

Gedling Local Development Plan

Publication Draft Part B

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Serving people, Improving lives

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Policy GLDP 68 - Comprehensive Development

- 1. Planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated in the Local Development Plan. Proposals should take account of the delivery of the whole site including provision of supporting infrastructure on site where appropriate in a timely manner.**
- 2. On sites of 100 dwellings or more a masterplan for the whole site will be required to be submitted as part of any planning application. For large allocated sites which may be developed in phases, it is important to be able to assess how the whole scheme works as one. This includes ensuring that open space contributes to the wider green infrastructure network, any cumulative infrastructure requirements can be delivered and access arrangements are suitable for the total scale of development.**

Justification

14.1.1 In order to protect the potential of a site to be developed for its intended use, the Borough Council needs to ensure that any proposal will not prejudice the development of the remainder of a site. Enquiries and applications could be made to develop a small area of an allocated site for the purpose for which it has been allocated, but in a manner which could restrict or prejudice the development of the remainder of the site.

14.1.2 Development of housing sites identified in the Local Plan will be planned through a comprehensive masterplanning process in accordance with the Council's Design Code. Preparation of masterplans should be proportionate to the scale of development but will need to be informed by detailed discussions with the Highways Authority and relevant evidence, taking into account any historic and natural environment constraints and taking the opportunity to enhance where possible these environments. Preparation will involve the active participation and input from all relevant stakeholders including the council, landowners, developers, the local community, service providers, relevant statutory consultees and other interested parties. Masterplans will be developed in consultation with the council prior to the submission of a planning application. The masterplans are for indicative purposes only and may be subject to alteration following a full detailed assessment of site opportunities and constraints (including archaeological evaluation).

14.1.3 Without the above policy, it is considered that some proposals might be suitable in their own right but prevent comprehensive development.

Monitoring Information

No indicator.

Policy GLDP 69 – Developer Contributions for Infrastructure

- 1. New development must be supported by the required infrastructure at the appropriate stage.**
- 2. All development will be expected to:**
 - a. meet the costs of new infrastructure required as a consequence of the proposal;**
 - b. contribute to the delivery of necessary infrastructure to enable any cumulative impacts of the development to be managed, including identified transport infrastructure requirements; and**
 - c. provide for the future maintenance of facilities provided as a result of the development.**
- 3. Developer contributions may be negotiated to take account of situations where development is phased over time, or where there are significant changes in economic conditions over the period up to completion of a development, to ensure development contributes appropriate to necessary infrastructure.**

Justification

14.2.1 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities.

14.2.2 Delivering infrastructure on time is, therefore, important in ensuring that local services and facilities and the transport network can cope with added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of a development, by contributions towards those needs, and through funding from relevant providers and partners. The Council will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.

14.2.3 In line with the NPPF, an Infrastructure Delivery Plan (IDP) has been prepared for Borough. Likely critical infrastructure requirements for allocated sites are identified in the IDP, together with the measures needed to ensure their future delivery. Site-specific requirements for developer contributions for infrastructure are also set out in the site-specific policies of this Plan and in the IDP. The IDP, more generally, also identifies where there are deficits in infrastructure provision within the plan area and ascertains what additional infrastructure is needed to support the level of growth proposed by the Plan. The IDP also sets out the scale of funding necessary to achieve the provision of critical infrastructure and the anticipated sources of funding

from a range of agencies, including the Council and developers. The IDP has been prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highway authorities, education authorities and water company.

14.2.4 The main elements of infrastructure required to deliver the Plan are identified in the IDP. The IDP includes approximate costs, timescales and funding sources and likely delivery agents where known. It includes more detailed information on infrastructure requirements to support development which is planned to come forward in the early part of the plan period, together with identifying likely infrastructure requirements to support development later in the plan period, and highlights the actions required to bring that infrastructure forward in due course. The IDP will be updated as development proposals are refined through future plan preparation and to reflect any changes in likely funding sources or decisions on the implementation of major projects.

14.2.5 Transport modelling has identified the impact of the proposals of this plan on the transport network. Whilst additional transport measures are proposed which will reduce these impacts, they cannot be fully mitigated, and so further local interventions will be necessary. These local interventions will follow the hierarchy set out in Policy GLDP 63, with the precise measures dependent on the final agreed developments and their configuration which will be informed by wider route strategies prepared by National Highways and the Council.

14.2.6 In addition to named infrastructure, the IDP also identifies capacity constraints relating to infrastructure where further assessment is needed, and this particularly applies to transport, education, open space and flood risk.

14.2.7 The IDP is critically important not only to the delivery of the Plan's vision and core objectives, but also to decisions about where the identified priorities and objectives of public bodies and other service providers need to be delivered through the planning system. The intention is that the IDP is a 'living document' and will evolve and change over time to reflect the circumstances at the time, for example changes in funding or decisions on the implementation of major infrastructure projects. The IDP will also assist in providing a basis for making bids for public funding.

14.2.8 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. Contributions from one or more developments may be pooled where appropriate, subject to adherence to any restrictions on pooling of developer contributions. When negotiating developer contributions, consideration will be given to changes in economic conditions over time and scheme viability.

14.2.9 Where a development is accepted as being not viable with a policy-compliant level of developer contribution, review mechanisms may be appropriate to allow the reassessment of viability over the implementation period of the development to

ensure policy compliance and optimal public benefits where viability changes over time. If economic conditions change and viability is improved over the implementation period of a development, further viability testing may be required with a view to ensuring that the development maximises its potential to realise a policy-compliant contribution to necessary infrastructure. Where a development is anticipated to be delivered in phases, a review may occur at each phase.

14.2.10 Developments must contribute as necessary to meet all on- and off-site infrastructure requirements to enable development to take place satisfactorily. These may include:

- transport infrastructure (including footpaths, bridleways, cycleways and roads);
- drainage and flood protection;
- public transport (including services and facilities);
- travel behavioural change measures (including travel plans, marketing and promotion);
- affordable housing;
- supported housing;
- education (including early years' provision and community education);
- open space (including play areas, sport and recreation);
- community facilities (including libraries, youth activities and meeting venues);
- cultural facilities;
- health and social care facilities;
- emergency services (police / crime reduction measures, fire and ambulance services);
- environmental improvements;
- waste recycling facilities;
- shopping facilities;
- Blue-Green Infrastructure (including new wildlife habitats);
- Information and Communication Technology; and
- training and employment measures for local people.

14.2.11 Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. Gedling Borough Council introduced CIL Charging Schedules in 2015

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of the infrastructure identified in the Infrastructure Delivery Plan (IDP), site-specific policies	Implementation of individual schemes as in the IDP	Gedling Local Development Plan

Ensure appropriate developer contributions to infrastructure	S106 contributions secured, and Community Infrastructure Levy funding raised as reported in Infrastructure Funding Statements	Development Management decisions
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Policy GLDP 70 – Housing Allocations

HOU 1 - Former Sherwood Academy

1. Former Sherwood Academy as shown on the Policies Map is allocated for residential development with a capacity of 125 dwellings. The site area is approximately 5.6 hectares.
2. The development will be subject to the requirements set out below and shown on the indicative plan.
 - **Housing**
 - Provision for 125 homes
 - 20% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership
 - **Transportation**
 - Two points of vehicular access from Wollaton Avenue and Arnold Lane
 - An additional emergency access from Wollaton Avenue
 - Contribution towards bus provision
 - Provide pedestrian and cycle connections at the site boundary to Wollaton Avenue and The Fairway
 - Travel plan
 - **Blue-Green Infrastructure**
 - Retain and enhance boundary vegetation
 - 10% on site provision of open space
 - 10% Biodiversity Net Gain
 - Appropriate sustainable drainage system
 - **Other requirements including:**
 - Contributions to primary health care
 - Contributions towards additional school places
3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

Justification

14.3.1 The development of Former Sherwood Academy will provide for 125 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.2 All green space within the site should be permanently maintained as open space.

