

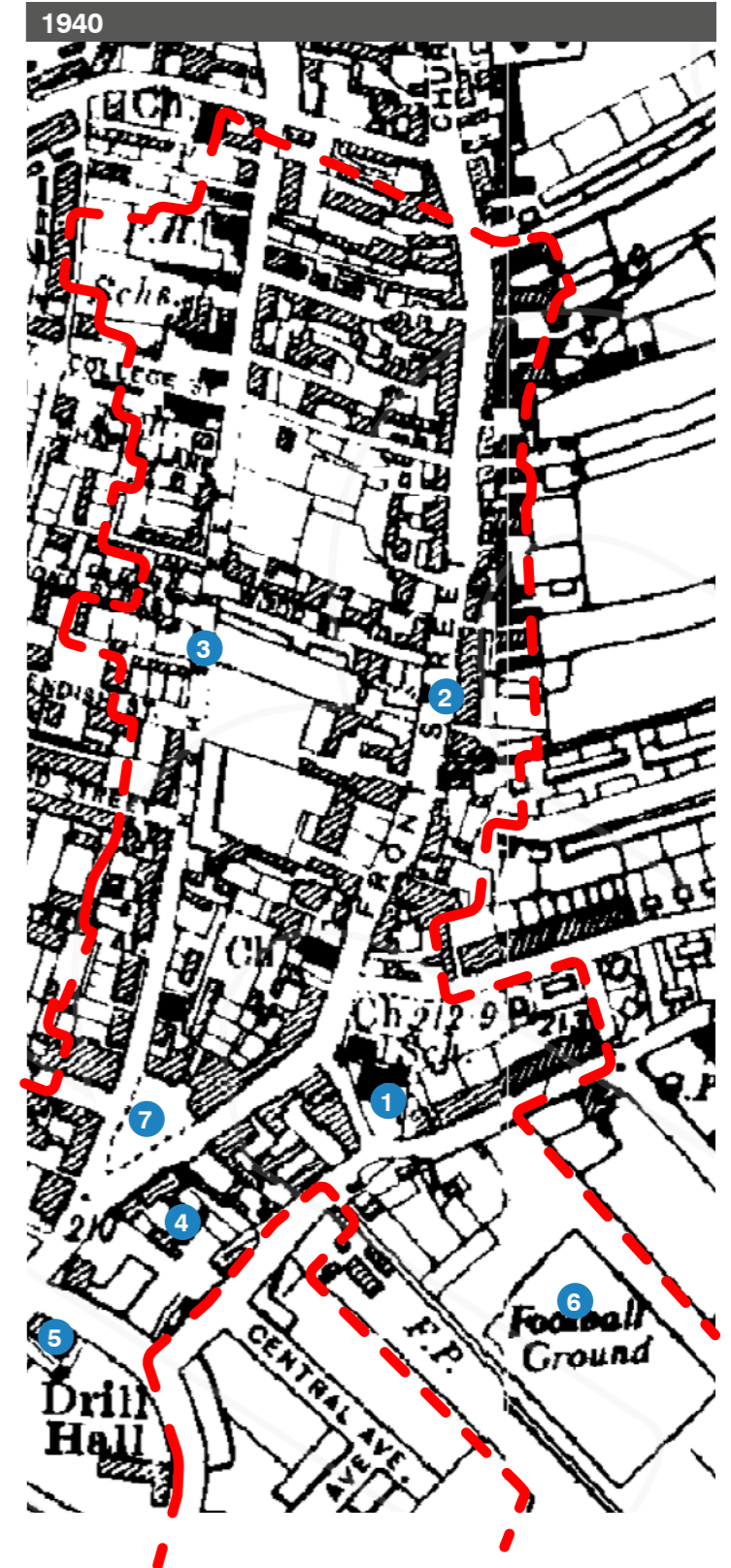
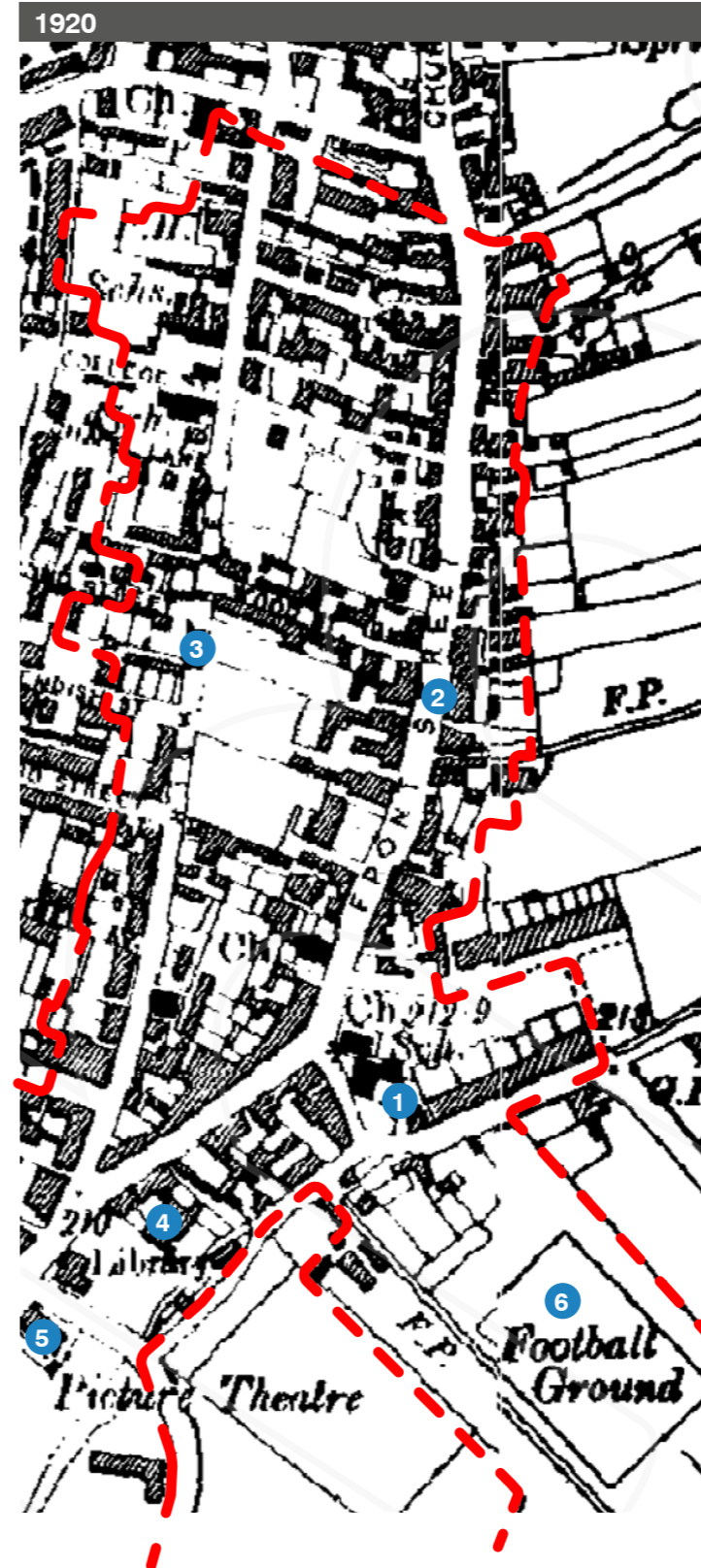
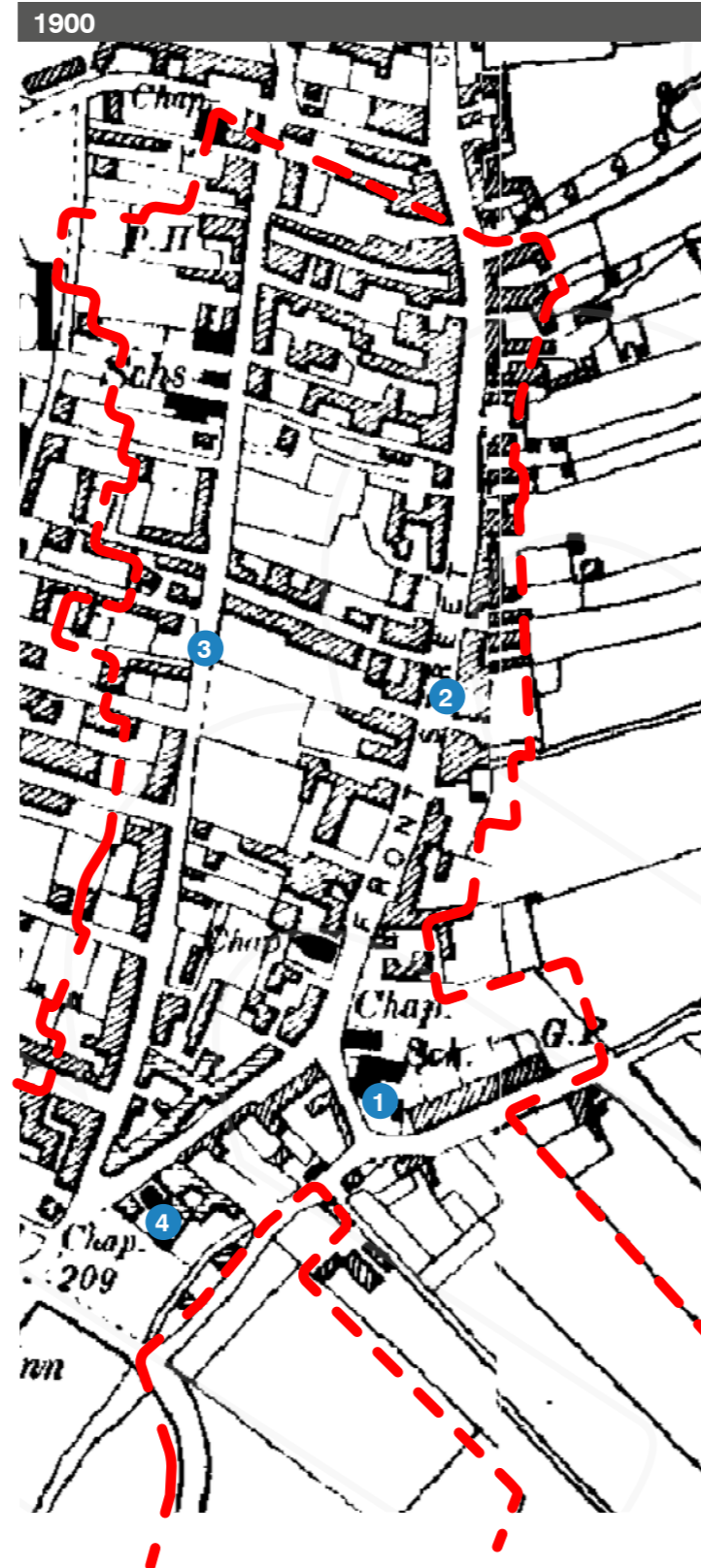
Historic Context

