

**Representations on Calverton
Neighbourhood Plan 2016-2028
submitted to Independent Examiner
(2017)**

Organisation	Calverton Parish Council
Name	John Wood
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I do not support any development which impacts on the ridge line (Spindle Lane) in any way.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>1.1. The Calverton Neighbourhood Plan (CNP) must align with the strategic policies set out in the development plan currently in force, which at this time comprises the Greater Nottingham Aligned Core Strategy 2014 (ACS) and the Gedling Borough Replacement Local Plan 2005 (RLP). In addition, the Gedling Local Planning Document (LPD) is currently being independently examined in accordance with paragraph 182 of the National Planning Policy Framework (NPPF). The hearing sessions are due to close on the 23rd March 2017.</p> <p>1.2. Paragraph 216 of Annex 1 of the National Planning Policy Framework (NPPF) gives weight to emerging plans according to 'the stage of preparation...(the more advanced the plan, the greater weight may be given)'. It should be noted that, as the CNP is less advanced in its stage of preparation than the LPD, there is no requirement for the LPD to conform to the CNP. Furthermore, Paragraph 184 of the NPPF clearly outlines that Neighbourhood Plans 'must be in general conformity with the strategic policies of the Local Plan' and should 'not promote less development than set out in the Local Plan'. As such, it is considered that the CNP must meet the basic condition of conformity with policies within the LPD in order to be 'made'.</p> <p>1.3. Paragraph 1.6 of the LPD sets out that the policies, allocations and designations set out within the LPD are considered 'strategic' for the purposes of neighbourhood planning. Neighbourhood plan policies should develop the LPD policies in a local context, rather than replace them. A modification is being proposed through the examination process relating to the supporting text to Policy LPD 22 (Local Green Space). The modification recognises that Local Green Space can be identified in Local Plans and Neighbourhood Plans.</p> <p>1.4. This response sets out the Council's key concerns, and other issues, in the same order as the CNP to provide reader clarity. Additionally, the Council has provided points of advice in order to assist Calverton Parish in improving their neighbourhood plan.</p> <p>1.5. The Council's key concerns are those which are considered not to meet the basic condition of conformity with the LPD, as justified in Paragraph 1.2 of this response. To summarise, the Council has the following key concerns relating to CNP, which it</p>

considers do not meet the basic condition of conformity with the LPD (Note – a number of other issues have been outlined within the response):

- Proposed Policy BE1 and CNP Policies Map 'Retain Open Frontage' is contrary to CNP Objective A of integrating new development with the existing community of Calverton; Paragraph 57 of the NPPF and Policy LPD 35.
- Proposed Policy BE5 duplicates existing policy, and therefore should be deleted. If not, the supporting text of the policy promotes the general principle that new development to the south of Calverton is more harmful than new development to the north. This is not borne out by the evidence.
- Proposed Policy NE4 and CNP Policies Map 'Southern Ridge Area' is contrary to housing allocations H14 and H16 set out in Policy LPD 66. Furthermore, the proposed Policy NE4 largely duplicates existing Green Belt policy.
- Inconsistencies with the CNP Policies Map, as outlined in the 'other submission documents' section of this response.

OTHER SUBMISSION DOCUMENTS

Consultation Statement

1.63. With particular regard to the questionnaire set out in Appendix 1 (pages 17-20) and Appendix 3 (pages 30-31) of the CNP Consultation Statement, it is questionable as to whether questions asked are purely objective. It may be interpreted that some questions are asked in such a way to guide a particular response.

Basic Conditions Statement

1.64. The Council has set out in in this response areas where it considers the CNP not to have met the basic condition of conformity with the LPD.

SEA Screening Statement and HRA

1.65. No Comments.

Evidence Base

1.66. The CNP Evidence Southern Ridge Area document draws largely upon subjective evidence. Whilst the importance of local concern is acknowledged by the Council, issues such as 'personal perspectives' and local value would be better presented in a more objective format for use for the purposes of plan making. The majority of 'Southern Ridge Area' is protected by Green Belt policy, and therefore is already protected from inappropriate development.