14.3.3 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would

prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage system	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will

Infrastructure	Summary Assessment	Further work
		<p>need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.</p>
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 2 - Lime Lane

- 1. Lime Lane as shown on the Policies Map is allocated for residential led development with a capacity for 1075 dwellings, up to 7.5 hectares of employment, a park and ride facility and a local centre. The site area is approximately 70 hectares.**

- 2. The development will be subject to the requirements set out below and shown on the indicative plan:**
 - **Housing**
 - **Provision for 1075 homes**
 - **30% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Employment**
 - **Provision of 7 hectares of industrial / warehousing (E(g)(iii) and B8 uses and 3,000 square metres office floorspace**
 - **An Employment and Skills Plan**
 - **Transportation**
 - **Provision of park and ride facility**
 - **Five points of vehicular access from new arm off Leapool Roundabout, Lime Lane, Calverton Road, Longhirst Drive and Wansbeck Close**
 - **Retain both public rights of way through the site**
 - **Contribution towards bus provision and internal primary road designed to accommodate a potential bus route through the development site**
 - **Travel Plan**
 - **Blue-Green Infrastructure**
 - **Establish a new green corridor along ridge line in the centre of the site**
 - **Retain and enhance boundary vegetation**
 - **Suitable stand off and planting along boundaries with employment sites, both the proposed employment site to the north west and existing Dorket Head Brickworks to the north east**
 - **10% on site provision of open space**
 - **10% biodiversity net gain**
 - **Appropriate sustainable drainage system**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
 - **Provision of a local centre which should not exceed 2,000 sq.m**
 - **Prior extraction of brick clay to be considered through the planning application process**

- **A layout and design that responds appropriately to the topography of the site**
- 3. Numbers and employment floorspace figures provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings and employment floorspace subject to the overall scheme being considered suitable.**

Justification

14.3.4 The development of the Lime Lane strategic allocation will create a Sustainable Urban Extension to Arnold and the wider Nottingham conurbation. The development will provide for 925 new homes. This capacity includes an area previously allocated for 150 homes which does not yet have planning permission. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the challenging topography, visual impact, highway capacity and appropriate buffer with neighbouring occupiers. A broad mix of house sizes and types will be required. The development will also include areas of employment development to the north west with access from the Leapool Roundabout and to the north east adjoining Dorket Head Brickworks.

14.3.5 There are existing public rights of way that cross through the site connecting Ashington Drive to both Mansfield Road and Lime Lane which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.6 The site is located in proximity to the Dorket Head Brickworks as well as proposing new employment uses within the site. A noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity of the proposed housing. Additionally, the proposed employment units closest to proposed housing should be limited in height to not appear overbearing. Appropriate landscape screening should also be provided to protect the visual amenity of future residents.

14.3.7 The allocation is primarily for housing and employment, however a local centre of up to 2,000 sq.m, comprising one or more units should also be provided. The size and scale of the local centre is considered appropriate to support the 1,075 new homes proposed. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments.

14.3.8 Higher densities should be achieved in areas to the south of the site. All green space within the site should be permanently maintained as open space.

14.3.9 Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

14.3.10 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site Specific highway improvements set out in GLDP 63 – Transport Infrastructure Priorities	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 30% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 2,000 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision.	Green infrastructure proposals to be progressed as part of planning application

Infrastructure	Summary Assessment	Further work
	Requirement for 10% of the site area to be open space.	process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan



HOU 3 - Mapperley Golf Course

- 1. Mapperley Golf Course as shown on the Policies Map is allocated for residential development with a capacity of 750 dwellings and a local centre. The site area is approximately 46 hectares.**

- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 750 homes**
 - **20% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **At least two points of vehicular access including via Arnold Lane roundabout and Central Avenue**
 - **Contribution towards bus provision and internal roads designed to accommodate a potential bus route through the development site**
 - **Provide pedestrian and cycle connections to Digby Park**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Retain and enhance boundary vegetation, specifically existing trees and woodland**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
 - **Provision of a local centre which should not exceed 500 sq.m**
 - **A layout and design that responds appropriately to the topography of the site.**

- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.11 The development of Mapperley Golf Course will provide for 750 new homes. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the challenging topography. A broad mix of house sizes and types will be required.

14.3.12 Higher densities should be achieved in areas to the east, west and centre of the site. All green space within the site should be permanently maintained as open space.

14.3.13 The allocation is primarily for housing, however a local centre of up to 500 sq.m, comprising one or more units should also be provided, which is considered an appropriate size and scale to not harm the existing Mapperley Plains local centre. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments.

14.3.14 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 500 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan



HOU 4 - Mapperley Plains East

- 1. Mapperley Plains East as shown on the Policies Map is allocated for residential development with a capacity of 650 dwellings. The site area is approximately 30 hectares.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 650 homes**
 - **25% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **At least two points of vehicular access from Mapperley Plains and should connect throughout the whole site**
 - **Footway provision should be made across the site frontage where feasible**
 - **Contribution towards bus provision and internal primary road designed to accommodate a potential bus route through the development site**
 - **Retain public rights of way through the site**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Incorporation of green corridor through the centre of the site**
 - **Retain and enhance boundary vegetation**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.15 The development of Mapperley Plains East will provide for 650 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.16 There are existing public rights of way that cross through the site connecting Spring Lane to both Catfoot Lane and the Bonney Doles which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.17 Higher densities should be achieved in areas to the west of the site. All green space within the site should be permanently maintained as open space.

14.3.18 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site Specific highway improvements set out in GLDP 63 – Transport Infrastructure Priorities	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 25% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.



HOU 5 - New Farm

- 1. New Farm as shown on the Policies Map is allocated for residential development with a capacity of 375 dwellings. The site area is approximately 35 hectares.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 375 homes**
 - **35% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **Vehicular access from Bestwood Lodge Drive**
 - **Emergency vehicle access from Thornton Avenue**
 - **Contribution towards bus provision**
 - **Provide a pedestrian and cycle connection to the public right of way at the northern site boundary**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Landscape buffer to the west of the site**
 - **Retain “The Strip” area of woodland**
 - **Retain and enhance boundary vegetation**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
 - **Appropriate sustainable drainage system**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.19 The development of New Farm will provide for 375 new homes. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the heritage impact, highway capacity and watercourse. A broad mix of house sizes and types will be required.

14.3.20 Higher densities should be achieved in areas to the south and centre of the site. All green space within the site should be permanently maintained as open

space. A landscape buffer to the west of the site is required to retain the distinctive character of Bestwood Country Park and protect the setting of Bestwood Lodge. A new pedestrian and cycle connection at the northern boundary of the site should be made to connect to the existing public right of way which connects Henry Street to Bestwood Village.

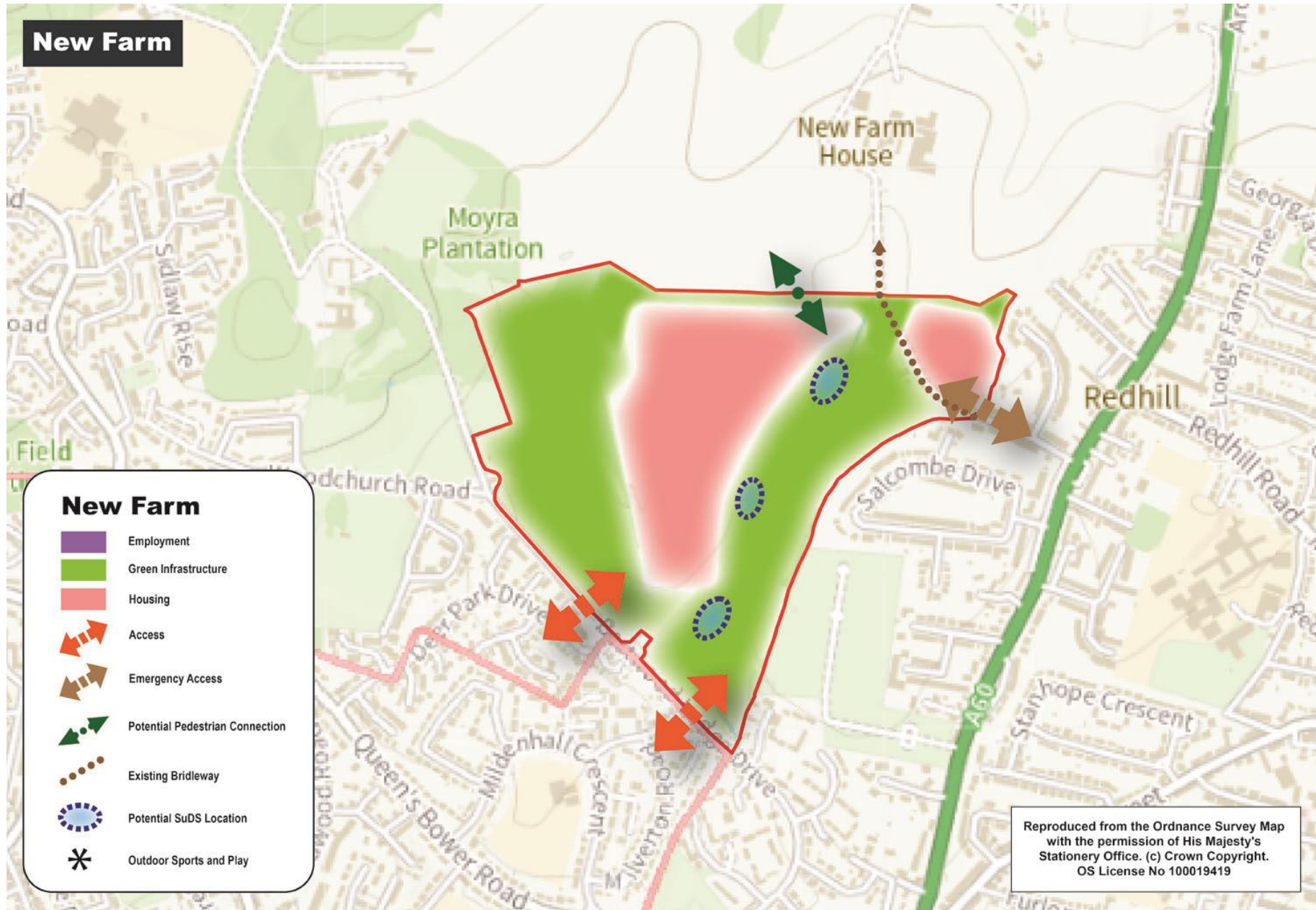
14.3.21 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 35% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Lower density development and reduced site area to omit the former Historic Parkland and provide a suitable buffer to this area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Indicative Plan