Zone 1 & 2

Focusing in on Zones 1 & 2 of the plan, Front Street, leading to Nottingham Road, is the primary thoroughfare north to south, with High Street a secondary route. The north to south street layout generally reflects what can be seen today. There are a number of small alleyways linking east to west between High Street and Front Street.

Development generally stretches westward from High Street, leaving gardens and farmland beyond the buildings on the eastern side of Front Street. The Football Ground is established (now King George V Recreation Ground). Eagle Square is also carved out to form a public space.

- 1 Chapel & School
- 2 Front Street
- 3 High Street
- 4 Chapel to Carnegie Library
- 5 Picture Theatre to Drill Hall
- 6 Football Ground to King George V Rec. Ground
- 7 Eagle Square



Historic Context

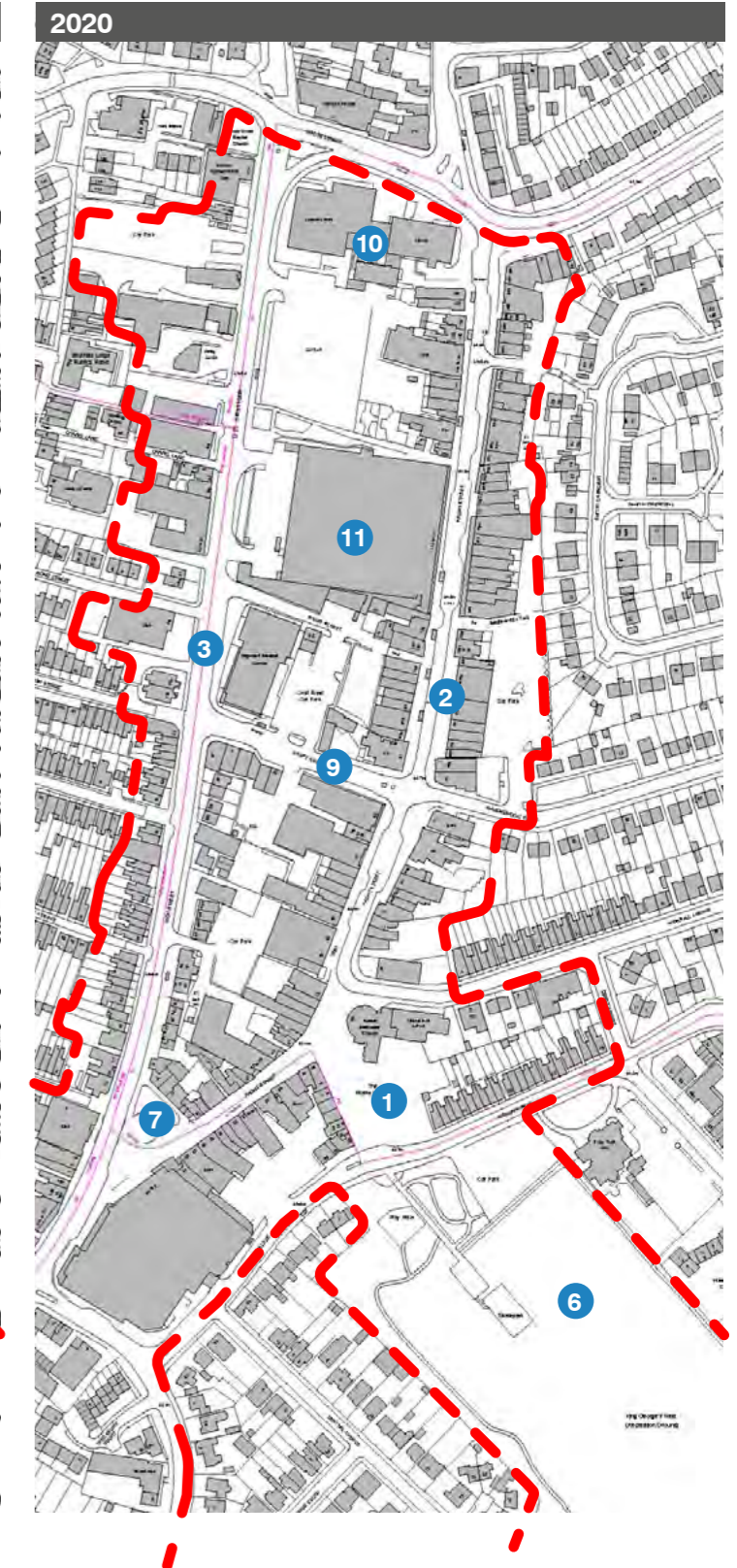
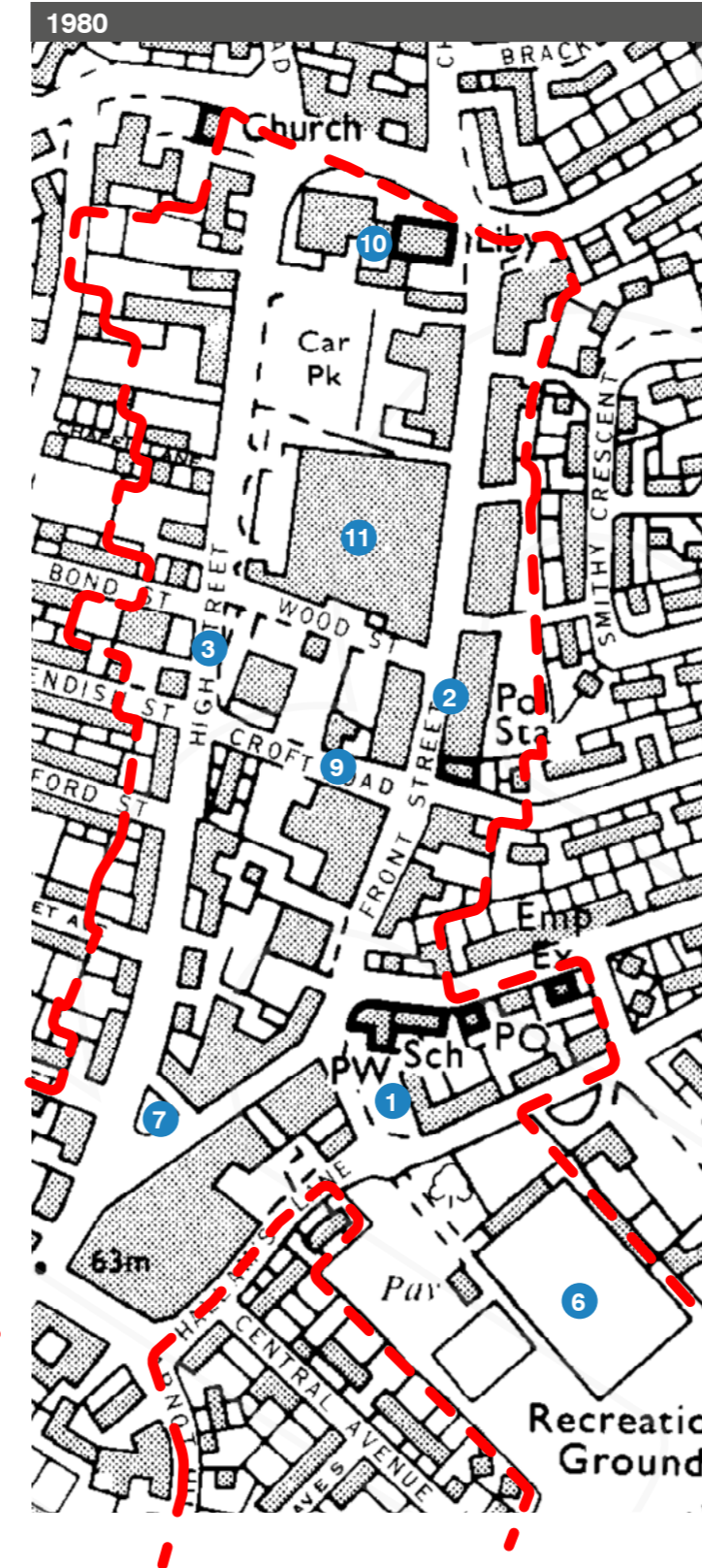
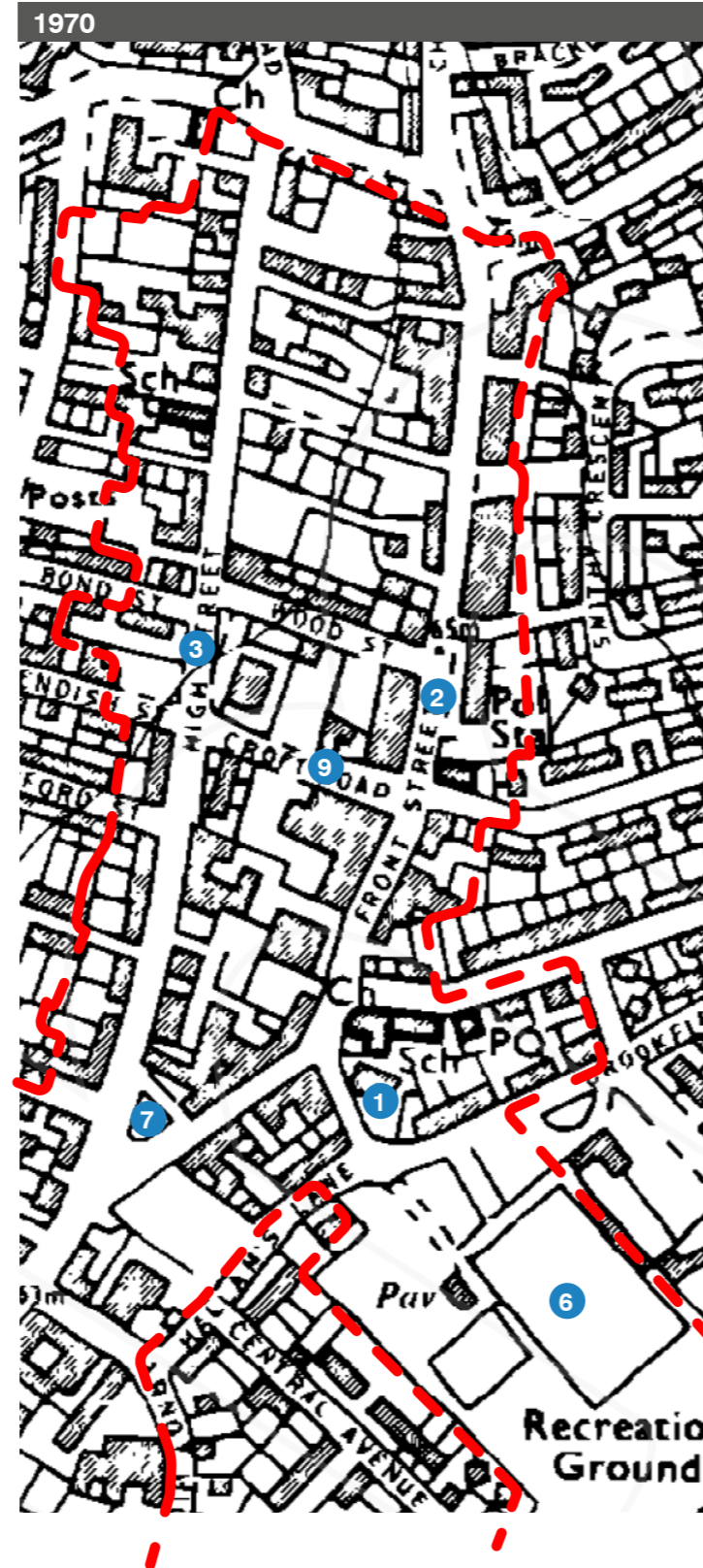
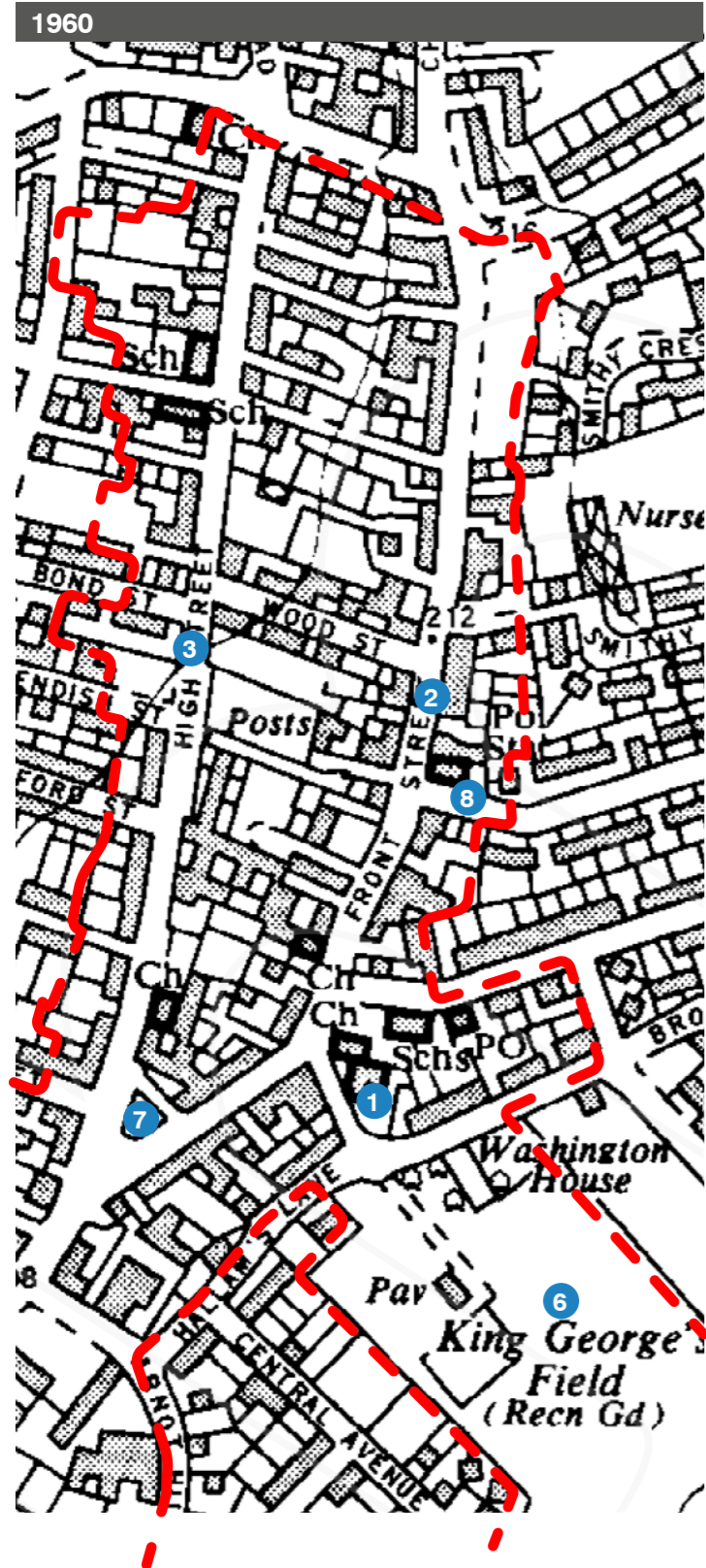
Zone 1 & 2