1.67. In terms of the presentation of the evidence, this could include a more methodical approach to the identification of key views both into and from the site; an explanation of linkages between the various elements within the Southern Ridge Area to demonstrate why they should be protected as a cohesive whole (rather than individually); and the separation of the more personal comments on the merits of the area into a separate appendix, for clarity.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Introduction
Response	1.6. No Comments.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	The Development Plan
Response	<p>1.7. Paragraph 16 should refer to the Council's intended timescale for adopting the LPD, which is anticipated to be mid-2017. It would provide greater reader clarity if Paragraph 16 clearly distinguished between the ACS as '(Part 1)' and the LPD as '(Part 2)' of the Local Plan.</p> <p>1.8. Minor correction: Paragraph 13 should read "The 'Development Plan' for Calverton is made up of 6 elements as follows".</p> <p>1.9. Minor correction: Paragraph 17 duplicates 'replaced by the' in the first line.</p>

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Background on Calverton
Response	1.10. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	The Calverton Neighbourhood Plan Area
Response	1.11. No Comments.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Vision and Objectives
Response	<p>1.12. Paragraph 39 refers to building upon Calverton's 'unique village character'. The CNP should set out the aspects of Calverton's character which are valued in order to present a justified rationale for the vision and objectives. This could be achieved by way of a conclusion to the 'Background in Calverton' section. By clearly setting out the valued characteristics of Calverton, the CNP would better define the context for the vision, thus justifying the four objectives that it sets out.</p> <p>1.13. Paragraph 40 should be more specific with regards to the balance which the CNP intends to meet. Suggested wording change: "...every resident and the village should benefit from the proposed new development through achieving an appropriate</p>

	balance between new housing and infrastructure growth, whilst maintaining Calverton's unique character". This suggestion assumes that this is the point the CNP is attempting to make.
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G1 - Comprehensive Development
Response	<p>1.14. Paragraph 2.5 should better distinguish between Housing Allocation H16 (Park Road) set out in LPD66 and the Oxton Road/Flatts Lane (Safeguarded Land) site set out in LPD 16. This would set out necessary context for Policy G1.</p> <p>1.15. Paragraph 2.8 should include justification as to why re-connecting Hollinwood Lane and Oxton Road should be avoided. The reference to no vehicular link to North Green is justified through Sir Geoffrey Jellicoe's vision in Paragraphs 2.10-2.11.</p> <p>1.16. In relation to Policy G1 'North-West Quadrant Urban Extension', the CNP Policies map is inconsistent with the LPD policies map as:</p> <ul style="list-style-type: none"> • CNP 'Retain Open Frontage' conflicts with Housing Allocation H16 (LPD 66). This policy is contrary to Objective A 'ensure that new development is integrated into the existing community of Calverton'. (See below comment for Policy BE1). • CNP 'Local Green Space' conflicts with Safeguarded Land (LPD 16). (See below comment for Policy NE1). <p>1.17. Policy G1 (tenth bullet) and Paragraph 2.12 outlines the requirement to undertake a Health Impact Assessment in 'ensuring that the increased population will not adversely affect the excellent standard and quality of health provision currently available to local residents'. This misunderstands the purpose of Health Impact Assessments, which aims to ensure that the health and wellbeing of residents is taken into account when decisions on planning applications are made.</p>

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G2 - Developer Contributions
Response	<p>1.18. Planning obligations by way of Section 106 Agreements must relate to tests set out in Regulation 122 of the CIL Regulations 2010:</p> <p>"A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—</p> <ul style="list-style-type: none"> (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development." <p>1.19. Policy G2 sets out the CNP's requirements for developer contributions. Contributions sought for education and health are</p>