HOU 6 - Teal Close Extension

- 1. Teal Close as shown on the Policies Map is allocated for residential-led development with a capacity of 500 dwellings and up to 7.5 hectares of employment. The site area is approximately 52 hectares.**

- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 500 homes**
 - **25% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Employment**
 - **Provision of 7 hectares of industrial / warehousing (E(g)(iii) and B8 uses on land off Stoke Lane and 3,000 square metres office floorspace**
 - **Employment and Skills Plan**
 - **Transportation**
 - **Two points of vehicular access from Scooter Road and Stoke Lane**
 - **Retain public right of way through the site**
 - **Contribution towards bus provision**
 - **Provide a pedestrian and cycle connection to Rivendell Eco Park**
 - **Blue-Green Infrastructure**
 - **Landscape buffer to the north east**
 - **Retain and enhance boundary vegetation**
 - **Suitable stand off and planting around the existing housing on Stoke Lane**
 - **Extension to Rivendell Eco Park**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**

- 3. Numbers and employment floorspace figures provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings and employment floorspace subject to the overall scheme being considered suitable.**

Justification

14.3.22 The development of Teal Close will provide for 500 new homes and 7.5 hectares employment generating uses. The exact level of housing and employment and siting of development will be considered through the planning application process, taking into account the need to respond to flood risk. A broad mix of house sizes and types will be required.

14.3.23 There is an existing public right of way that crosses through the centre of the site connecting the Netherfield Lagoons and Stoke Lane which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.24 A landscape buffer to the north east of the site is required to avoid the loss of countryside gap between Stoke Bardolph and Carlton and to protect the setting of heritage assets in Stoke Bardolph.

14.3.25 The allocation comprises employment uses in proximity to the existing housing on Stoke Lane known as Top Row Cottages. A noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity of the existing housing. Additionally, the employment units closest to Top Row Cottages should be limited in height to not appear overbearing and include appropriate landscape screening to protect the visual amenity of the existing residents at Top Row Cottages.

14.3.26 Higher densities should be achieved in areas to the west and centre of the site. All green space within the site should be permanently maintained as open space.

14.3.27 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site Specific highway improvements set out in GLDP 63 – Transport Infrastructure Priorities	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed

Infrastructure	Summary Assessment	Further work
		as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 25% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Avoid development on part of the north-east fields closest to the village of Stoke Bardolph	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 7 - Willow Farm Extension

- 1. Willow Farm Extension as shown on the Policies Map is allocated for residential development with a capacity of 200 dwellings. The site area is 12 hectares.**
- 2. The development will be subject to the requirements set out below.**
 - **Housing**
 - **Provision for 200 homes**
 - **35% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **Single points of vehicular access from Green's Farm Lane**
 - **Contributions towards bus provision**
 - **Retain public right of way through the site**
 - **New pedestrian and cycle connection to Grange View Road**
 - **Travel Plan**
 - **Blue-Green Infrastructure**
 - **Green corridor along the public right of way through the centre of the site**
 - **Retain and enhance boundary vegetation**
 - **Suitable stand off and planting along the line of Colliery Way**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
 - **A layout and design that responds appropriately to the topography of the site.**
 - **Integrate development with existing edge of Gedling Village**
 - **Development below the 75m contour line to limit visibility**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.28 The development of Willow Farm Extension will provide for 200 new homes. This capacity includes an area previously allocated for 110 homes, of which 24 homes are currently under construction, but the remainder does not yet have planning permission. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to the challenging topography. A broad mix of house sizes and types will be required.

14.3.29 There is an existing public right of way that crosses through the centre of the site connecting Yew Tree Lane and Colliery Way which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.30 Higher densities should be achieved in areas to the south of the site. All green space within the site should be permanently maintained as open space.

14.3.31 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 35% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

HOU 8 - Top Wighay Farm Extension

- 1. The area as shown on the Policies Map is allocated for residential development with a capacity of 880 dwellings. The site area is approximately 44 ha.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**

Extended area

- Housing**
 - **Provision for 880 homes**
 - **30% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
- Transportation**
 - **At least two points of access from roads within the “consented area”**
 - **Pedestrian and cycle connections to adjacent development within the “consented” area**
 - **Provision of a safeguarded route for the Nottingham Express Transit line**
 - **Travel Plan**
- Blue-Green Infrastructure**
 - **Retention and enhancement of existing habitats, including Local Wildlife Sites**
 - **The creation and enhancement of open space and green infrastructure which links to the wider Green Infrastructure network**
 - **10% Biodiversity Net Gain**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank and sufficient to protect the natural and historic environment including Linby Conservation Area**
 - **Protection of the two historic watercourses which bisect the eastern part of the site and feed into Linby Docks, to conserve the character of Linby Conservation Area (including protection from flooding, pollution etc) including the significance of the two scheduled (and listed) crosses that sit on Linby Docks (Top Cross and Bottom Cross)**
 - **Landscape buffers to the north, west and south eastern boundaries, to protect the significance of Annesley Hall Registered Park and Garden and Linby Conservation Area**
 - **Part of the north western corner of the site lies within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA). Mitigation will be necessary to demonstrate that**

development can be delivered with no adverse impact on the integrity of the ppSPA

- **10% on site open space provision**
- **An appropriate sustainable drainage system**
- **Other**
 - **Contributions towards primary health care.**
 - **Contributions towards additional school places.**

3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

Justification

14.3.32 The development of the Top Wighay Farm Extension strategic allocation will create a Sustainable Urban Extension to Hucknall and the wider Nottingham conurbation. The allocation will also form a seamless extension to the “consented” area with outline planning permission (2020/0050) granted on 25th March 2022, for mixed-use development comprising; 805 homes, land for employment purposes (up to 49,500 m2 of employment space (E(g)(i) E(g)(ii) uses and B8 uses), a local centre of not more than 2,800 square metres, a 1.5 form entry primary school and associated infrastructure, open space and landscaping. The development will provide for 880 new homes. The exact level of housing and siting of development will be subject to negotiation, taking into account the need to respect the setting of heritage assets and to respond to drainage issues. A broad mix of house sizes and types will be required.

14.3.33 Higher densities should be achieved in areas within the centre of the site and, in particular, within walking distance of the new neighbourhood centre. All green space within the site should be permanently maintained as open space.

14.3.34 The allocation will provide new green infrastructure which links to the wider Green Infrastructure network including National Cycle Route 6 (Bestwood Park to Newstead Blue-Green Infrastructure Corridor), which has regard to the Greater Nottingham Landscape Character Assessment.

14.3.35 The landscape buffer to the north and west of the site is required to maintain the strong sense of separation from Newstead Village and protect the setting of Annesley Hall Registered Park and Garden. The landscape buffer to the south east of the site is required to maintain separation with Linby Conservation Area, to protect the setting of this heritage asset, and to contribute to the creation of a permanent defensible Green Belt boundary. To assist in protecting the significance of this important heritage asset, a wooded buffer should be provided between the railway line and the allocated land along the eastern edge of the site to protect the green space between Linby village and the development site. The historic watercourse which bisects the eastern section of the extension and which feeds into the northern of the two Linby docks comprises a unique feature contributing to the character of Linby Conservation Area. The watercourse should be protected, including from issues such as flooding and pollution etc, and existing planting should be preserved.

14.3.36 Part of the north western corner of the site lies within 400m of the Sherwood Forest possible potential Special Protection Area (ppSPA). Mitigation measures will need to be considered and agreed with Natural England as part of the planning application process to demonstrate that development can be delivered with no adverse impact on the integrity of the ppSPA, noting the presence of the A611 and the section of Annesley Forest which forms a buffer.