Cross Street, to the immediate north of the red-line, is widened, beginning to form the streetscape we see today.

Croft Road now joins Wood Street as a major link between High Street and Front Street. New buildings form the corner between Front Street and Cross Street, the ASDA, library, theatre and leisure centre are built.

- 1 Chapel & School redeveloped into the AMP
- 2 Front Street
- 3 High Street
- 4 Chapel to Carnegie Library
- 5 Picture Theatre to Drill Hall
- 6 Football Ground to King George V Rec. Ground
- 7 Eagle Square

- 8 Ravenswood Road
- 9 Croft Road
- 10 Theatre, Pool & Library
- 11 ASDA Superstore



The Site

Zones

The area is divided into three key zones.

Zone 1

This consists of the north of the main shopping area of the town with Front Street to the east, Croft Street in the south, High Street to the west and Cross Street in the north. It includes the Bonington Theatre & Leisure Centre, the Library and ASDA, as well as Highcroft Surgery, Arnold Dental Practice and the former Arnold Working Men's Club.

Zone 2

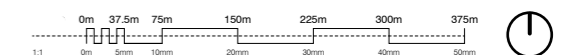
Provides the south of the shopping area of the town with Croft Road to the north, High Street to the west, Hallams Lane to the south, and Derby Road leading to Front Street to the east. It includes the pedestrianised area of Eagle Square, where the Arnold Market is accommodated, and Front Street, as well as the new AMP and King George V Recreation Ground.

Zone 3

Along the key routes of Nottingham and Mansfield Roads this area includes the Arnot Hill Park, where Gedling Borough Council offices and the Civic Centre are located, the recreation ground off Nottingham Road, the large Sainsbury's store, plus industrial areas, retail parks and a hotel.

- 1 Bonington Theatre & Leisure Centre
- 2 Library
- 3 ASDA
- 4 Eagle Square
- 5 AMP
- 6 King George V Recreation Ground
- 7 Sainsbury's
- 8 Arnot Hill Park
- 9 Gedling Borough Council Offices
- 10 Depot
- 11 Madford Retail Park
- 12 ALDI
- 13 Premier Inn
- 14 LIDL

— Zone Boundary



Planning Policy Map

The Adopted Local Plan, 2018, provides the following guidance in the boundary area.

LPD 20 - 'Planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.'

