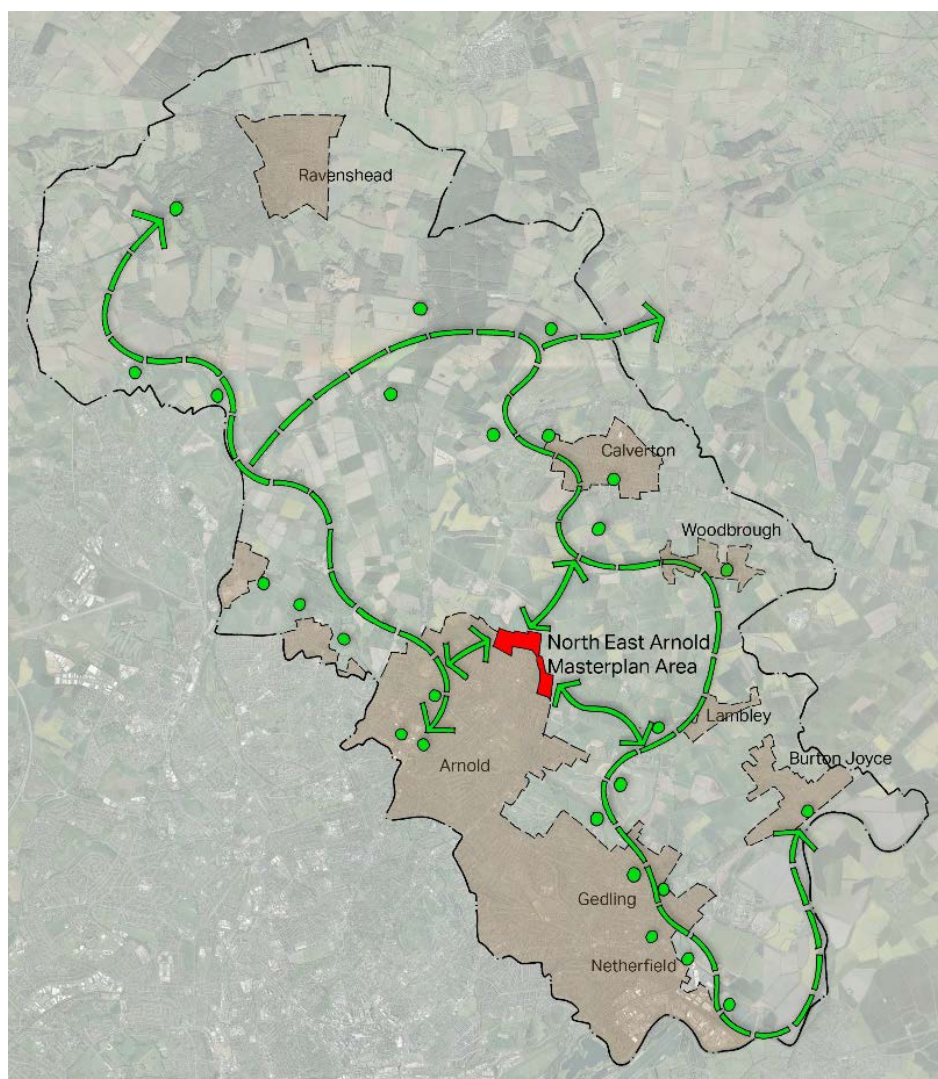


Figure 3: Heritage Trail Concept Plan with links to the Masterplan area

### Built Environment

- 4.22 The character of development is dominated by a variety of suburban patterns of development. Large scale detached dwellings and bungalows, developed in the 1950s-1960s period characterise development on Middlebeck Drive and Mapperley Plains to the south of Site H2. Relatively low in density, dwellings are developed on large plots with wide frontages and generous set-backs. Heavily landscaped boundary treatments and mature tree planting softens the character of Middlebeck Drive and provides a positive feel. Despite dwellings being developed to similar styles, incremental alterations, landscaping and boundary treatments have contributed to a positive and mature suburban environment and a sense of individuality between plots. The long rear gardens of properties on Middlebeck Road define the southern edge of site H2 and therefore lack any direct frontage onto this site.
- 4.23 Development to the north of Middlebeck Drive, is characterised by 1970s residential development focussed on Howbeck Road and Gleneagles Drive. Rows of terraced housing are formed in rectilinear blocks with open plan frontages that enclose rear garage courts and are repetitive in form creating a homogenous character which dominates despite some alterations with windows and porches. A key issue raised during stakeholder meetings was the poor quality of the private parking and garage

courts to the rear of the properties in this area, as none of them have been formally adopted or maintained through a management regime.



**Terraced 1970's residential development on Howbeck Road with limited enclosure and a generally homogenous character**

- 4.24 North of the 1970s terraced blocks are areas of housing developed in the 1980s and 1990s. These areas are accessed from the northernmost section of Howbeck Road that sweeps westwards towards Killisick Lane. The character is heavily influenced by the cul-de-sac layout and the informal arrangement of standard housing types with open plan frontages and individual landscape treatments. With development inwardly focussed, the edges of these developments adjacent to Sites H7 and H8 are defined by rear garden boundaries. There are few opportunities for connection between these areas and new development on the Masterplan area and the site allocations.



**Residential development around cul-de-sacs between Howbeck Road and Site H7**



- 4.25 More recent development completed within the last decade has been developed along the western edge of site H7 at Ladybank Rise and Roxborough Close. A variety of detached, semi-detached and terraced dwellings with limited set-backs create a more enclosed feel and with a higher density. The character however, is dominated with standard house types. As with earlier development, the layout of development has little regard to the potential for future expansion into Site H7 as the eastern edge at the time was considered to be the limit for development. The edge onto Site H7 is therefore dominated with rear garden boundaries except to the north of Roxborough Close where the site narrows and terraced houses overlook a turning head immediately adjacent to Site H7.



Roxborough Close, higher density development is characteristic of this more recent development with limited set backs and a higher level of enclosure

- 4.26 Overall the character of development in the immediate locality is dominated by volume housebuilding from recent decades and therefore lacks references to development that are unique to the character of this area. A possible exception is the cluster of former farm buildings that is enclosed by the eastern boundaries of sites H2 and H7 on Mapperley Plains which have been adapted for residential use. The topography and landscape features therefore offer more locally distinctive references for influencing the character and setting of development and creating development layouts that work with the changing topography.
- 4.27 Developers are therefore required, in preparing proposals to draw on this initial assessment and consider the surrounding character of existing development, drawing on the positive features and using them to inform an appropriate approach to each site. Such an assessment must consider how the built form also relates successfully or otherwise to open spaces, key road corridors and the wider landscape to generate an appropriate response.

### **Key Local Facilities**

- 4.28 Key local facilities are shown on the Opportunities and Constraints Plan (Appendix 2). They include:
- Community facilities at Killisick Road, including Beacon Baptist Church and Killisick Children's Centre;
  - Local retail units at Beechwood Road and Howbeck Road;
  - Employment uses at Rolleston Drive;

- Existing local schools; and
- Green spaces, including sports facilities at Killisick Road, to the south and west of the Masterplan area.

### Access and Movement

- 4.29 The sites within the Masterplan area benefit from being adjacent to existing road infrastructure that can provide opportunities for access.



Mapperley Plains

- 4.30 The B684 (Mapperley Plains) is a radial route from Nottingham City Centre that provides connections through Gedling Borough towards Lambley, Woodborough and Calverton and links to the A614 Ollerton Road. Access from this road serves Brookfields Garden Centre and offers the opportunity to provide access to developments at both Site H2 and Site H7.