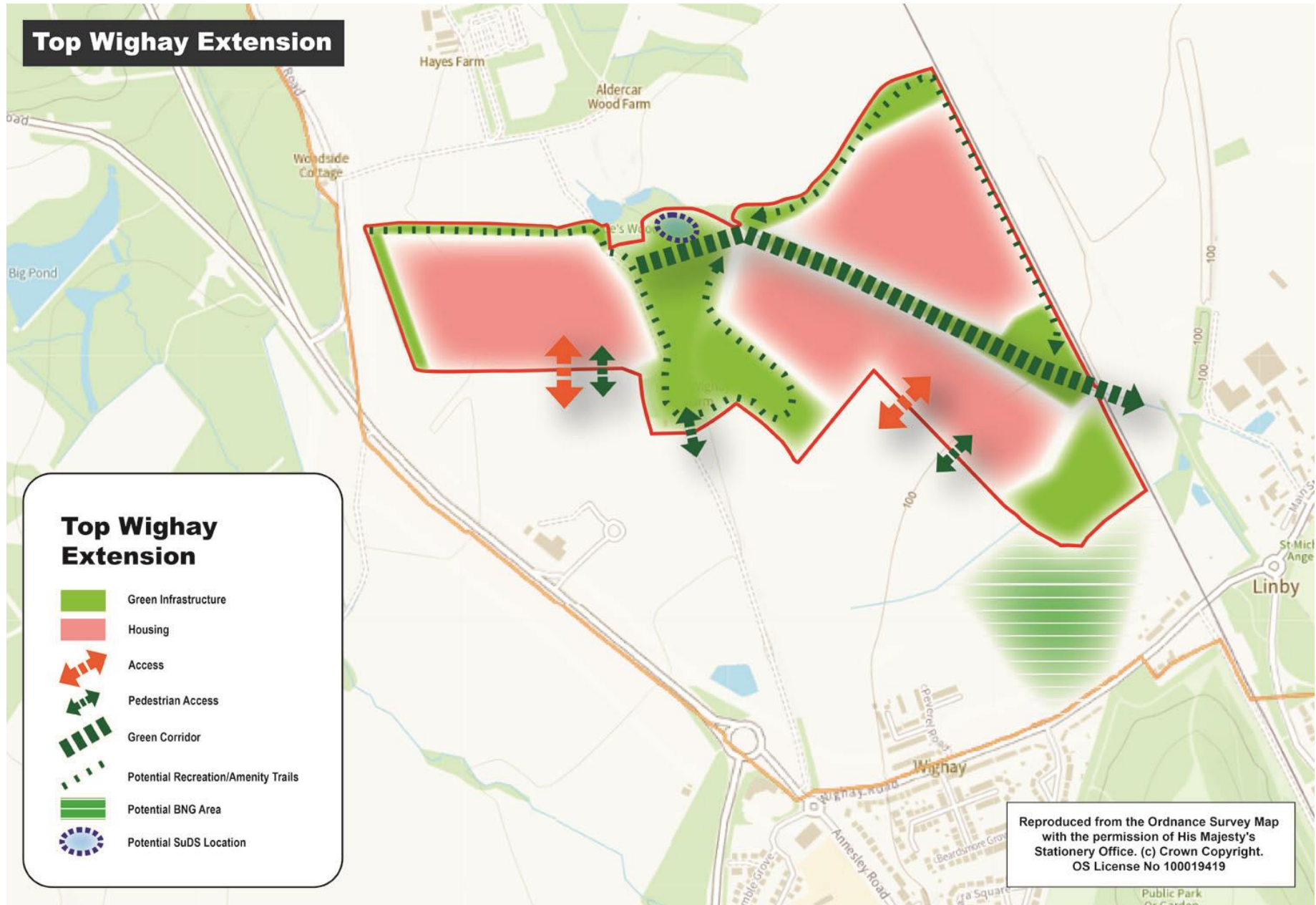
14.3.37 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 30% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process. Project HRA required to set out an assessment of the likely impacts arising from the development on breeding nightjar and woodlark in the Sherwood Forest area.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Inclusion of a suitably landscaped wooded buffer around the north and western boundary of the site to protect Annesley Hall, Park and Garden.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 9 - Westhouse Farm, Bestwood

- 1. Westhouse Farm as shown on the Policies Map is allocated for residential development with a capacity of 300 dwellings and a local centre. The site area is approximately 13 hectares.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 300 homes**
 - **Two different percentages of 20% and 35% of the dwellings permitted to be affordable to apply dependent on location, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **Two points of vehicular access from Moor Road and Westhouse Road**
 - **Contribution towards bus provision**
 - **Retain existing public right of way through the site**
 - **Provide a pedestrian and cycle connection to Hawthorne Primary and Nursery School**
 - **Footway provision should be provided across site frontage with Moor Road**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Incorporation of green corridor through the centre of the site**
 - **Landscape buffer to the north west**
 - **Retain and enhance boundary vegetation**
 - **Suitable stand-off and planting along boundary with the existing business to the north**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
 - **Provision of a local centre which should not exceed 500 sq.m**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.38 The development of Westhouse Farm Extension will provide for 300 new homes. The affordable housing requirement seeks two different percentages as the 20% requirement applies to the part of the site previously designated safeguarded

land and the 35% requirement applies to the part of the site that has been removed from Green Belt. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.39 There is an existing public right of way that crosses through the centre of the site which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.40 A landscape buffer to the north west of the site is required to provide set back from the road and views on the approach to the village from the north. The site is located in close proximity to an existing business which may generate a level of noise to the north. At the planning application stage, a noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity for future residents. Appropriate landscape screening should be provided to protect the visual amenity of future residents.

14.3.41 The allocation is primarily for housing, however a local centre of up to 500 sq.m, comprising one or more units should also be provided, which is considered an appropriate size and scale for Bestwood Village. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments.

14.3.42 Housing densities should respond appropriately to the topography of the site and be lower towards open edges of the site. All green space within the site should be permanently maintained as open space.

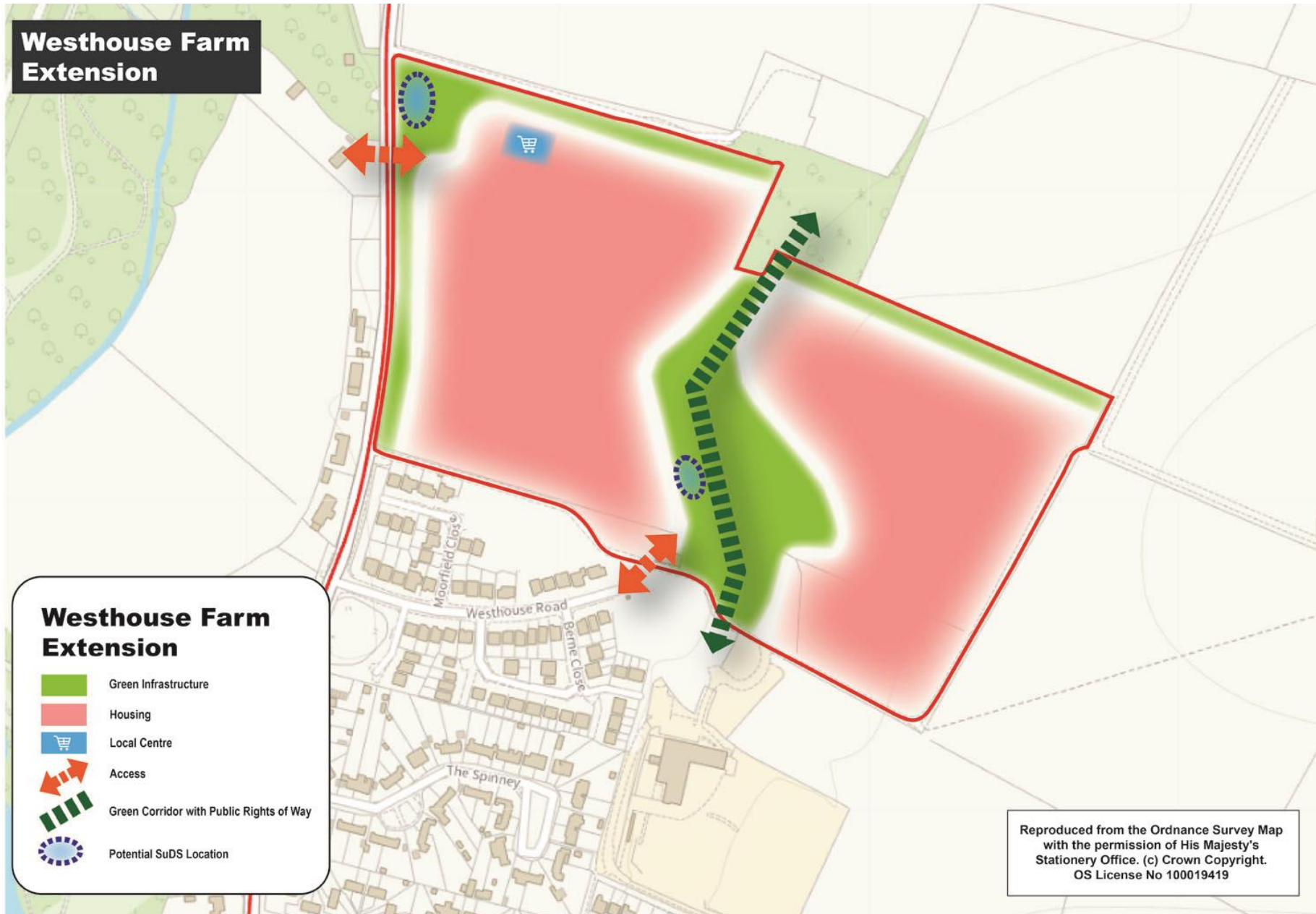
14.3.43 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed