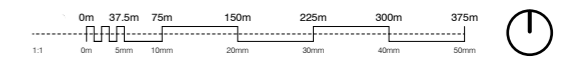
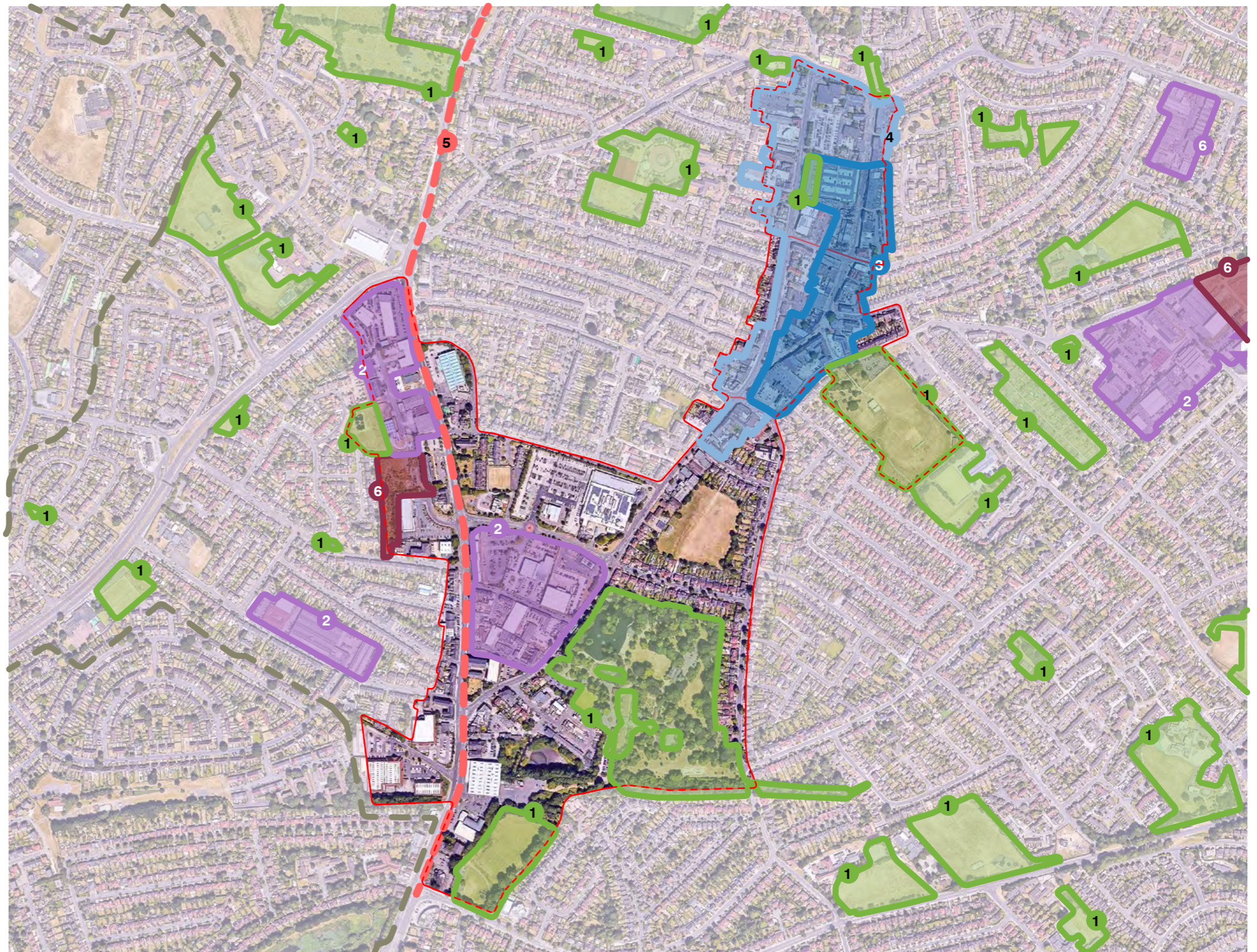
LPD 44 - 'Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas.'

LPD 49 - 'The following network and hierarchy of town centres (with boundaries as shown on the Policies Map) is promoted: Town Centres: Arnold; Local Centres: Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery site, Gedling Village, Mapperley Plain, Netherfield and Ravenshead.'

LPD 60 - The A60 is a key arterial route into Nottingham City Centre. Prior to it being cancelled in 2023, this route led to the Leapool to Sherwood Express Busway park and ride scheme. 'Planning permission will not be granted for development proposals which would prejudice the following transport schemes as shown on the Policies Map: 2. A60 Leapool to Sherwood Express Busway;'

LPD 64 - 'The following sites are allocated for residential development, as shown on the Policies Map.'

- 1 Policy LPD 20 - Protected Open Space Policy
- 2 Policy LPD 44 - Retention of Employment
- 3 Policy LPD 49 - Primary Shopping Area
- 4 Policy LPD 49 - Secondary Shopping Area
- 5 Policy LPD 60 - Local Transport Schemes
- 6 Policies LPD 64 - LPD 70 - Housing Allocation
- Site Boundary
- Borough Boundary



Zone 1

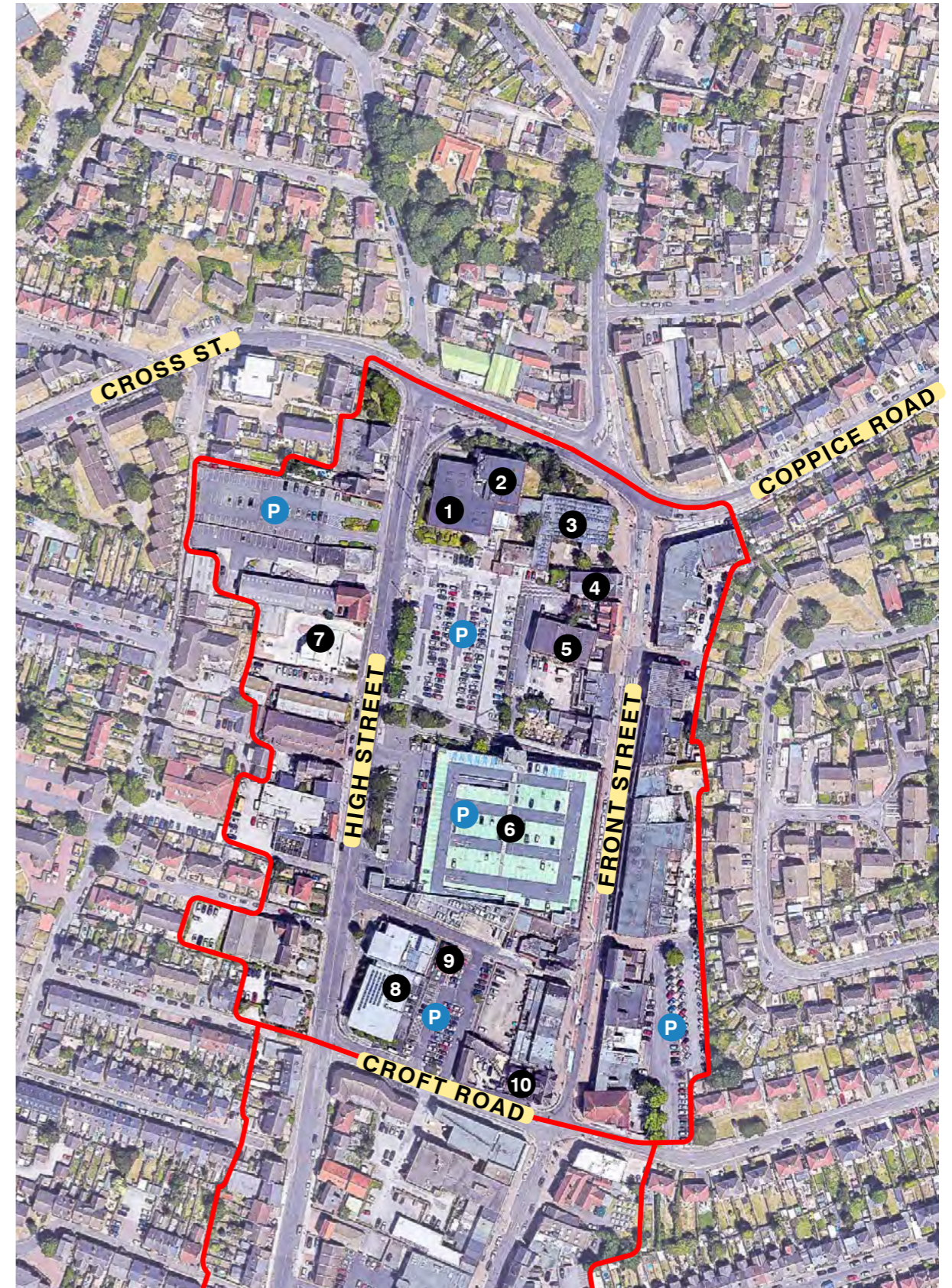
Zone 1 encapsulates the north of the retail core of the town and is bounded by Front Street to the east, Croft Street in the south, High Street to the west and Cross Street in the north.