Howbeck Road heading south towards Rolleston Drive

- 4.31 Howbeck Road forms part of a corridor including Sandfield Road and Rolleston Drive that leads from Arnold town centre and crosses Coppice Road to serve residential development to the north east of Arnold. Howbeck Road connects with Killisick Road which loops back in an anti-clockwise and southerly direction towards Coppice Road and connects to other more mature residential areas. The proposed access to Site H8 is located at the transition between Howbeck Road and Killisick Lane.
- 4.32 Opportunities to maximise connectivity with adjacent residential areas are otherwise constrained by the pattern of adjacent development which is dominated by cul-de-sacs. However, potential connections to existing developments exist at, and in accordance with feedback from of the Highways Authority the types of connections may include:
- Crawford Rise into Site H2 from the east – proposals submitted for the development of 32 dwellings (application reference: 2017/0155) will use this connection to provide the main access as shown in the submitted illustrative layout;
  - The turning head of Roxburgh Close into the west side of Site H7 – as an existing residential cul-de-sac this may be best suited for emergency vehicular access whilst providing a connection for pedestrians and cyclists;
  - From the turning head Campbell Gardens into the northern end of Site H7 – as an existing residential cul-de-sac this may be best suited for emergency vehicular access whilst providing a connection for pedestrians and cyclists;
  - From the terminus of Armadale Gardens into the southern edge of Site H7 – as an existing residential road with a simple terminus there may be potential to extend this street to serve new residential development up to a maximum of 50 dwellings, including existing dwellings served by this street; and
  - From the Strathmore Road into the southern edge of Site H8 – as a residential street serving existing homes, it would not be suitable for providing access, if it was to be connected to Site H8 and form a through route. This access may therefore be best suited for providing emergency vehicular access whilst providing a connection for pedestrians and cyclists.



An opportunity to create emergency access to Site H7 with pedestrian and cycle connections from Roxburgh Close



Other opportunities for connections include the network of bridleways and public rights of way, including:

- The Killisick Lane Public Bridleway which leads from Killisick Lane and Howbeck Road north through the centre of Site H8 to The Hobbucks Local Nature Reserve and Surveys Lane;
- Public Right of Way between Killisick Lane and the Woodborough Lane section of the B684. This route is to be diverted to facilitate the proposed Dorket Head Quarry southern extension, via a temporary route at the northern edge of site H8;
- Public Right of Way from Elder Close, through The Hobbucks Local Nature Reserve to the northern section of the Killisick Lane Bridleway;
- Public Right of Way from Howbeck Road and Killisick Road along the southern edge of the The Hobbucks Local Nature Reserve to Elder Close; and
- Public Right of Way from Crawford Rise through Site H7 to Mapperley Plains.

4.33 A number of informal footpaths also exist within The Hobbucks Local Nature Reserve.

4.34 In terms of public transport, NCC have advised that the maximum recommended distance from a dwelling to a bus stop is 400m and will seek improvements to local bus infrastructure and possibly bus services.

4.35 The majority of the site allocation areas are within 400m of bus stops served by the "Lime Line" on Killisick Lane and Howbeck Road and Coppice Road which is served by service 58 and N58 night bus service. Services run with a frequency as regular as 7 minutes at peak times on this route.

4.36 Route 47 on the "Skyblue Line" operates on Mapperley Plains and connects Nottingham City Centre to Woodborough. However, the frequency of services is approximately hourly and the nearest bus stop is the Traveller's Rest public house adjacent to Mellish Rugby Club. Investment in bus stops adjacent to Sites H2 and H7 and the frequency of bus services could enhance the offer of bus services to residential development at the eastern edges of Sites H2 and H7. Alternatively, ensuring good access to frequent services offered on the "Lime Line" could be achieved by ensuring that there are good pedestrian connections between residential areas and bus stops.

4.37 Developers will be required to provide a robust assessment of the movement network, drawing on the opportunities and constraints above to propose a network that fully exploits opportunities for access and maximising connectivity with existing neighbourhoods, open spaces and green infrastructure, and the wider countryside.

### **Geo-Environmental Considerations**

4.38 Consultation with the Borough Council's Public Protection Officer highlights a need to consider the risks of landfill gas migration from landfill activity that has taken place at Dorket Head Quarry. Feedback indicated a potential requirement for a programme of monitoring for a year before development can commence.

4.39 The potential for noise and dust emissions from extraction and restoration works at Dorket Head quarry was also highlighted. This underpins efforts between the



Borough Council and Ibstock Brick to agree how clay is extracted at the Dorket Head Quarry Southern Extension and followed by restoration works to allow for the delivery of development at Site H8.

- 4.40 As set out in Section 3 above, for all sites there is a requirement to explore the potential for prior clay extraction at all three sites prior to development (see Policy LPD64 of the emerging Local Planning Document This will require discussion between developers, Ibstock Brick and Nottinghamshire County Council to explore the scope of investigation.

## 5 DEVELOPMENT PRINCIPLES

- 5.1 The Development Framework Plan (See Appendix 2) sets out key parameters to demonstrate how the development will achieve key development objectives in accordance with key development principles.

### Key Development Objectives

- Secure comprehensive development;
- Integrate development with adjacent residential areas by maximising links for pedestrians and cyclists;
- Integrate development with surrounding rural edge and The Hobbucks Local Nature Reserve; and
- Facilitate strong connections between existing development to the rural edge and onwards to a future Heritage Trail.

### Key Development Principles

- Development in accordance with the proposed allocation will provide at least 525 homes and can accommodate additional homes.
- 1 Form Entry Primary School will be provided with sufficient capacity to allow the site to expand to a 1.5 Form Entry. This equates to providing a 1.5 ha site.
- The Green Belt areas of the Masterplan area will be used to provide a Recreation Area between Sites H7 and H8. This area will also include the playing field element of the proposed Primary School. This will enable residential capacity in the allocated sites to be to be maximised and for development to respond to sensitive edges, integrate green corridors and open spaces and deliver positive place making benefits.
- Suitable vehicular access will be provided to each site from the existing highway network and be supported with emergency vehicle access.
- Other opportunities for access will be fully exploited to enable direct access to bus stops, the new Primary School, connect developed areas with the rural edge and facilitate access to the proposed Heritage Way.

### Key Land Uses

- 5.2 Key land uses are shown on the Development Framework Plan, with areas show on the Land Use Budget Plan (see Appendix 2) and comprise:
- Net Residential Development Areas – these will include local residential streets and local areas of play (LAPs) that are not to be provided within open spaces.
  - Education – provision of a new 1 Form of Entry Primary School on land capable of accommodating future expansion to a 1.5 Form of Entry Primary School.
  - Primary Access Road infrastructure – the key access road serving the site and leading to secondary and / or tertiary residential streets.
  - Play Areas – which include local equipped areas of play (LEAPs), neighbourhood equipped areas of play (NEAPs) and local areas of play (LAPs) that are not separately provided within residential development areas.
  - Amenity Space – which include more informal open spaces and are considered to be key connecting elements between developments, open spaces, existing development and the countryside.
  - Landscaping – include existing landscaping to be retained and new areas of landscaping.

