

Report to Cabinet

Subject: Development Brief for Three Sites to the north east of Arnold

Date: 31st January 2019

Author: Service Manager - Planning Policy

Wards Affected

Ernehale, Coppice, Plains, Daybrook, Redhill

Purpose

To approve the development brief for three sites to the north east of Arnold (H2: Brookfields Garden Centre, H7: Howbeck Road/Mapperley Plains and H8: Killisick Lane) as a supplementary planning document. The brief has been prepared in order to help facilitate the development of the Local Planning Document allocations and promote comprehensive development.

Key Decision

This is not a key decision. Whilst the development brief affects more than one ward, it is the Local Planning Document that allocated the three sites for development. The development brief provides additional guidance on how development should be delivered and its impact is not therefore considered to be significant in terms of its effect on communities.

Recommendations

THAT Cabinet approves the development brief for three sites to the north east of Arnold (H2: Brookfields Garden Centre, H7: Howbeck Road/Mapperley Plains and H8: Killisick Lane) as a supplementary planning document.

Background

1. The planning policy context for the area is guided by the Aligned Core Strategy (ACS) (adopted September 2014) and the Local Planning Document (LPD) (adopted July 2018). The ACS sets out the key strategic policies for the Greater Nottingham area and specifically highlights in Policy 2: The Spatial Strategy the provision for housing growth to be accommodated in Gedling Borough and provides the context for detailed allocations in the LPD. The LPD allocates specific sites to meet the Council's housing requirement, including land at Brookfields Garden Centre (Site H2) for 90 dwellings, at Howbeck Road/Mapperley Plains (Site H7) for 205 dwellings and at Killisick Lane (Site H8) for 230 dwellings. The three sites are in multiple ownerships, two being in the ownership of the private sector and the other

(H8) in the ownership of Gedling Borough Council and charitable groups.

2. The key objective of the development brief 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 part of the site do not prejudice the delivery of planned development within or adjacent to the site or undermine infrastructure provision, in accordance with Policy LPD 62: Comprehensive Development. The development brief aims to address the following issues:
 - The provision of a new primary school;
 - The provision of affordable housing;
 - Links to the countryside;
 - Connectivity with adjacent existing residential areas;
 - Drainage issues; and
 - The provision of open space.
3. The development brief sets out clear expectations to guide development proposals and includes a number of plans which set out development and design principles arising from a robust analysis of the site, policy context and feedback from stakeholders.
4. Preparation of the document has involved discussions with key stakeholders, including officers of the Borough Council and Nottinghamshire County Council. The draft development brief was subject to a six week consultation between 17th August and 28th September 2018 and the views and opinions of local residents and businesses were also expressed at a workshop event held in the local area on 10th September 2018. The comments received have been considered carefully and have resulted in a number of changes being proposed to the development brief. The Report of Responses attached at **Appendix A** summarises the comments received and the officer responses. For ease of reference, a strikethrough version of the development brief is attached as **Appendix B** to show the proposed changes.
5. It is noted that since the preparation of the draft development brief, planning permission has been granted for the western third of the Brookfields Garden Centre site for up to 32 dwellings (reference 2017/0155).
6. The key change to the development brief is in relation to the location of the new primary school which is required to support new development in the Arnold area. The brief confirms that a new primary school is required to support the development, to be funded by all of the allocations in the Arnold planning area on a pro-rata basis. The Borough Council's preferred location for the primary school is on the housing allocation at Rolleston Drive H1 which is outside of the Masterplan area. However it is recognised that an alternative site may be considered if applicants can demonstrate that it can be delivered within the required timescales

and is capable of being accessible to residential developments that are likely to be served by the school.

7. Other changes have been made to the brief by officers as minor corrections and updating, in particular to paragraphs 1.10 – 1.12, which set out the consultation process.

Proposal

8. It is considered that this policy guidance alongside continued joint working with the landowners, planning consultants and Nottinghamshire County Council should help expedite these sites coming forward through the planning process. It is proposed that the development brief at Appendix C is now adopted as a supplementary planning document. Following adoption, all respondents will be notified and the document will be made available on the Borough Council's website and at the Civic Centre in Arnold in accordance with the Regulations.

Alternative Options

9. One alternative option would be not to adopt the development brief. 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. The brief will help to provide certainty for potential developers in terms of progressing the site through the planning application process. In addition, it will help to ensure that nearby sites in different ownerships are considered and delivered comprehensively.
10. Another alternative option is to adopt the development brief as informal planning guidance rather than as a supplementary planning document. However, this would afford the brief less status in the determination of future planning applications than as a supplementary planning document.
11. Members could adopt a different brief to the one proposed, however, the brief at Appendix C has been through a consultation process and takes into account consultation responses and the Council's preferred location for a primary school. Officers therefore recommend that this brief be adopted.

Financial Implications

None

Appendices

Appendix A - Report of Responses on the Development Brief for the Three Sites to the North East of Arnold

Appendix B - Final Development Brief – strikethrough version

Appendix C - Final Development Brief

Background Papers

None

Reasons for Recommendations

1. To ensure that the three sites (H2: Brookfields Garden Centre, H7: Howbeck Road/Mapperley Plains and H8: Killisick Lane) are considered and delivered comprehensively.