Arnold Leisure Centre, including the Bonington Theatre, and the Library were originally developed in the early 1980s as part of a complex at the northern end of the town's primary shopping area. It has a 25m x 12.5m main pool (6 lanes), 7m x 7m teaching pool, changing village (24 cubicles), theatre / cinema with raked / retractable seating (176 seats), bar (c. 110m²) and 150 car parking spaces (including 8 disable spaces).

Wet and dry leisure provision in Arnold is split across "wetside" facilities at Arnold Leisure Centre and the "dryside" facilities - gym, health and sports facilities - located at the Redhill Academy campus a short walk to the north.

A condition survey has been undertaken at Arnold Leisure Centre identifying over £1 million in maintenance and life-cycle costs required to continue running the building over the next 10 years.

The Bonington Theatre is a key community asset for Arnold town centre and adds to the mix of land uses in this area. The theatre itself is the only recreational facility of its type within the local area, is well supported by the local community and has a unique cultural offer for Arnold. However, it can currently only be accessed through the leisure centre entrance and therefore struggles with a lack of separate identity and presence on the high street.



- 1 Bonington Theatre
- 2 Leisure Centre
- 3 Library
- 4 Arnold Dental Care
- 5 Working Men's Club Hall
- 6 ASDA
- 7 ASDA Petrol Station
- 8 Highcroft Surgery
- 9 Public Toilets
- 10 The Eagles Corner Pub
- P Car parks



Zone 1

The pedestrian experience around Zone 1 is dominated by vehicles, with limited pavements as well as small cut-through routes linking Front Street and High Street.

This zone is a transitional linear route with a large superstore creating the main retail anchor: ASDA. The ASDA store is a 1980s large format store which fronts on the street with a large car park on a second storey. This car park and the leisure centre car park provide a convenient access point to this part of the town and they serve as the main shopper car park to this part of the town centre. The zone's character consists mainly of 1960/70s purpose built retail units with office/store space above.

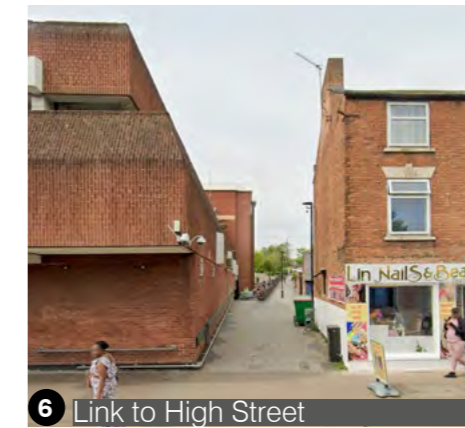
Front Street north has wide generous pavements which give the impression of scale and opportunity to create a boulevard effect, albeit currently it is devoid of any street trees. It has a one-way road to its centre allowing buses to operate from a number of stops along its length.



1 Front Street



5 Link to High Street



6 Link to High Street



7 Link to High Street



2 Front Street



8 Link to Smithy Crescent



9 Link to Smithy Crescent



3 Front Street



10 High Street Car Park



4 Front Street



11 High Street

Zone 2

Zone 2 encapsulates the south of the retail core of the town. It includes the pedestrianised streetscape of Eagle Square and Front Street, as well as the new AMP and King George V Recreation Ground.

Zone 2 covers the town centre core, which includes the main part of the Primary Shopping Area and the southern half of Front Street, from the junction at Arnot Hill Road in the south to Croft Road at the most northern point. The majority of the core is focused on a single linear retail street of Front Street south. This is a pedestrian linear route which runs north to south and flanked with a mix of medium/large commercial retail premises. A 1980s shopping complex dominated by a large B&M store provides an anchor at this southern end of the town. This part of town contains the main destination for national brand comparison shopping.

The new AMP building provides 7 shopping outlets for local independent businesses with over 3,500 sq.ft. of flexible commercial space above, which will be fitted out to create four units suitable for SMEs. The building overlooks the contemporary public square linking King George V Recreation Ground to Front Street.

The architecture of the remaining buildings is a mix of mainly Victorian 'red brick' two storey buildings with some 1960-70s introductions.



- 1 Eagle Square
- 2 Boyes Department Store
- 3 Arnold Methodist Church
- 4 AMP
- 5 King George V Recreation Ground
- 6 Arnold Skatepark
- 7 B&M Store (formerly Wilko) & rooftop car park
- 8 Hallams Lane Car Park



Zone 2

The pedestrian experience in Zone 2 includes the pedestrianised space along Front Street to Eagle Square, as well as the vehicular dominated High Street, Front Street and Croft Street.

The core is pedestrianised, albeit it with some vehicular access, permit holder and blue badge uses through the operations of a TRO between 10am to 4pm. The main linear route runs north to south and creates a main pedestrian arterial link between two main public spaces of Eagle Square to the south and the Market Place to the north. Both are key public spaces and create destination spaces and natural gateways in their own right. Arnold Methodist Church is located adjacent to the Market Place and occupies a prominent position along this axial route.