The size of each land use has been calculated in accordance with the guidance on net densities, as set out in paragraph 10.3.7 of the Local Planning Document (the supporting text to Policy LPD 33)

- 5.3 The key land uses are summarised for each of the site allocations (Sites H2, H7 and H8) and for the Recreation Area in the following tables:

Land use summary for Site H2: Brookfields Garden Centre	
Land Use	Size (ha)
Net residential development area	2.79 (includes the 0.89ha that is subject to the currently submitted planning application)
Amenity Space (Including SuDS)	0.17
Play Areas	0.17
Landscaping	0.14
Primary Access Roads	0.25
<b>TOTAL</b>	<b>3.52</b>

Land use summary for Site H7: Howbeck Road / Mapperley Plains	
Land Use	Size (ha)
Net residential development areas	6.55
Amenity Space (Including SuDS)	1.24
Play Areas	0.40
Landscaping	0.41
Primary Access Roads	1.15
<b>TOTAL</b>	<b>9.75</b>

Land use summary for Site H8: Killisick Lane	
Land Use	Size (ha)
Net residential development areas	6.54
Education	0.69
Amenity Space (Including SuDS)	1.45
Play Areas	0.41
Landscaping	0.53
Primary Access Road	0.94
<b>TOTAL</b>	<b>10.56</b>

Land use summary for the proposed Recreation Area	
Land Use	Size (ha)
Education	0.85
Amenity Space (Including SuDS)	3.3
Local Area of Play	0.5
Landscaping	1.49
<b>TOTAL</b>	<b>6.13</b>

### Housing Capacity

- 5.4 Paragraph 10.3.4 of the LPD states that 30 dwellings per hectare is considered a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas.

Summary of net densities required to accommodate allocated homes			
	Homes allocated (LDP64)	Net residential area (ha)	Net residential density (dph)
H2 Brookfields Garden Centre	90	2.79	32
H7 Mapperley Plains	205	6.55	31
H8 Killisick Lane	230	6.54	35
<b>TOTAL</b>	<b>525</b>	<b>15.88</b>	<b>33</b>

- 5.5 The table above sets out the net residential densities, which have been calculated using the numbers of houses allocated for each site in Policy LPD 64 and the net residential site areas that have been identified through this masterplanning process, taking into account site constraints and requirements for infrastructure. On this basis the net densities are therefore greater than the 30 dwellings per hectare indicated as a reasonable density in paragraph 10.3.4 of the LPD.
- 5.6 The masterplanning process informing this Arnold Masterplan therefore indicates that the number of homes allocated in the plan, in Policy LDP 64 (525 homes), can be comfortably met within the net residential areas that have been identified in this process. It should be noted that Policy LPD 33 states that planning permission will not be granted for residential development of less than 30 dwelling per hectare subject to exceptions set out in the policy. The policy also states that residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.
- 5.7 Policy LPD 64 also states that planning permission for residential development may be granted for proposals with higher numbers of homes subject to the overall scheme being suitable. Applying the highest density of 35 dwellings per hectare, as indicated in the table above for site H8, across all sites the comprehensive development of the Masterplan area could realise a greater capacity of **around 555 dwellings** (including the 32 dwellings proposed in the submitted outline planning application for part of Site H1).

### Housing Mix

- 5.8 In line with ACS Policy 8: Housing Mix, Size and Choice, a mix of house types is encouraged. The mix is recommended to generally follow the pattern which was adopted for the plan wide viability work with a small adjustment to reflect that no apartments are proposed. The mix is also split by category into market housing and affordable housing types.

Recommended Housing Mix for Market and Affordable Housing				
	Market Housing (80%)	Affordable Housing: Discounted Sale (10%)	Affordable Housing: Social Rent (4%)	Affordable Housing: Affordable Rent (6%)
2 bed	25%	30%	35%	35%
3 bed	40%	45%	40%	45%
4 bed	20%	25%	25%	20%
5 bed	15%	-	-	-

- 5.9 The requirement for affordable housing is 30% to reflect the policy requirement in this area in LDP Policy 36. However, part of Site H8 to the east of Killisick Lane lies in a neighbouring zone where the requirement for affordable housing is 20%. As shown in the above table, 10% of all affordable housing units are indicated for discounted sale to reflect the proposed changes outlined in the draft NPPF (the expectation that 10% of all housing to be provided be for affordable home ownership, unless this exceeds the locally set target or significantly prejudices and authority's ability to meet need). Any proposals with affordable housing below these requirement will need demonstrate sound viability reasons to justify lower levels.

### Education

- 5.10 The Greater Nottingham Infrastructure Delivery Plan outlines a requirement for 652 primary school places that will be generated by sites across the Borough including the three sites in this Masterplan.

- 5.11 Consultation with County Education Officers suggests that the development of Sites H2, H7 and H8 will generate demand for 110 pupils which equates to the capacity of a 0.5 Form Entry School. There are 14 primary schools within the Arnold education planning area (as shown in Figure 4) with a global net capacity of 3636 pupils. County Education Officers have advised that the existing primary schools are considered to have reached full capacity and all of the school sites are fully built out and cannot be expanded further.

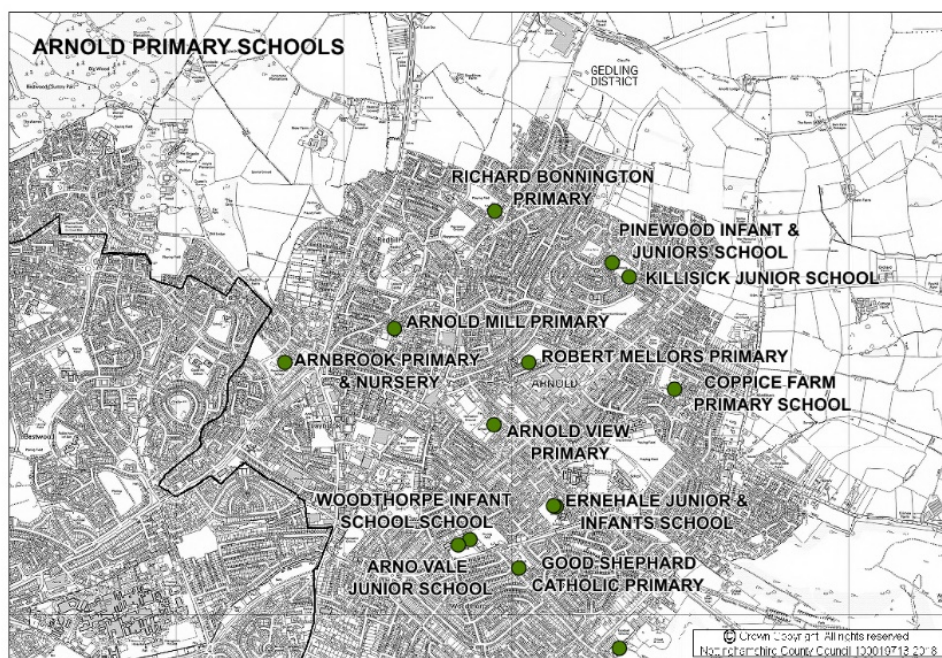


Figure 4: Arnold Primary Schools

- 5.12 According to Education Officers, to be sustainable, schools of 1 Form Entry capacity are required as a minimum. Given the provision of a 0.5 Form Entry is not acceptable, a site for a 1 Form Entry Primary School capable of expanding when required to a 1.5 Form Entry Primary School has been included in the Development Framework Plan. It is therefore expected that a new school in this locality is needed to support housing growth. The other five sites in the Arnold planning area (as identified in Appendix 3) will be expected to contribute on a pro-rata basis towards the delivery of the new primary school. As such, contributions will be required towards the value of the land provided plus the cost of building the school (rather than the standard formula which would otherwise be the case). More information is provided in Nottinghamshire County Council's Planning Obligations Strategy which was revised in July 2018. <http://www.nottinghamshire.gov.uk/planning-and-environment/general-planning/planning-obligations-strategy>
- 5.13 The location of the Primary School on Site H8 reflects stakeholder feedback from County Education and Highway and Transport Officers, and feedback from landowners on potential locations. Access, particularly for walking, cycling and proximity to bus stops has also informed the preferred location, alongside topography and how development would affect potential residential development capacity.
- 5.14 The preferred location is shown in the Development Framework Plan. Figure 5 provides an illustrative sketch plan of how the site could be developed. It shows built elements (school buildings, entrance, car parking, playground and ancillary structures) contained within Site H8, and playing fields located in the proposed Green Belt Recreation Area.