Infrastructure	Summary Assessment	Further work
		as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20%/35% affordable housing provision dependent on location, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 500 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 10 - Mansfield Lane, Calverton

- 1. Mansfield Lane as shown on the Policies Map is allocated for residential development with a capacity of 175 dwellings. The site area is approximately 5.7 hectares.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 175 homes**
 - **35% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **Vehicular access from Mansfield Lane**
 - **Contribution towards bus provision**
 - **Footway provision along site frontage and crossing facility on Mansfield Lane**
 - **Pedestrian and cycle connections should be provided at the site boundary**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Incorporation of green corridor connecting with Oxton Woods**
 - **Retain and enhance boundary vegetation**
 - **Landscape screening along boundary with Little Adventure Forest School**
 - **Landscaping along site frontage with Mansfield Lane and Flatts Lane**
 - **Mitigate impacts upon and enhance where possible Local Wildlife Site to the east**
 - **Where physically feasible, development in close proximity to a watercourse should be set back by 10 metres from the top of the bank**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.44 The development of Mansfield Lane will provide for 175 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.45 Higher densities should be achieved in areas to the centre and south of the site. All green space within the site should be permanently maintained as open space. Appropriate on-site green space will be required to help minimise potential recreational disturbance at Bildworth Woods, Sansom Woods, Watchwood Woods and Haywood Oaks Farm Woodland which form part of the Sherwood Forest possible potential Special Protection Area (ppSPA).

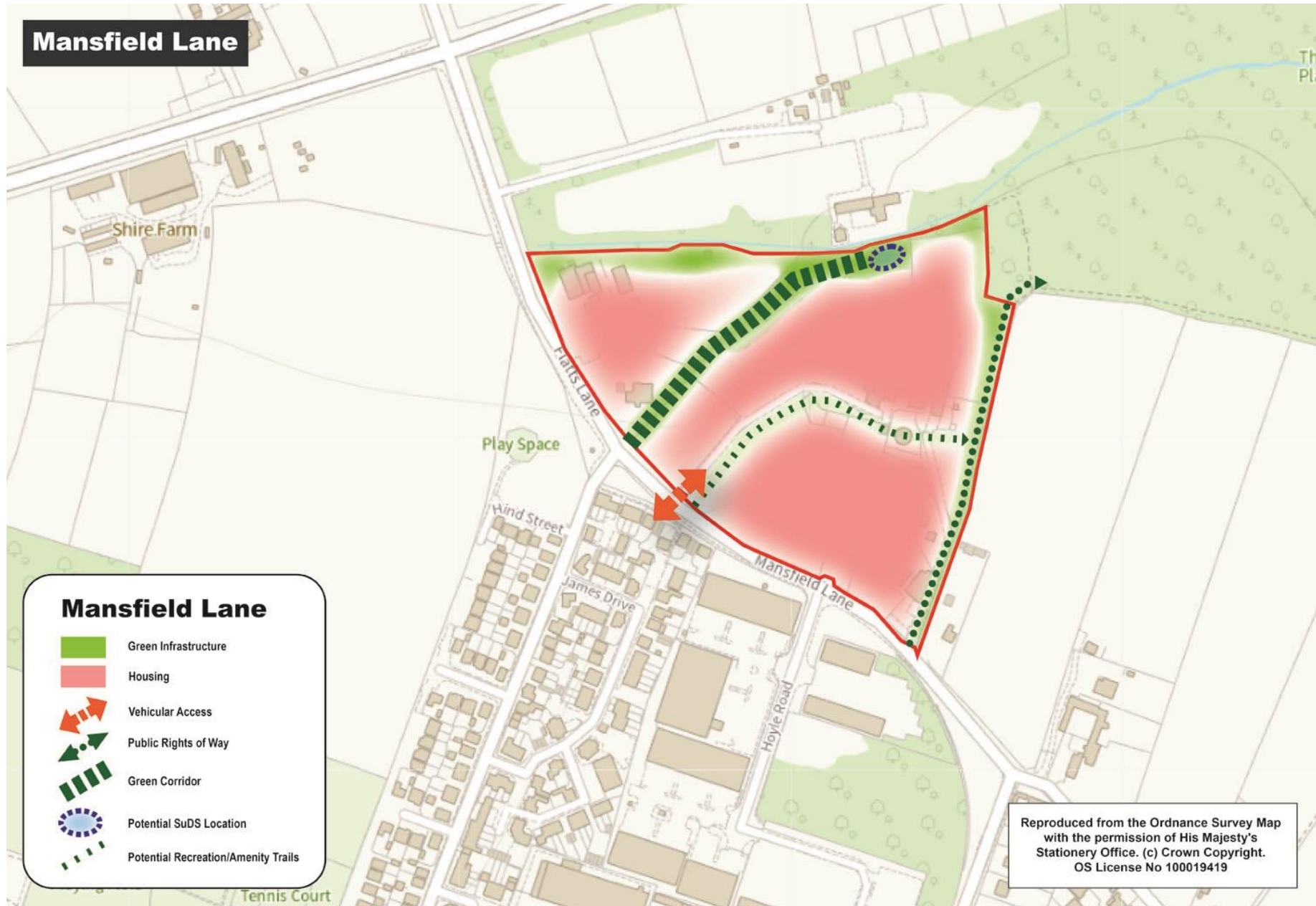
14.3.46 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council’s education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 35% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	

Infrastructure	Summary Assessment	Further work
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 11 - Park Road Extension, Calverton

- 1. Park Road Extension as shown on the Policies Map is allocated for residential development with a capacity of 500 dwellings and a local centre. The site area is approximately 25 hectares.**

- 2. The development will be subject to the requirements set out below and shown on the indicative plan:**
 - **Housing**
 - **Provision for 500 homes**
 - **20% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **At least three points of vehicular access from Pheasant Way, Stag Drive and Oxton Road**
 - **Potential additional vehicular access from Oxton Road and/or Flatts Lane**
 - **Access from Oxton Road to only allow for vehicular movements and not pedestrians or cyclists**
 - **Retain existing public right of way through the site**
 - **Provide pedestrian and cycle connections to Harrison Street and to adjoining open space**
 - **Contribution towards bus provision and internal primary road designed to accommodate a potential bus route through the development site**
 - **Travel Plan**
 - **Blue-Green Infrastructure**
 - **Landscape buffer to the north east of the site**
 - **Retain and enhance boundary vegetation**
 - **Suitable stand-off and planting along boundary with the existing waste management site to the west**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Other requirements including**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
 - **Provision of a local centre which should not exceed 2,000 sq.m**
 - **Safeguard 2.5 hectares of land to the north east for new primary school**

- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.47 The development of the Park Road Extension allocation will provide for 500 new homes including plots for self build and custom homes. The exact level of housing and siting of development will be considered through the planning application process, taking into account the need to respond to visual and heritage impact.

14.3.48 The site will have multiple points of access to ensure permeability through the site and with the wider settlement of Calverton. Access to Oxton Road will only allow for vehicle movements, as Oxton Road is considered unsuitable for pedestrians and cyclists due to the higher speed of passing traffic. To prevent pedestrians and cyclists from attempting to access Oxton Road, there should be no footway connections. Additional accesses could be taken from Oxton Road and/or Flatts Lane and should consider how the road layout will serve the new primary school.

14.3.49 There is an existing public right of way that crosses through the western part of the site connecting Oxton Road and Park Road which should be retained, however diversions may be permitted if demonstrated to be necessary.

14.3.50 The site is located in close proximity to an existing waste management facility to the west. At the planning application stage, a noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity for future residents. Appropriate landscape screening should be provided to protect the visual amenity of future residents.

14.3.51 A landscape buffer to the north east of the site is required to retain a rural gateway to Calverton and protect the setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and Grade II Listed Lodge Farm.

14.3.52 A broad mix of house sizes and types will be required. Higher densities should be achieved in areas to the south of the site.