1 Front Street



2 Front Street



3 Front Street



4 Pedestrianised Front Street



5 Pedestrianised Front Street



6 Pedestrianised Front Street



7 Eagle Square from High Street

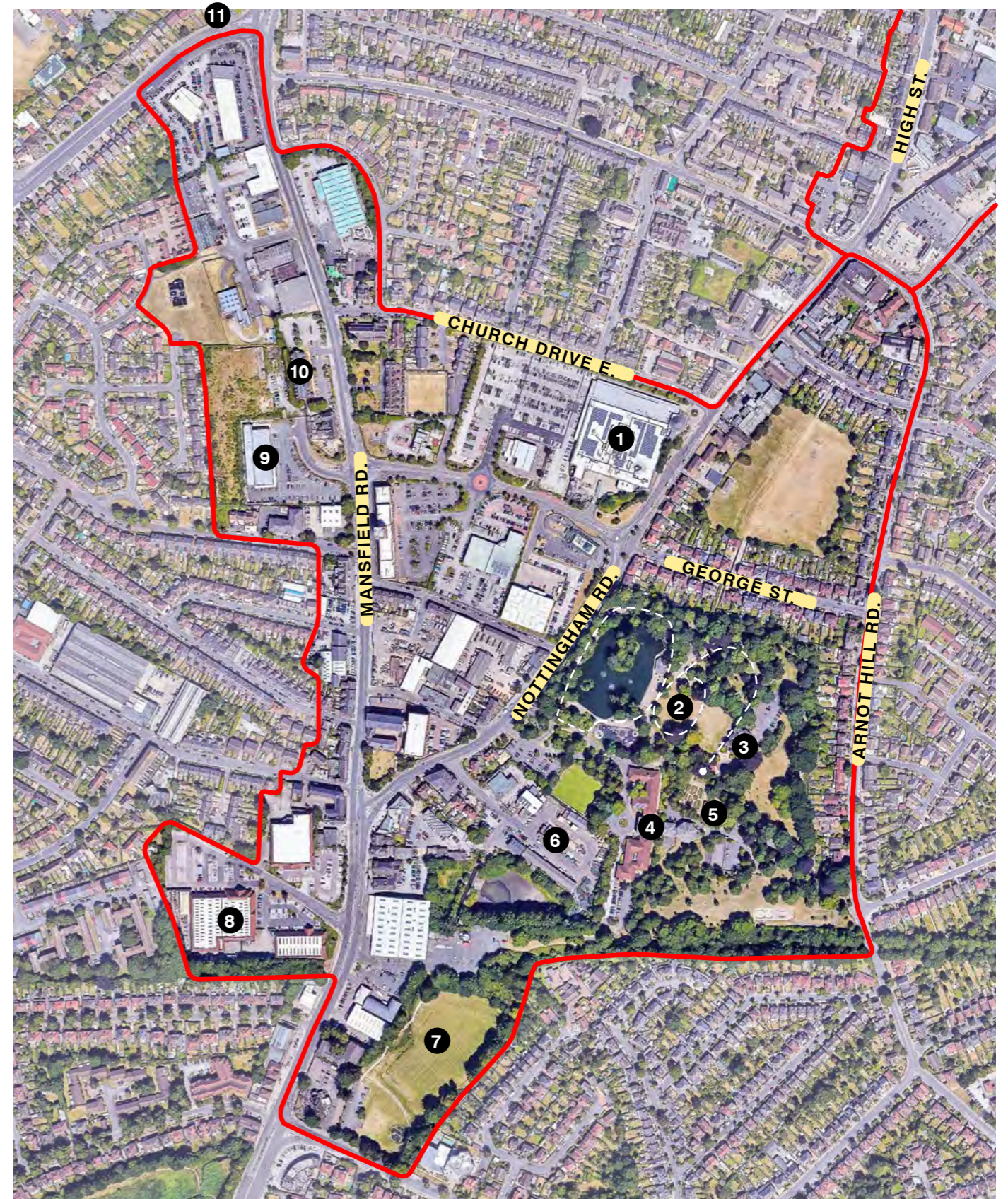
Zone 3

Zone 3 includes a variety of different areas along the key routes of Nottingham and Mansfield Roads. It also includes the key green spaces of Arnot Hill Park and the recreation grounds, the large Sainsbury's store as well as large swathes of industrial estate land, retail parks and the area's only hotel.

In Arnot Hill Park is the current Civic Centre housing Gedling Borough Council's offices.

Arnot Hill Park is a Green Flag Award winning park, with a bowling green and pavilion, skate park, ball courts, rose garden and also a privately run cafe on site. The cafe is a kiosk leased to a third-party operator with public toilet facilities.

Arnot Hill Park is also home to an arts trail comprised of over twenty wood carvings, murals, ceramic pieces and mosaics. The art work has been produced by professional artists working alongside community groups and schools from the across the borough. It also has a 1km running route as a part of Run England's 3-2-1 initiative.



- 1 Sainsbury's
- 2 Arnot Hill Park
- 3 Arnot Hill House
- 4 Gedling Borough Council Office
- 5 The Aviary
- 6 Gedling Borough Council Depot
- 7 Thackerays Lane Recreation Ground
- 8 Madford Retail Park
- 9 ALDI
- 10 Premier Inn
- 11 LIDL

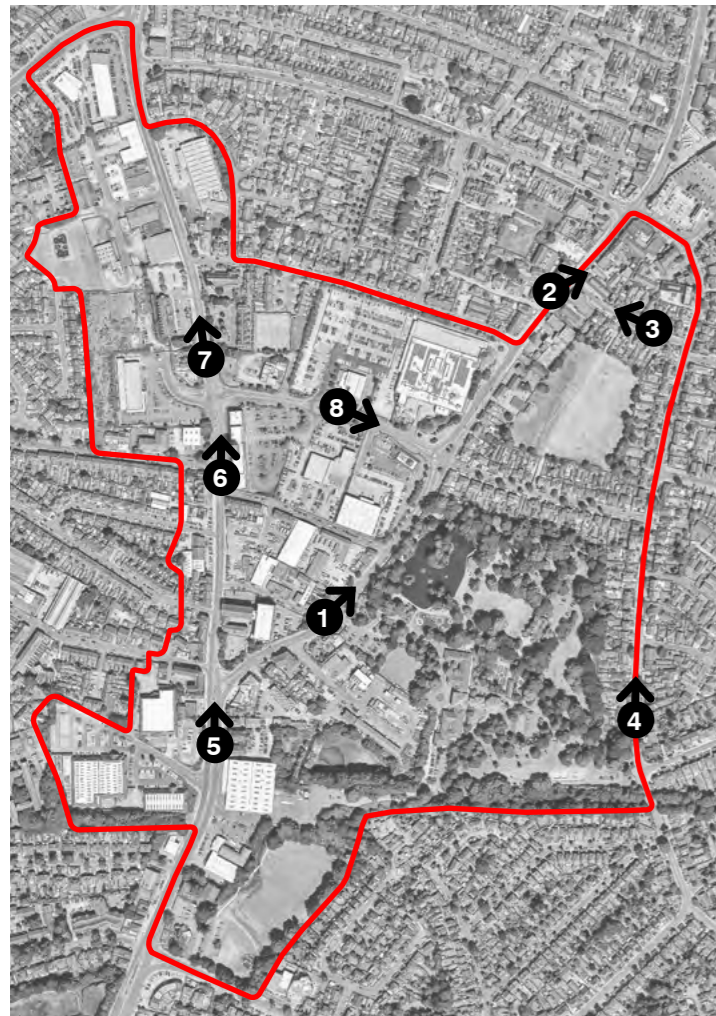
--- 1km running route in Arnot Hill Park



Zone 3

The pedestrian experience is again dominated by vehicular routes, especially linking Arnot Hill Park with Zone 2 along Nottingham Road (shown opposite).