Figure 5: Illustrative sketch plan of preferred primary school location

- 5.15 Although this site has been agreed with stakeholders as the preferred location, an alternative off site location may be considered if applicants can demonstrate that it can be delivered within the required time scales and is capable of being accessible to residential developments that are likely to be served by the school.

#### Transport and Access

- 5.16 All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport. Routes through the site should logically and directly connect different areas and land uses with each other. Linkages to existing facilities in the vicinity of the development are to be identified and improved.
- 5.17 The street layout and design should have appropriate regard to the 6Cs Design Guide<sup>3</sup> and Manual for Streets<sup>4</sup>.
- 5.18 Planning applications for residential development and provision of the primary school will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking.
- 5.19 Parking provision for the housing element of the development should be provided in line with the provisions of Policy LPD 57 and Gedling Borough's Parking Provision for Residential Developments SPD.

#### Road Access and Circulation

- 5.20 All sites will be served with a Primary Access Road. Access to Site H7 will be provided via a new roundabout interchange with Mapperley Plains and Catfoot Lane. Access to Site H2 will be provided via a new T-junction from Mapperley Plains.

<sup>3</sup> 6Cs Residential Design Guide: <http://www.nottinghamshire.gov.uk/transport/roads/highway-design-guide>

<sup>4</sup> Manual for Streets: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/341513/pdfmanforstreets.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/341513/pdfmanforstreets.pdf)



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- 5.21 The main primary access to Site H8 will be created where Killisick Road turns east and becomes Howbeck Road. On the advice of Highway Officers access will be required in the form of a mini-roundabout junction.
- 5.22 Other points of access from neighbouring streets such as Strathmore Road, Roxburgh Close and Campbell Gardens will provide connections for emergency vehicles and will need to be agreed with the Highways Authority.

### **Bus Services**

- 5.23 The majority of the three sites are within the 400m catchments of bus stops that are served by the frequent "Lime Line" service. In this context, good connections must facilitate direct links to bus stops. Alternatives to amend the routing of the "Lime Line" and to provide new bus stops along Howbeck Road will be encouraged. Proposals to increase the frequency of services on the "Skyblue Line" with new stops adjacent to Sites H2 and H7 will also be encouraged. The key test in this context is to ensure that all new residential areas lie within 400m of bus stops.

### **Cycling and Walking**

- 5.24 Cycling and walking will be encouraged through the provision of a comprehensive network of good quality footpaths and cycle ways that connect to existing neighbouring residential areas, bus stops and local facilities on Howbeck Road and Rolleston Drive. Routes will be encouraged to encourage walking and cycling between Sites H2, H7 and H8 and this will include a suitably lit route through the proposed Green Belt Recreation Area which would be best achieved with low level bollard lighting or alternatives that minimise intrusion in this Green Belt location.
- 5.25 Opportunities to maximise connectivity for pedestrians and cyclists from existing streets and footpaths should be fully exploited as suggested in the masterplan. This includes connections from footpaths and existing streets that terminate or lie in close proximity to the site boundary. Some of these connections should be capable of providing access for emergency vehicles at the locations suggested above.
- 5.26 Opportunities to fully integrate and connect to the wider Public Rights of Way network should be fully exploited, including routes through The Hobbucks Local Nature Reserve, Dorket Head Quarry (or temporary diversions) and east via Catfoot Lane.

### **Open Space**

- 5.27 Open Space Provision as set out in the Land Use Budget Plan (see Appendix 2) is proposed to meet the requirements generated by Sites H2, H7 and H8, and to accord with the Borough Council's New Housing Development Supplementary Planning Guidance for Open Space Provision (November 2001) and the emerging Local Planning Document.

Requirements for Open Space Provision			
Open Space Allocation	Features Requirement	Open Space Ratio	Comments
Min. 10% gross site area (GSA) or	LAP, LEAP, NEAP, Informal Sports Facility	40% (4% of the GSA)	Dependent on allocation size, a combination of features may be installed i.e. LAP & Informal Sports Area
Min. 20sqm per dwelling (whichever is the greater)	Amenity Open Space	60% (6% of the GSA)	Of the 10% allocation or similar, 40% is for play and 60% is for landscape  An informal sports area would only be usually installed on sites of 50 or more dwellings  Where insufficient space is allocated or the feature is found to be inappropriate for the development on site, a commuted sum will be required for provision off site

- 5.28 Local areas of play (LAPs) are required to serve 240m (5minute walk) catchment areas and be a maximum size of 100sqm with a 5m buffer.
- 5.29 Local equipped play areas (LEAPs) are each to serve up to 100 dwellings with a catchment area of 400m (10minute walk). They are to be a minimum of 400sqm with a buffer zone of 20m between the edge of the activity area boundary and the boundary of the nearest residential property.
- 5.30 Neighbourhood equipped areas of play (NEAPs) are to serve “substantial” residential developments. They normally have a 600m (15minute walk) catchment and are a minimum of 1,000sqm size with a 30m buffer zone.

Open Space Provision within the development sites and recreation area			
Site	Play Facilities	Amenity Open Space & Landscaping	TOTAL
H2: Brookfields Garden Centre	0.17ha	0.31ha	0.48ha (14% of 3.52ha)
H7: Howbeck Road / Mapperley Plains	0.4ha	1.64ha	2.04ha (21% of 9.75ha)
H8: Killisick Lane	0.41ha	1.98ha	2.39ha (23% of 10.53ha)
Recreation Area	0.5ha	4.79ha	5.29ha

- 5.31 The provision of Play Facilities meets the minimum requirements for each site. Amenity areas, combined with retained and new areas of landscaping, create areas that exceed minimum levels of provision due to the design response to constraints and to exploit opportunities to improve connections to the rural edge. Provision includes retained landscape features, buffers between new and existing development and sensitive edges such as The Hobbucks Nature Reserve, and Dorket Head Quarry. It also includes proposals to reinforce the landscape buffer at the edges of Sites H2 and H7 adjacent to Mapperley Plains.
- 5.32 A key feature of the open space network will be the proposed Green Belt Recreation Area, which is to be provided between sites H7 and H8. The area provides an opportunity for a combination of play facilities to include a LAP and NEAP and Informal Sports Facility (ISF) (e.g. kick-about area). Being the most accessible location, within reach of all sites, it is a preferred location for a NEAP and ISF to serve all three sites. The recreation area can accommodate these facilities with adequate buffers from neighbouring existing and future residential properties. Using

this area as a significant recreation resource to serve all sites also allows for greater flexibility with residential layouts to respond to requirements for surface water attenuation, landscaping and protecting the amenity of neighbouring residential areas. The Green Belt Recreation Area also includes the playing field component of the proposed Primary School.

- 5.33 Although the Green Belt Recreation Area remains within the Green Belt, the provision of the above facilities will be an appropriate form of development in this location. A sensitive design approach in terms of play areas, equipment, surfacing and lighting will be required for all types of provision to ensure that a sense of openness is retained and to accord with Green Belt policy. Developers will be encouraged to provide play equipment and surfacing with natural materials and employ low level bollard style lighting along cycle/pedestrian links.