14.3.53 All green space within the site should be permanently maintained as open space. Appropriate on-site green space will be required to help minimise potential recreational disturbance at Bildworth Woods, Sansom Woods, Watchwood Woods and Haywood Oaks Farm Woodland which form part of the Sherwood Forest possible potential Special Protection Area (ppSPA).

14.3.54 The allocation is primarily for housing, however a local centre of up to 2,000 sq.m, comprising one or more units should also be provided. The size and scale of the local centre is considered appropriate to support the 500 new dwellings proposed, in combination with the earlier phase of 363 homes (2022/0584) currently under construction. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments. The local centre will be accessed from an internal road and not directly from Oxton Road. Additional connections for pedestrians and cyclists travelling from elsewhere within the site should be provided.

14.3.55 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table

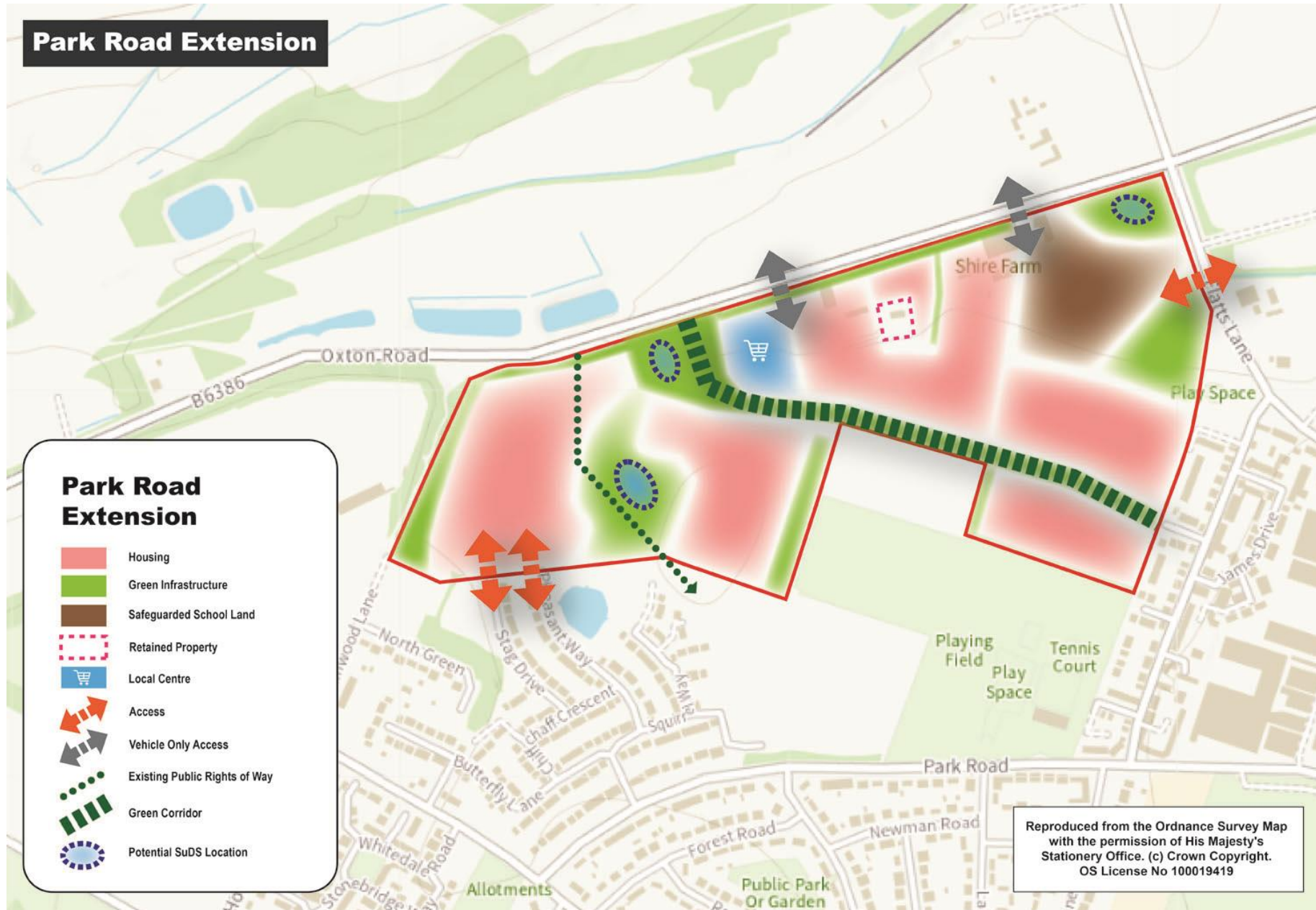
below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards Highway Authority to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage system	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Safeguard two hectares of land to the north east for potential new primary school Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 20% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 2,000 sq.m	Details to be progressed as part of planning application process.

Infrastructure	Summary Assessment	Further work
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application for the extended area. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	Site is within the setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of Grade II Listed Lodge Farm. The impact of development on these heritage assets can be mitigated by pulling development back off Oxtan Road (B8386), especially at the north east corner.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 12 - Kighill Lane, Ravenshead

- 1. Kighill Lane as shown on the Policies Map is allocated for residential development with a capacity of 120 dwellings. The site area is approximately 7.3 hectares.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 120 homes**
 - **40% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **One point of vehicular access from Kighill Lane**
 - **Contribution towards bus provision**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Incorporation of green corridor along Mansfield Road (A60)**
 - **Landscaping along site frontage with Kighill Lane**
 - **Retain and enhance boundary vegetation**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.56 The development of Kighill Lane will provide for 120 new homes, which may include a residential care home. This capacity includes land previously allocated for 30 homes, which does not yet have planning permission. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.57 Higher densities should be achieved in areas to the centre of the site. All green space within the site should be permanently maintained as open space.

14.3.58 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage system	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 40% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space. Contribution to nearby sports facilities	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning

Infrastructure	Summary Assessment	Further work
		application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 13 – Nottingham Road, Ravenshead

- 1. Nottingham Road as shown on the Policies Map is allocated for residential development with a capacity of 50 dwellings. The site area is approximately 1.7 hectares.**
- 2. The development will be subject to the requirements set out below and shown on the indicative plan.**
 - **Housing**
 - **Provision for 50 homes**
 - **40% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership**
 - **Transportation**
 - **One point of vehicular access from existing access point on Nottingham Road**
 - **Contribution towards bus provision**
 - **Provide pedestrian and cycle connections to Ravenshead Leisure Centre and Nottingham Road**
 - **Travel plan**
 - **Blue-Green Infrastructure**
 - **Incorporation of green corridor through the retention of trees along Nottingham Road**
 - **10% on site provision of open space**
 - **10% Biodiversity Net Gain**
 - **Appropriate sustainable drainage system**
 - **Other requirements including:**
 - **Contributions to primary health care**
 - **Contributions towards additional school places**
- 3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.**

Justification

14.3.59 The development of Nottingham Road will provide for 50 new homes. The exact level of housing and siting of development will be considered through the planning application process. A broad mix of house sizes and types will be required.

14.3.60 Higher densities should be achieved in areas to the centre and north of the site. All green space within the site should be permanently maintained as open space.