There is a short portion of cycle lane outside the park along Nottingham Road which is shared on the pavement. The rest of Nottingham Road leading up to High Street is pavement of varying dimensions, with few crossing points.



1 Nottingham Road



5 Mansfield Road



2 Nottingham Road



6 Mansfield Road



3 Charles Street



7 Mansfield Road



4 Arnot Hill Road



8 Sir John Robinson Way

Analysis & Mapping

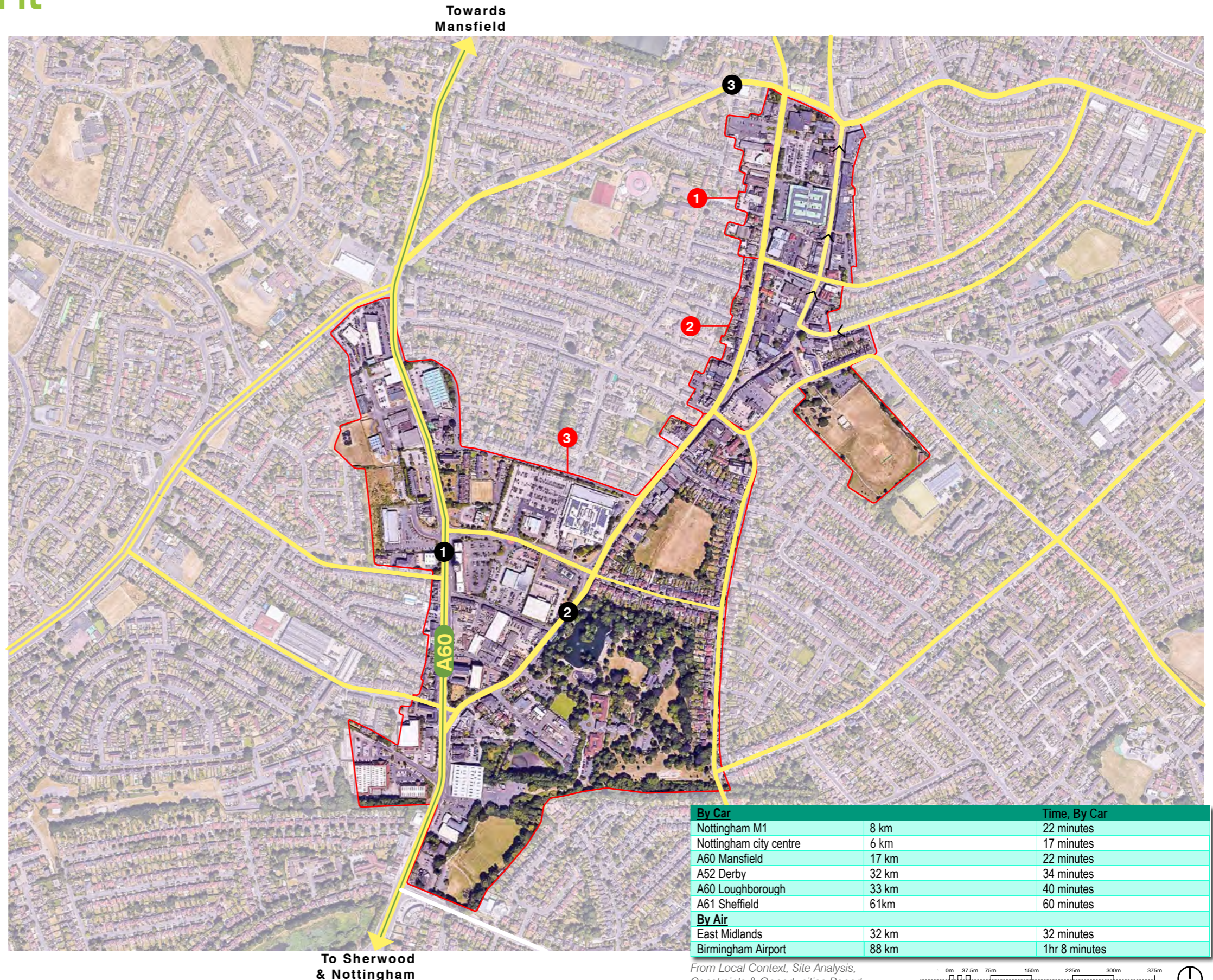
Vehicle Movement

The A60, Mansfield Road, provides a key vehicular route south into Nottingham City Centre, and north to Mansfield and Worksop beyond, and Ollerton via the A614.

Nottingham Road branches off the A60 and provides access to the retail centre of Arnold with numerous different parking options.

Both Mansfield and Nottingham Roads are busy, congested routes, with very little amenities for cycling and walking besides a limited cycle route aside Arnot Hill Park.

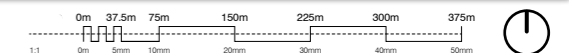
Cross Street leading to Coppice Road runs from east to west at the north of Nottingham Road and connects to Gedling Country Park. The remainder of the roads are largely residential in nature.



- 1 Mansfield Road
- 2 Nottingham Road
- 3 Cross Street

- ← A Road
- ← One Way Street
- == Dual Carriageway
- Link / Residential Street

From Local Context, Site Analysis, Constraints & Opportunities Report, Willmott Dixon



Parking

There are many parking options in the town centre, with over 1,450 parking spaces available in the red-line boundary.

The least used car park is the Druids Tavern car park which experiences only a 10% utilisation, on average and 14.49% at peak times. This can be considered to be due to the requirement to cross High Street to access the town centre amenities, and with car parking available at the leisure centre and on the ASDA supermarket site.

The most popular car parks are Blatherwicks Yard (4) and High Street Co-op (5), which experience average occupancy rates of 77.4% and 93.98% respectively, and both experience peak occupancy rates of circa 85%.

With reference to the peak annual usages data (2022/23) the data provided that there is currently an over provision of circa 41%, which represents 168 car parking spaces. All data from: *Ambition Arnold, Gedling Borough Council, Local Context, Site Analysis, Constraints & Opportunities Report, March 2024.*

- 1 Mansfield Road
 - 2 Nottingham Road
 - 3 Cross Street
- GBC Owned car parks:*
- P1 Druid's Tavern - 70 spaces
 - P2 High Street Leisure Centre - 130 spaces
 - P4 Croft Road - 44 spaces
 - P5 Blatherwicks Yard - 59 spaces
 - P6 High St. Co-Op - 25 spaces
 - P7 Hallam Lane - 52 spaces
- Privately owned car parks:*
- P3 ASDA - Only if using the store, 2 hr limit, approx 400 spaces
 - P8 B&M Roof - 157 spaces
 - P9 St Albans Road - 33 spaces
 - P10 Sainsbury's - 450 spaces
 - P11 Bowling Green - 47 spaces
 - P12 Civic Centre Entrance Car Park - 20 spaces
 - P13 Thackerays Lane - 29 spaces
- ← A Road
 - ← One Way Street
 - ≡≡ Dual Carriageway
 - ≡≡≡ Link / Residential Street