	<p>justified in Paragraphs 3.1-3.9 and are consistent with the Council's Infrastructure Delivery Plan and Addendum (October 2016).</p> <p>1.20. Contributions sought for village centre environmental improvements are justified in paragraph 3.10. It would be appropriate to include Paragraph 4.7 within the justification for Policy G2, as this outlines specific village centre improvements which the CNP gives support to.</p> <p>1.21. Contributions sought for safety improvements at Oxton Road/Flatts Lane should also be justified in the supporting text with regards to the three tests set out above.</p>
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G3 - Village Centre
Response	<p>1.22. The boundary for 'Village Centre' on the CNP Policies Map is inconsistent with the boundary for 'Local Centre' on the LPD Policies map (south-east corner). These boundaries should be consistent as set out in Paragraph 4.1 of the CNP.</p> <p>1.23. Policy G3 sets out that new or enlarged retail units will be expected contribute towards the improvement of the public realm 'where viable'. Paragraph 4.7 sets out which public realm improvements are supported by the CNP. With regards to these improvements, two issues are raised:</p> <ul style="list-style-type: none"> • The scale or type of contribution expected is unclear. Much of the precinct is understood to be privately owned; therefore monetary contributions may not be appropriate. • Policy G3 could outline criteria which defines 'quality retail frontages' (Paragraph 4.7). This approach would add local value through guiding the quality of future development and would add supplement Policy LPD49 (parts d, e & f). This approach may be more effective than focusing upon developer contributions given that much of the precinct is privately owned and that such contributions may not meet the tests set out above. <p>1.24. Policy G3 sets out that the delivery of car parking within the village centre will be favourable. In line with Vision D of the CNP, G3 could promote cycle parking provision within the village centre which could potentially offset the demand for car parking spaces.</p> <p>1.25. Minor Correction: Para 4.7. (p27) 'of-site' should read 'off-site'.</p>

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G4 - Employment
Response	1.26. Paragraph 5.6 of the CNP outlines that employment sites must be marketed for 6 months in order to demonstrate no demand for employment use. This is contrary to LPD Paragraph

	12.2.1, which outlines a 12 month requirement. 1.27. The boundaries for both 'Existing Employment Areas' on the CNP Policies map are marginally inconsistent with the 'Retention of Employment' boundaries on the LPD Policies Map.
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G5 - Housing Mix
Response	1.28. Policy G5 provides local value to Policy LPD37 by defining priorities for housing mix, type and size within Calverton. However, Policy G5 cannot be applied to all sizes of development and, as such, a threshold should be included against which the policy would apply. For example, a 'large' housing site in Calverton is defined as consisting of 10 or more units in Paragraph 11.7.3 of the LPD. 1.29. Policy G5 states: 'proposals that do not include a mix... will be refused'. This policy wording does not read as if it is positively directing development, as required by Paragraph 16 of the NPPF. It is suggested that Policy G5 takes a more positive approach and defines what the CNP considers to constitute an appropriate mix (for example, through setting out justified and reasonable percentages with regards to dwelling size, tenure and provision for the elderly)

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF1 - Sustainable Transport
Response	1.30. No Comments.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF2 - Car Parking
Response	1.31. No Comments.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF3 - Highway Impact
Response	1.32. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF4 - Infrastructure Provision
Response	1.33. The CNP should include a list of infrastructure priorities as an appendix to Policy ISF4, as not all of the projects identified