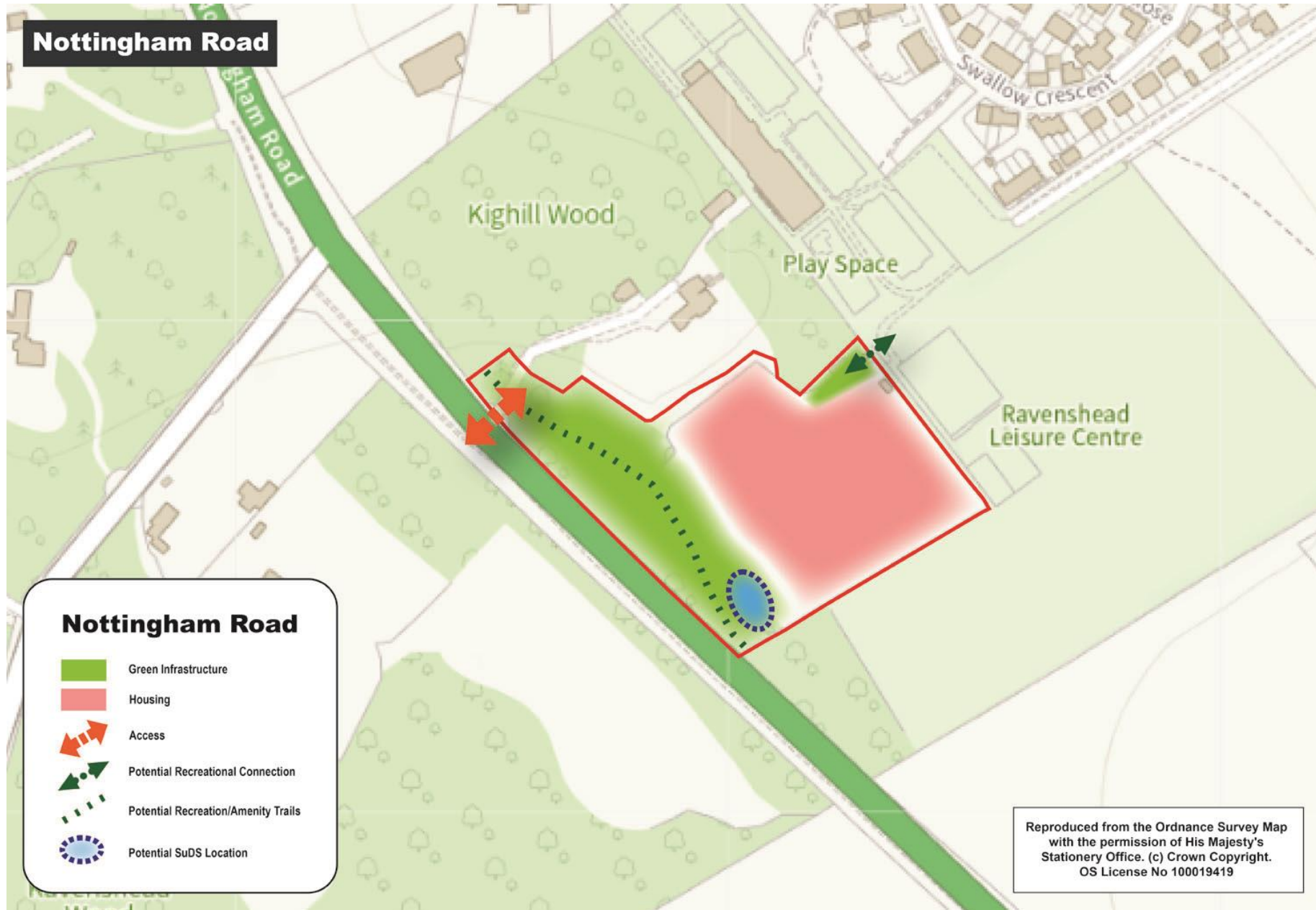
14.3.61 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT – no abnormal requirements	
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 40% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part

Infrastructure	Summary Assessment	Further work
		of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.
Heritage Assets	No known impact upon heritage assets	A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.

Indicative Plan



HOU 14 - Silverland Farm, Ravenshead

1. Silverland Farm as shown on the Policies Map is allocated for residential development with a capacity of 750 dwellings and a local centre. The site area is approximately 38 hectares.
2. The development will be subject to the requirements set out below shown on the indicative plan.
 - **Housing**
 - Provision for 750 homes
 - 25% of the dwellings permitted to be affordable, comprising homes for affordable rent and shared ownership
 - **Transportation**
 - Two points of vehicular access from Main Road
 - Contribution towards bus provision to serve the development site
 - Travel Plan
 - Provision of footways and cycleway improvements on Main Road and new pedestrian crossing on Main Road
 - Provide pedestrian and cycle connections to Ricket Lane
 - **Blue-Green Infrastructure**
 - Incorporation of green corridor through the centre of the site
 - Provide landscape buffer to the north
 - Retain and enhance boundary vegetation.
 - Suitable stand off and planting along boundaries with existing businesses to the south
 - 10% on site provision of open space
 - 10% Biodiversity Net Gain
 - Appropriate sustainable drainage system
 - **Other requirements including:**
 - Contributions to primary health care
 - Contributions towards additional school places
 - Safeguard 2.5 hectares of land to the north for potential relocated and extended primary school
 - Provision of a local centre which should not exceed 500 sq.m
 - A layout and design that responds appropriately to the topography of the site
3. Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

Justification

14.3.62 The development of Silverland Farm will provide for 750 new homes, which may include a residential care home. The exact level of housing and siting of development will be considered through the planning application process, taking into

account the need to respond to the challenging topography, highway capacity and visual impact. A broad mix of house sizes and types will be required.

14.3.63 Higher densities should be achieved in areas to the south of the site. All green space within the site should be permanently maintained as open space. Appropriate on-site green space will be required to help minimise potential recreational disturbance at Normanshill Wood, Harlow Wood and Thieves Wood which form part of the Sherwood Forest possible potential Special Protection Area (ppSPA).

14.3.64 The site is located in close proximity to an existing business, which may generate a level of noise to the south. At the planning application stage, a noise assessment will inform a suitable stand-off distance as well as other mitigation measures to safeguard amenity for future residents. Appropriate landscape screening should be provided to protect the visual amenity of future residents.

14.3.65 A landscape buffer to the north of the site is required on higher landform to reduce the visual impact on Ravenshead and to mitigate harm to the setting of the Fountain Dale Moat Scheduled Monument. Development should be no closer than 1,000 metres from the Scheduled Monument and pulled back from Rickett Lane.

14.3.66 The allocation is primarily for housing, however a local centre of up to 500 sq.m, comprising one or more units should also be provided, which is considered an appropriate size and scale to not harm the existing Milton Court Ravenshead local centre. The local centre could include retail, financial and professional services, restaurants / cafés and / or drinking establishments. In terms of the area safeguarded for a potential primary school, it is intended that the school building would be sited to the south of the safeguarded area in order to keep higher landform open.

14.3.67 A broad assessment of viability has been completed for this site. This assessment takes into account the infrastructure requirements outlined in the table below. The assessment concludes that there are no identified costs which would prevent the development of this strategic allocation in line with the criteria contained within this policy and other requirements identified in the Plan.

IDP Constraints/Requirements summary

Infrastructure	Summary Assessment	Further work
Transport	Provision of access to the site	Transport Assessment Financial contribution towards transport infrastructure and/or public transport provision to be agreed as part of the planning application process.
Utilities	Electricity – no abnormal requirements IT - no abnormal requirements	

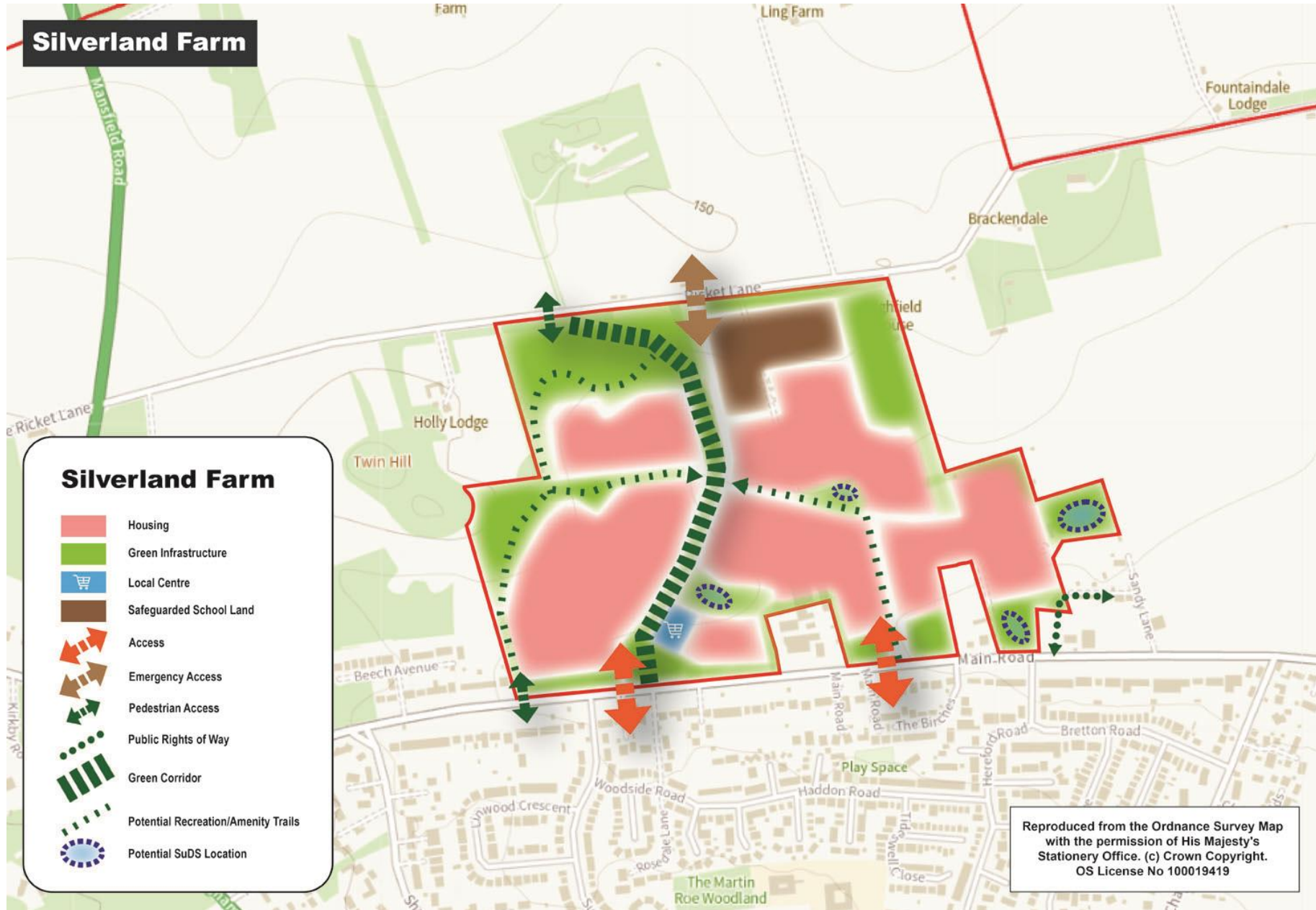
Infrastructure	Summary Assessment	Further work
Flooding and flood risk	Provision of sustainable drainage systems	
Health	Contributions towards primary health care sought	Exact level of contribution and any phasing to be agreed as part of planning application process.
Education	Safeguard 2.5 hectares of land to the north for potential relocated and extended primary school Contributions required for additional primary and secondary school places based on Nottinghamshire County Council's education multiplier.	Exact level of contribution and any phasing to be agreed as part of planning application process.
Affordable Housing	Requirement for 25% affordable housing provision, to include Affordable Rented and Shared Ownership.	Details to be agreed as part of planning application process.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Local centre	Provision of a local centre which should not exceed 500 sq.m	Details to be progressed as part of planning application process.
Green Infrastructure/ Open Space	Opportunities for enhanced Green Infrastructure provision. Requirement for 10% of the site area to be open space.	Green infrastructure proposals to be progressed as part of planning application process. Maintenance contributions for new provision to be agreed as part of planning application process.
Contamination	No known contamination	A ground condition survey will need to be prepared as part of the planning application. Details to be progressed as part of the planning application process. Consideration also to be given to air quality and noise.