Example of a NEAP, with play equipment made with natural materials at Brooklands, Milton Keynes



Example of informal amenity space at the edge of development at Brooklands, Milton Keynes

- 5.34 The Green Belt Recreation Area also has the potential to be interconnected, via green corridors with neighbouring residential areas and other recreational resources. This includes The Hobbucks Local Nature Reserve, restored land at Dorket Head Quarry and the Public Rights of Way network which offer onward connections to the wider countryside and towards the proposed Heritage Trail.
- 5.35 Two LEAPs are to be provided at locations that allow their 400m catchments in combination to offer complete coverage across the site. Preferred locations in this context include Site H8: Killisick Lane, west of the Killisick Lane bridleway, Site H7: Howbeck Road / Mapperley Plains towards the south where it would also serve H2.
- 5.36 LAPs with smaller catchments are to be combined where possible with LEAPs and NEAPs or will be located within residential areas or adjacent amenity areas if applicants can demonstrate that they are safely accessible and create a combined catchment area that is capable of serving all sites within the Masterplan area.
- 5.37 Amenity open space includes a mix of formal and informal parks and gardens or other landscaped or wildlife areas which provide areas for passive recreation for all ages, as well as creating attractive green spaces within residential areas. Within the Masterplan area amenity space provision will fulfil a number of functions to satisfy the following planning and place-making requirements:
- Formation of green corridors linking key spaces such as The Hobbucks Nature Reserve, proposed Recreational Area and defining the western edge of Site H7;
  - Definition of areas with retained woodland and new buffer planting;
  - Definition of informal open space in the proposed Recreation Area between landscape buffer planting to the north and east of this area and creating a setting for play and sports facilities;
  - Provision of an appropriate setting for development; and
  - Integration surface water attenuation areas.
- 5.38 A commuted sum will be negotiated with the developer for maintenance, with regard to the guidelines in the Council's SPG on Open Space (2001). Maintenance responsibilities will also be negotiated with the developer.

### **Flooding and Drainage**

- 5.39 The Development Framework Plan responds to a desktop analysis of flood risk mapping and stakeholder involvement which highlighted issues summarised raised in Section 4 and indicates potential areas where surface water attenuation could be focussed.
- 5.40 In Site H2 surface water attenuation measures are proposed with the outline application (Ref: 2017/0155) submitted for the western part of the site. A flood risk appraisal will need to consider whether additional attenuation may be required for development across the remaining area.
- 5.41 In Site H7 the westward sloping nature of the site suggests that surface water run off attenuation will be required along the western edge of the site to manage run off.
- 5.42 In Site H8 areas are indicated at the southern edge of the site adjacent to Killisick Lane which is known to suffer from surface water flooding issues associated with the watercourse entering a culvert at the southern end of the bridleway. Attenuation



measures will be required to control run-off rates and to deal with flooding issues that occur at this location.

- 5.43 At the eastern edge of Site H8 and the western edge of the Green Belt Recreation Area, surface water run-off into the watercourse along the wooded corridor may need to be managed potentially with attenuation measures.
- 5.44 Applicants will be required to carry out a Flood Risk Assessment and identify appropriate attenuation measures that will be required. The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate with the strategic approach required across the whole Masterplan Area, taking into account existing and proposed drainage interventions in other parts of the site at the time of application.
- 5.45 In light of the potential for surface water flooding at parts of the site and adjacent areas, development will not be permitted to commence until the planning authority has approved submitted drainage / surface water run-off management plans with input from Severn Trent Water, the Environment Agency and Nottinghamshire County Council as Local Lead Flood Authority. A condition to this effect should be attached to any future planning permission.
- 5.46 Developers should note that open space used for flood attenuation and / or drainage has the potential to be multifunctional, offering opportunities for promoting nature conservation, recreation and as structured amenity space.

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## 6. DESIGN PRINCIPLES

### Overarching Design Principles

- 6.1 The development and design principles in this Masterplan have been identified as a result of a robust analysis of the site, policy context and feedback from stakeholders on key issues identified during this process.
- 6.2 Development proposals for all or part of the sites in the Masterplan area should be guided by the Development Framework Plan that accompanies this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the surrounding context, particularly The Hobbucks Local Nature Reserve, Dorket Head Quarry, the Rugby Club, views of the ridgeline and the character of neighbouring existing development, following key principles including:
- Integrating development with the existing developed edge of North East Arnold, maximising connections;
  - Integrating development with Dorket Head Quarry – phasing of operations with the phasing of development, links with future green infrastructure;
  - Integrating green corridors and enable links into the surrounding countryside;
  - Creating a well-defined edge that creates a distinct urban envelope; and
  - Ensuring streets and spaces are well-overlooked with active frontages and dual aspect buildings at corners to provide natural surveillance and reduce the opportunities for crime.

### Quality

- 6.3 The design and construction of development and the enhancement and creation of spaces should be of the highest quality when judged against relevant design policies such as ACS Policy 10: Design and Enhancing Local Identity and Policy LPD 35: Safe, Accessible and Inclusive Development alongside the development and design principles set out in this Masterplan.
- 6.4 The character of development in the immediate locality is dominated by several 'layers' of residential expansion using standard designs. The most positive areas include older residential development on Middlebeck Drive with landscape and boundary treatments and a wide variety of house types and common rules relating to set backs and building heights. This contrasts with more recent open plan developments and homogenous house types that do not generate an individual/distinctive character.
- 6.5 Developers are therefore encouraged to create designs that are able to convey a true sense of place, responding to its relationship with Hobbucks Local Nature Reserve and the rural edge and ridgeline adjacent to Mapperley Plains. These key considerations have informed the Development Plan Framework, with the integration of linked green spaces and landscape features.
- 6.6 Developers will be expected to include a mix of bespoke housing designs and adapt standard house types to create a character that is tailored to the site. Architecturally, the lack of a distinctive local style in neighbouring residential areas provides an opportunity to create a distinctive design, and in this context, contemporary designs are encouraged to create a development that is "of its time". However, a more 'vernacular' style may be considered, if developers are able to demonstrate that it is distinctive and linked to a robust understanding of local character, based on examples of local character in nearby settlements.
- 6.7 However, the preferred approach must also be reflected successfully in the layout in terms of the composition of buildings in their scale, height and massing and the

complementary treatment of streets, spaces and boundaries which can otherwise undermine the quality of residential environments, even where individual homes are well-designed.



An example of contemporary Housing at “The Sycamores”, Gateshead



Example of a “vernacular” approach where quality depends on the attention to detail at Millbrook, Melbourne, Derby

### Connectivity

- 6.8 The design of development on this north eastern edge of Arnold should be fully integrated with existing development and the rural edge and fully exploit opportunities to maximise connectivity. With the comprehensive development of all three sites being a key aim of this Masterplan, there should also be good connections between all three sites and the Green Belt Recreation Area, and this is shown in the Development Framework Plan, integrated with green corridors.

- 6.9 The street network should be designed to manage vehicular movement in a way that provides safe access, prevents through traffic and provides sufficient emergency access. This could be achieved by using a combination of vehicular streets and pedestrian connections to create permeable and legible blocks that manage vehicular traffic with an effective street hierarchy whilst promoting ease of movement for cyclists and pedestrians. The design of pedestrian and cycle connections, which must be visible, attractive and well overlooked, is a key element.
- 6.10 Overall developers are encouraged to design streets that promote place and are not dominated by highway engineering standards. Further guidance is offered by Manual for Streets and the 6Cs Design Guide. Junctions of streets within the site should be highlighted through changes in surfacing on the carriageway and pavements. Shared surfacing is encouraged for tertiary sections of streets, or terminal sections of higher order streets.
- 6.11 Materials make a key contribution to the quality of the street scene, the wider public realm and have a major influence on the overall character of development. Developers are therefore encouraged to use high quality materials to reflect the overall character sought in the development (e.g. tumbled granite kerbs and bound gravel surfacing would complement a more 'rural' and vernacular character).
- 6.12 As demonstrated at Middlebeck Drive, landscape treatments can have a positive impact on the character of streets. Therefore, developers will be encouraged to create landscape strategies that feature natural boundary treatments that integrate, retain and supplement where possible existing hedgerows and trees.

### **Car Parking**

- 6.13 Car parking standards alongside advice on the design of car parking is provided in Policy LPD 57 and the Borough Council's Parking Provision for Residential Developments SPD. Further guidance on the design and integration of car parking is provided in Manual for Streets.
- 6.14 The quality of provision of car parking is equally important as the quantity. A key role in the design of car parking is to create a flexible car parking layout and being able design out opportunities for inappropriate car parking. In this context, developers are required to develop a car parking strategy that achieves a good balance between on and off-street car parking. A lower amount of allocated off street car parking for example is more likely to be better utilised and result in fewer spaces being unused and sterilised by homes with low levels of car ownership. Unallocated off-street car parking integrated into streets with bays and informal widenings can offset a reduction of allocated off street spaces and offer greater flexibility particularly for providing space for households with higher car ownership levels and visitor car parking.
- 6.15 In providing for off-street car parking there are a number of off-street parking typologies, including some which are more favourable to others in terms of place making:
- Dwellings with car parking to the front of dwellings must be enclosed within a well-defined and identifiable private curtilage to reduce the visual dominance of vehicles parked in front of houses;
  - Garages will not be counted as parking spaces. However, where they are provided, developers will be encouraged to create oversized garages that are capable of simultaneously accommodating a vehicle, cycle parking and miscellaneous storage; and



- The use of rear car parking courts is not an acceptable solution as they are not well-utilised and encourage pavement parking where they can be seen by owners.

### **Form, massing and layout**

- 6.16 The form, massing and layout must be informed by site features, including landform and relationship with existing and new features to create a locally distinctive design response. Key design requirements for the site allocations include:

#### ***Site H2: Brookfields Garden Centre and Site H7: Howbeck Road / Mapperley Plains***

- Retain hedgerows at the southern and eastern boundaries of Site H2.
- Create a 10m set back from Mapperley Plains to allow for hedgerows to be reinforced with a landscape buffer to protect views from the east towards the site.
- Create attractive landscaped gateways at the primary street entrances, framed with key buildings.
- Focus development with a greater scale and massing on the primary streets, to create a good sense of enclosure and support legibility.
- At the steeper parts of Site H7, encourage bespoke housing designs or standard types that make the most of changes in levels and add interest to the overall design and character of the development. Dwellings with downhill-facing frontages could be up to three storeys and permitted to integrate garage accommodation adding interest to frontages with projecting balconies and larger window openings.
- Create active frontages onto the green corridor at the western edge and at the northern edge towards the Recreation Area.
- Create a positive relationship with those dwellings on Roxburgh Close that look towards the edge of Site H7 with active frontages that look across towards the site.
- Create landmark buildings at prominent corners to reinforce a sense of place and support legibility.

#### ***Site H8: Killisick Lane***

- Create a well landscaped “Gateway” entrance from Howbeck Road and Killisick Lane, to provide a positive setting for both the development entrance into The Hobbucks Nature Reserve and Killisick Lane Bridleway
- Emphasise scale, frontage and enclosure on the Primary Street and the green corridor connecting The Hobbucks Local Nature Reserve and the Green Belt Recreation Area.
- Create lower density edges that address The Hobbucks Local Nature Reserve and the Green Belt Recreation Area.
- Locate the Primary School Building with entrance that addresses the Primary Street, green corridor and link to Strathmore Road.

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### **Sustainable Design**

- 6.17 Developers are encouraged to consider the scope for the residential layout to maximise the potential offered by photovoltaic panels for solar energy capture, through the orientation of dwellings, consideration of frontage widths and roof pitches. Developers must consider adapting the size of window openings, even in standard house types to maximise solar gain. Developers are also encouraged to consider the scope for off-street car parking to be served with electric vehicle charging infrastructure.

### **Landscaping**

- 6.18 Applicants will be required to develop a landscape strategy to set out how submitted proposals will integrate existing landscape features where possible and create new features. Landscaping proposals must:
- Demonstrate how the Masterplan area will be well-screened from future work phases at Dorket Head Quarry at the northern edge of Site H8 and the adjacent Recreation Area;
  - Retain and improve the hedgerows on the east-west green corridor between The Hobbucks and the Recreation Area, and consider the retention of other existing hedgerow features as boundary treatments of amenity features to retain the historical field boundary pattern;
  - Retain and enhance existing hedging and trees at the boundary of Site H7 adjacent to Mellish Rugby Club and The Gables;
  - Retain and enhance hedgerow and buffer planting at the eastern edge of Site H7 adjacent to Mapperley Plains;
  - Provide a landscape buffer in the proposed green corridor along the western edges of Site H7, which are defined by rear gardens of properties on Roxburgh Close; and
  - Integrate existing and new hedge and tree planting as boundary treatments on streets and adjacent to open spaces to create a soft street scene and attractive setting for new development and open spaces

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## 7 DELIVERY

### Viability

- 7.1 The three housing allocations for Sites H2, H7 and H8 were tested as part of the Plan Wide Viability Assessment exercise undertaken in 2016 to support the preparation of the Local Planning Document<sup>5</sup>. This indicated that Sites H7 and H8 were deliverable, but that H2 would be marginally unviable due to the fact that the site has an existing use.
- 7.2 The masterplanning process underpinning this Masterplan has allowed a more detailed viability review of these three sites, with greater clarity regarding residential areas, open space requirements and education provision.
- 7.3 The results for the three allocations are broadly similar to those produced by the Plan Wide Viability Assessment. They demonstrate that Sites H7 and H8 would be deliverable in planning terms (i.e. the assessments produce a positive result against policy compliance testing). Site H2, remains marginal albeit with a positive residual value. Adjustments to the affordable housing requirement could be considered to encourage development to come forward if deemed necessary at the planning application stage.

### Bringing Forward Development

- 7.4 The Masterplan includes a Framework Plan which reflects and safeguards essential spatial components of the three sites and provides clear guidance to landowners and developers as to what is required in planning terms. As with all sites allocated through the planning process, the speed and timing at which sites are brought forward is a choice for individual landowners and ultimately outside the control of the Council as local planning authority. However, through the SHLAA process landowners have provided a realistic timetable for site delivery.
- 7.5 In commercial terms the following issues will be considered by the site promoters when assessing barriers to delivery: -
- De-risking – what needs to be done
    - *Landowners have been engaged throughout the Masterplan process and have expressed a commitment to work in harmony to resolve the Masterplan site wide issues which could delay delivery at application stage.*
    - *Comprehensive development of the sites will be secured through ensuring that outline planning applications align with the Masterplan, working around absolute constraints in the short to medium term. Not one landowner should be expected to bear the burden of planning obligations which are of benefit to the whole Masterplan area, and in terms of the primary school, the wider education planning area. Brokering a mechanism for equalising the Masterplan area wide contributions to the derived land parcel in a fair and consistent manner will be essential to the smooth delivery of the housing sites.*

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<sup>5</sup> Gedling Borough Council Local Plan Viability Assessment, March 2016:  
[https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-HOU-08%20Plan%20Wide%20Viability%20\(March%202016\).pdf](https://www.gedling.gov.uk/lpdexamination/media/documents/planningbuildingcontrol/localplanningdocument/LPD-HOU-08%20Plan%20Wide%20Viability%20(March%202016).pdf)