Infrastructure	Summary Assessment	Further work
Heritage Assets	Development should be avoided within 1000 metres from the Fountain Dale Moat Scheduled Monument.	Heritage Statement will need to be prepared at planning application stage. A programme of investigation will need to be agreed and the protection / recording of any archaeological remains.
Other	Topography	To be considered as part of design and layout

Monitoring Arrangements

Target	Indicator	Delivery
All sites delivered by 2043	Progress on the delivery of the sites allocated	Development Management decisions

Indicative Plan



Policy GLDP 71 – Retention of Housing Sites

The principle of housing development is supported on the following sites as shown on the policies map:

- RetH 1 - Killisick Lane, Arnold – 230 homes
- RetH 2 - Land West A60B, Arnold – 141 homes*
- RetH 3 - Hayden Lane, Hucknall – 131 homes
- RetH 4 - Bestwood Business Park, Bestwood Village – 220 homes
- RetH 5 - Main Street, Calverton – 73 homes*
- RetH 6 - Longdale Lane A, Ravenshead – 33 homes
- RetH 7 - Longdale Lane B, Ravenshead – 31 homes
- RetH 8 - Broad Close, Woodborough – 11 homes

*Sites marked with an * have already been granted planning permission.*

14.4.1 The sites identified in this policy have been previously allocated for residential development and this policy seeks to support and ensure the delivery of housing on these sites.

14.4.2 The delivery of housing on these sites will be essential in meeting the housing target from 2025 to 2043. Many of these sites either benefit from extant planning permission, are pending s106 agreements or are pending determination and are therefore expected to deliver housing earlier in the plan period. This will help to maintain a healthy housing land supply, prior to the new allocations set out in GLDP 70 coming forward.

Killisick Lane, Arnold

14.4.3 This site lies on the northern edge of Arnold. The site was previously allocated in the Local Planning Document (2018) for 230 homes. Part of the site is currently under construction for 45 homes, and the remainder of the site is expected to deliver within the plan period.

Land West A60 B, Arnold

14.4.4 This site is located to the north of Redhill. The site was previously allocated in the Local Planning Document (2018). The site has extant planning permission for 141 homes, which are expected to deliver within the next five years.

Hayden Lane, Hucknall

14.4.5 This site lies to the north east of Hucknall. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 131 homes within the plan period.

Bestwood Business Park, Bestwood Village

14.4.6 This site is located to the south of Bestwood Village. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 220 homes within the plan period.

Main Street, Calverton

14.4.7 This site is located to the west of Calverton. The site was previously allocated in the Local Planning Document (2018). The site has extant planning permission for 73 homes, which are expected to deliver within the next five years.

Longdale Lane A, Ravenshead

14.4.8 This site is located to the south of Ravenshead. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 33 homes within the plan period.

Longdale Lane B, Ravenshead

14.4.9 This site is located to the south of Ravenshead. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 31 homes within the plan period.

Broad Close, Woodborough

14.4.10 This site is located to the north of Woodborough. The site was previously allocated in the Local Planning Document (2018). The site is expected to deliver 11 homes within the plan period.

Monitoring Arrangements

Target	Indicator	Delivery
All sites delivered by 2043	Progress on the delivery of the sites retained	Development Management decisions

Policy GLDP 72 – Employment Allocations

The following site is allocated for employment-led mixed use development as shown on the Policies Map:

- **E1 - Gedling Colliery – 4.5 hectares**

The following sites are allocated for employment development (E(g), (i), (ii), (iii), B2, and B8 Uses) as shown on the Policies Map:

- **E2 - Hillcrest Park – 1 hectare (E(g) (i), (ii), (iii), B2 and B8); and**
- **E3 - Top Wighay Farm (E(g), (i), (ii), (iii) and B8) – 4.5 hectares and 4,500 sq m of office floorspace*.**

*Sites marked with an * have outline planning permission for (E(g), (i), (ii), (iii) and B8 uses.*

14.5.1 The Council is working to employment land and office floorspace targets which are to provide a minimum of 31 hectares of industrial/warehousing land and a minimum of 10,500 sq. m of office space over the plan period to 2043. Mixed use sites are allocated at Lime Lane and Teal Close under Policy GLDP 70. Together these two mixed use sites provide for 14 hectares of industrial and warehousing land and up to 6,000 sq m of office space. In addition, Policy GLDP 72 allocates employment sites at Gedling Colliery, Hillcrest Park and Top Wighay Farm amounting to 10 hectares. of industrial and warehousing land and up to 4,500 sq m of office. In combination these sites amount to about 24 hectares of industrial and warehousing land and 10,500 sq m of office. Planning permissions and commitments elsewhere add a further 7 hectares of available industrial and warehousing land resulting in a total of 31 hectares of industrial land. This provision of 31 hectares of industrial and warehousing land and 10,500 sq m of office is sufficient to meet the employment targets. Further details are set out in the Employment Background Paper.

Gedling Colliery

14.5.2 The land to the north of the Gedling Access Road is allocated for 4.5 hectares of employment-led mixed use development. The site has outline planning permission (reference 2017/1571) for the erection of employment units (Use Class B1c/B2/B8), pub/restaurant (Use Class A3/A4) and drive thru (Use Class A3) granted on 21st July 2020. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of “pump priming” as the site has remained undeveloped for a number of years. It also recognises that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment.

14.5.3 The employment allocations will provide sustainable employment opportunities close to the new housing provision and also contribute towards

meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible.

Hillcrest Park

14.5.4 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses and the allocation is to be carried forward. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxtan Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council’s overall employment land requirements.

Top Wighay Farm

14.5.5 Top Wighay Farm has outline planning permission (reference 2020/0050) for mixed use development comprising 805 homes, land for employment purposes (up to 49,500 m² of E(g), (i), (ii), (iii) and B8 uses), a local centre comprising A1-A5, B1(a) and D1 uses (up to 2,800 m²), a 1.5 form entry primary school and associated infrastructure and open space, granted in March 2022. A planning application (reference 7/2022/0050NCC) for office building use for 3,412 Sq. m class E (g)(i) on 1.3 hectares within part of the employment allocation was granted planning permission by Nottinghamshire County Council on 27th July 2022 for their own use. This three storey office building was completed in March 2025. The residual undeveloped part of the employment site is estimated at five hectares (4.5 ha of industrial and warehousing land and up to 4,500 sq m of office) which is to be carried forward as an allocation.

Monitoring Arrangements

Target	Indicator	Delivery
All sites delivered by 2043	Progress on the delivery of the sites retained	Development Management decisions

Part C: Policies Map

The Policies Map shows site allocations and the areas to which site specific policies apply.

Click on the link [here](#) to view the interactive Policies Map.