- Establishing a market
  - *The ability to attract residents to a location will be dependent on creating the right environment and a prioritised programme of deliverable opportunities. For residential occupiers, quality of environment is a key issue. There is also a need to provide the right mix of unit types. The Masterplan proposes a mix of housing of differing tenures to meet the need for a range of family housing in the North East of Arnold.*

### **Phasing of the Delivery Programme**

- 7.6 The land within the Masterplan is held by a number of different landowners who will individually promote their separate parcels of land. As discussed above, part of Site H2 is already the subject of a planning application with consent being sought for 32 dwellings. This site is likely to come forward first as it does not require any specific site wide infrastructure to be delivered. This part of the site will still need to make contributions towards the delivery of such infrastructure in future; for example, education provision; open space; access; health and any other section 106 requirements as yet to be determined by the Council. For the front / east portion of Site H2 to come forward (i.e. Brookfields Garden Centre), the garden centre will need to be relocated. When its current use is taken into consideration, the site exhibits marginal viability and therefore this portion of Site H2 may not deliver in the short to medium term.
- 7.7 In order for the larger allocations at Sites H7 and H8 to be delivered, the Primary School will need to be provided alongside the housing. However, as long as the land for the school is safeguarded, either site could come forward first or they could be developed concurrently.
- 7.8 For Site H8, the development phasing will need to take into account the mineral extraction at the proposed southern extension to Dorket Head Quarry to the north of the site (i.e. by commencing at the southern boundary of Site H8 and working northwards with regard to the phasing agreed in the Statement of Common Ground between Gedling Borough Council and Ibstock Brick).
- 7.9 It is anticipated that the larger more expensive family housing on Site H7 is likely to be developed to take advantage of the main road frontage to Mapperley Plains. This will therefore determine the direction of phasing i.e. starting from the main road and working back into the site. Both Sites H7 and H8 are expected to be delivered within the short to medium term.



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## APPENDICES

### **Appendix 1: Relevant policies in the Aligned Core Strategy (Part 1 Local Plan) and Local Planning Document (Part 2 Local Plan)**

#### **Relevant Policies of the Greater Nottingham Aligned Core Strategy (Part 1 Local Plan)**

Policy 2: The Spatial Strategy

Policy 3: The Green Belt boundaries.

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 12: Local Services and Healthy Lifestyles

Policy 14: Managing Travel Demand

Policy 16: Green Infrastructure, Parks and Open Space

Policy 17: Biodiversity

Policy 18: Infrastructure

Policy 19: Developer Contributions

#### **Relevant Policies of the Gedling Borough Council Local Planning Document: Part 2 Local Plan (LPD)**

Policy LPD 4: Surface Water Management

Policy LPD 18: Protecting and Enhancing Biodiversity

Policy LPD 19: Landscape Character and Visual Impact

Policy LPD 20: Protection of Open Space

Policy LPD 21: Provision of New Open Space

Policy LPD 32: Amenities

Policy LPD 33: Residential Density

Policy LPD 35: Safe, Accessible and Inclusive Development

Policy LPD 36: Affordable Housing

Policy LPD 37: Housing Type, Size and Tenure

Policy LPD 38: Self Build and Custom Homes

Policy LPD 47: Local Labour Agreements

Policy LPD 57: Parking Standards

Policy LPD 58: Cycle Routes, Recreational Routes and Public Rights of Way

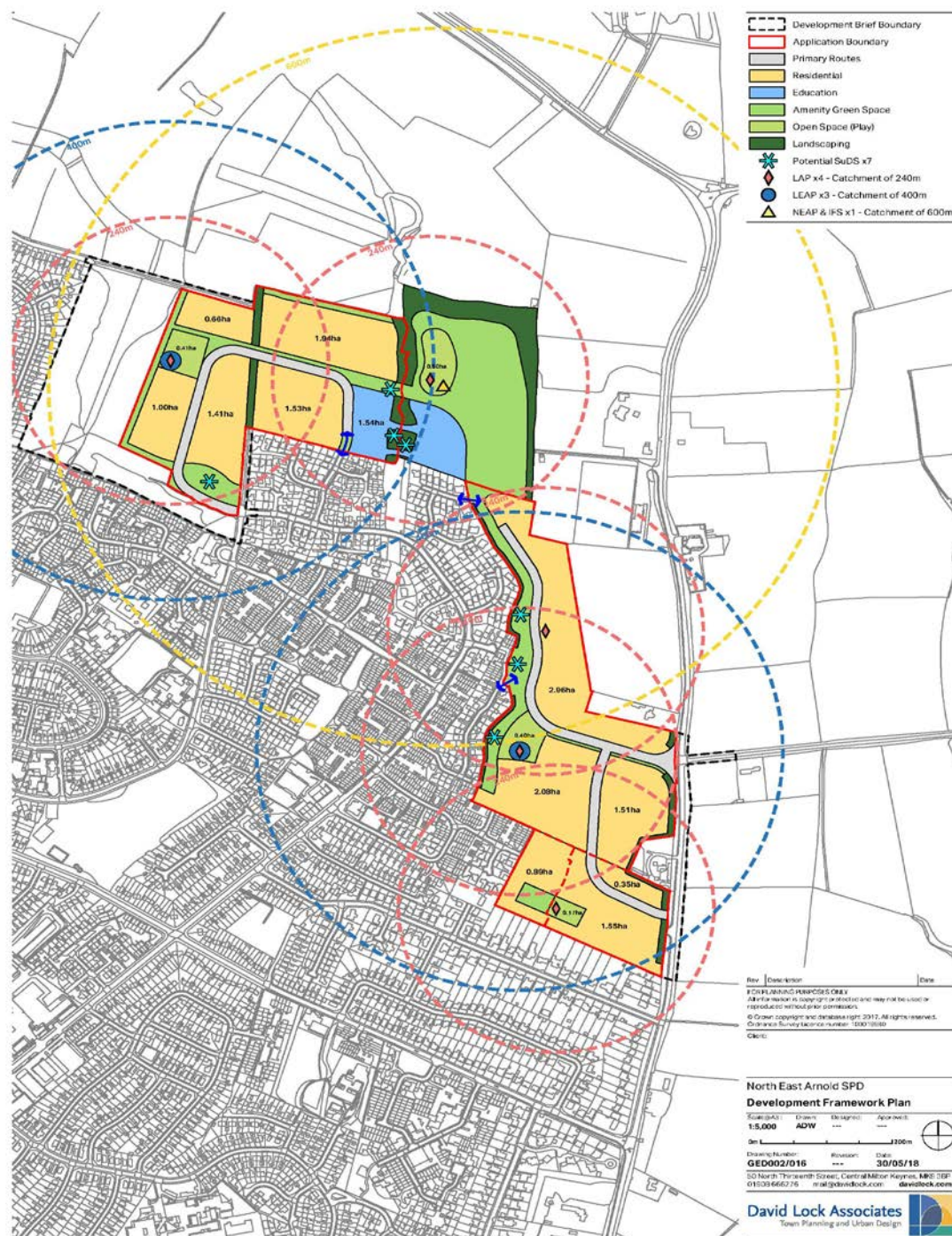
Policy LPD 61: Highway Safety

Policy LDP 62: Comprehensive Development

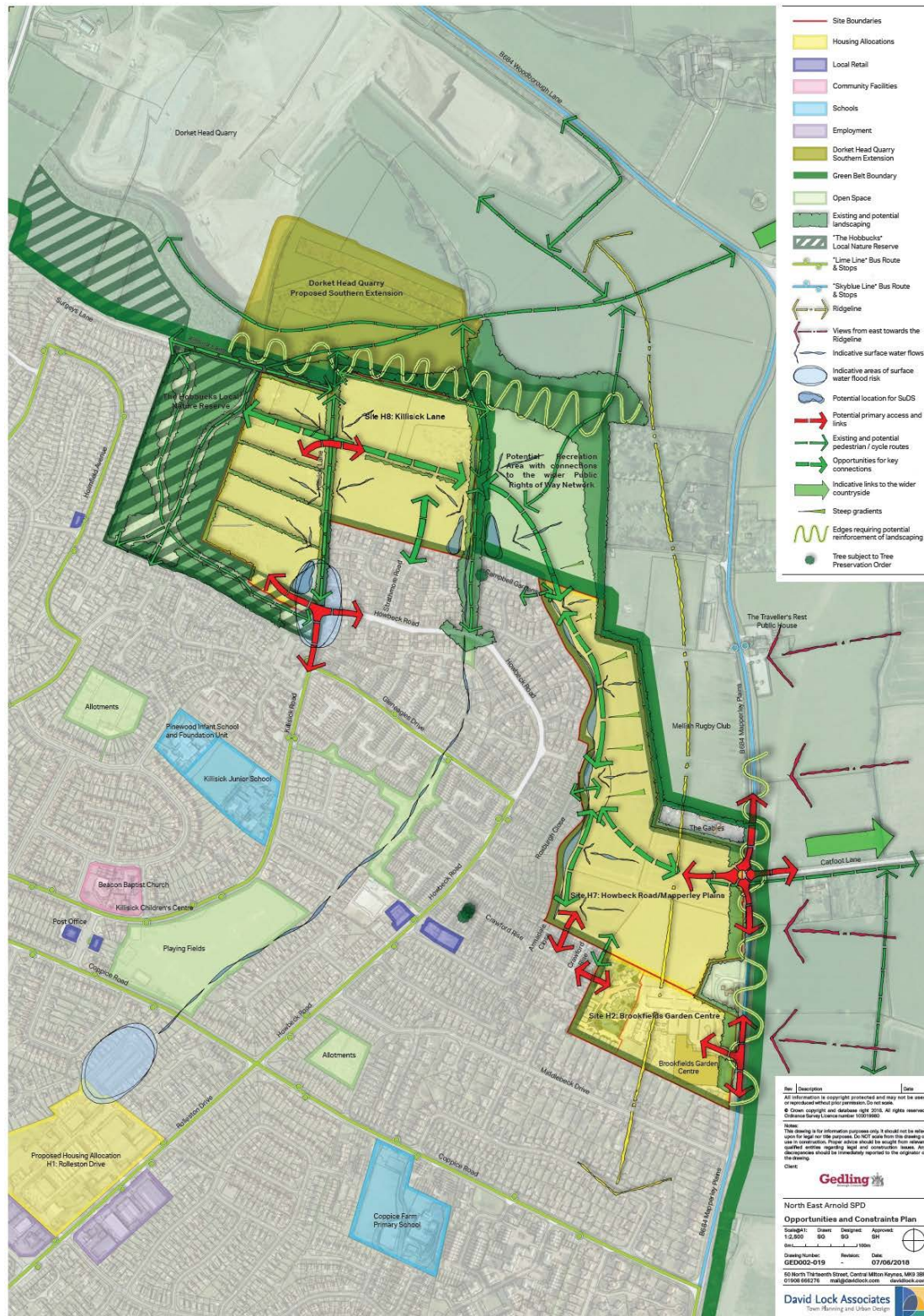
Policy LPD 63: Housing Distribution

Policy LPD 64: Urban Area and Edge of Hucknall

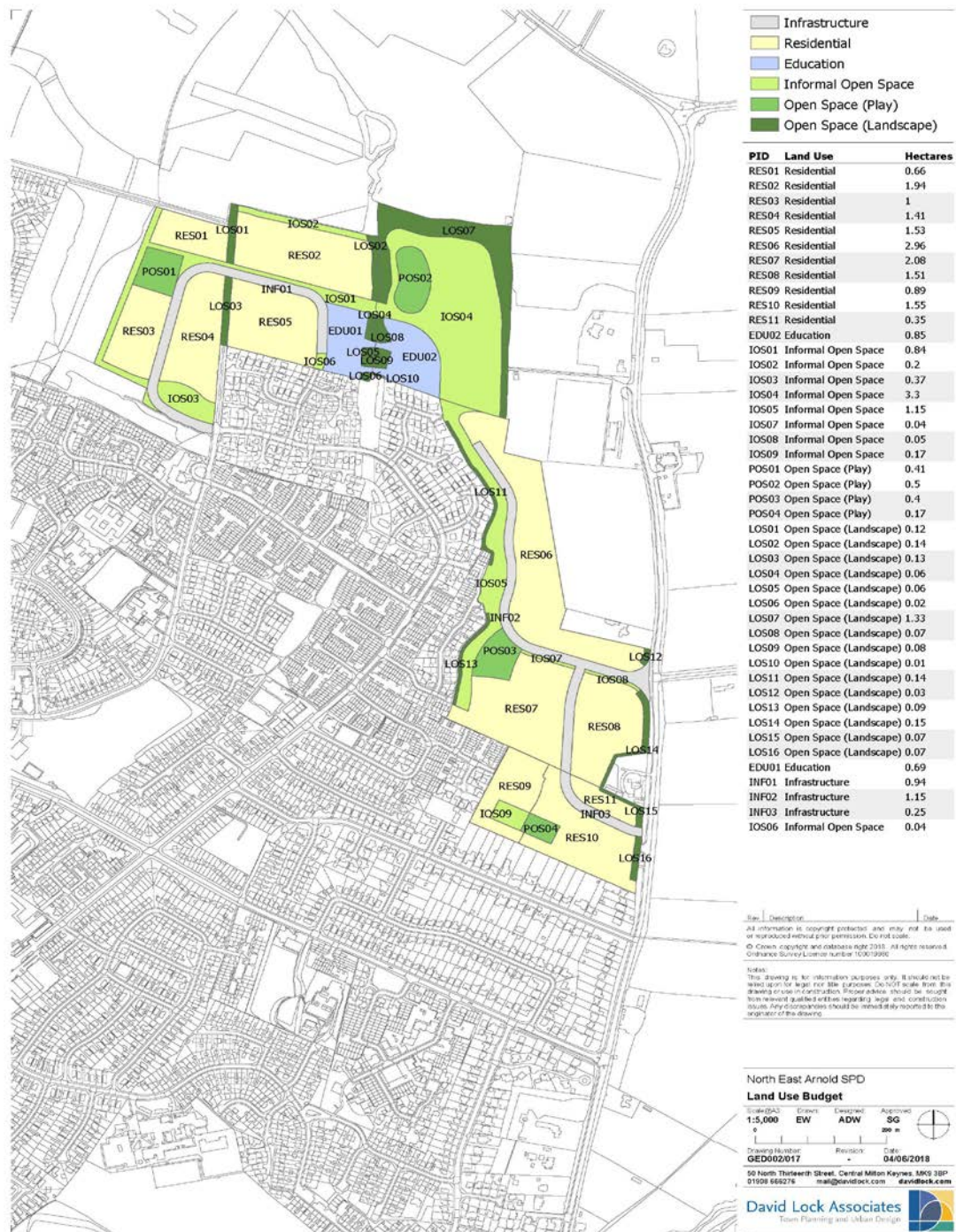
## Appendix 2: Plans











**Appendix 3: Plan of housing allocations in Arnold as identified in Local Planning Document**