	will be delivered through Section 106 agreements. The priority list should outline potential costs of the identified infrastructure requirement and further identify how these projects should be funded (via Section 106, CIL Neighbourhood Funding or alternative funding streams). This would give greater weight, certainty, deliverability and therefore value in including Policy ISF4, which otherwise largely duplicates policies contained in the ACS and emerging LPD.
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF5 - Safeguarded Land for Community Facilities
Response	1.34. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF6 - Educational Facilities
Response	1.35. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF7 - Community Assets
Response	1.36. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF8 - Allotments
Response	1.37. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy BE1 - Design and Landscaping
Response	<p>1.38. It is assumed that Policy BE1 is intended to provide criteria for the 'Remain Open Frontage' boundary as identified in the CNP Policies Map. If this is the case, the CNP should make reference to the 'Retain Open Frontage' boundary within Policy BE1. This policy is of concern as it has implications for housing allocation H16 as identified in Policy LPD66.</p> <p>1.39. Policy BE1 (parts b, c & d) requires the provision of soft landscaping between new and existing development on the edge of Calverton. This requirement is contrary to CNP Objective A, which requires new development to be well-integrated into Calverton. It is considered that the resulting barrier between new and existing development will not result in well-integrated</p>

	<p>development, and therefore the approach does not conform with Paragraph 57 of the NPPF which requires 'inclusive design for all development'. Furthermore, Policy BE1 does not conform to the design principles set out in Policy LPD 35. As such, CNP Policies Map 'Retain Open Frontage' should be deleted.</p> <p>1.40. Minor Correction: BE1 section regarding fauna spelling mistake – 'tolerate' should be 'tolerant'.</p>
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy BE2 - Local Distinctiveness and Aesthetics
Response	1.41. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy BE3 - Public Realm
Response	<p>1.42. Paragraph 15.6 rightly makes reference to the 10% open space requirement which is set out in Policy LPD21. However, the CNP should acknowledge that this requirement only applies to residential sites above the threshold of 0.4ha. Furthermore, it may be appropriate for this threshold to be reflected within the actual policy wording of Policy BE3.</p> <p>1.43. With regards to the priority that BE3 places on addressing issues of anti-social behaviour, the CNP may wish to consider and reflect 'Secured by Design' principles: (http://www.securedbydesign.com/industry-advice-and-guides).</p>

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE3 - Flooding
Response	1.52. No Comments.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy BE4 - Parking Provision
Response	<p>1.44. The Parking Provision for Residential Developments SPD (2012) sets out requirements for residential car parking in the Borough. The parking requirements set out in the SPD are to be included within the LPD as a modification to Policy LPD57 (as requested by the Inspector during the currently ongoing examination). It is considered that the SPD/ modified policy LPD57 will result in parking needs for new residential development in Calverton being appropriately met. As such, Policy BE4 should cross refer to the residential parking standards outlined above. It may also be helpful to refer to the</p>

	parking requirements for non-residential uses.
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy BE5 - Heritage Assets
Response	<p>1.45. A comprehensive set of policies to Gedling Borough's heritage assets are set out in ACS Policy 10 and LPD Policies 26-31. This includes protection for non-designated heritage assets, as set out in Policy LPD26, which would include the protection of locally listed buildings. As such, it is considered that Policy BE5 duplicates existing policy and should therefore be deleted.</p> <p>1.46. Paragraph 16.7 of the CNP indicates that development to the southern side of Calverton would impact on heritage assets and Scheduled Ancient Monuments (SAMs), whereas development generally to the north would not. This point draws upon findings set out in the Impact of Possible Development Sites on Heritage Assets in Gedling Borough (October, 2015). It is worth noting that the broad conclusion of this document relates to the impact upon the Calverton Conservation Area. With regards to SAMs, which was not covered by the 2015 document, Gedling Borough Council commissioned an up-to-date assessment of the impact of LPD development sites upon SAM's. The Trigpoint Heritage Assessment (January, 2017) concludes that none of the allocated sites within the LPD will harm the setting or significance of the Borough's SAMs and also considers the impact of the reasonable alternative sites both to the north and the south of Calverton. With particular regard to allocated housing sites in Calverton, Paragraph 7.20-7.24 of the Trigpoint assessment finds that there will be no impact on SAMs as a result of housing allocations H14, H15 and H16.</p> <p>1.47. If Policy BE5 is not deleted due to duplication, its supporting text (in particular paragraph 16.7) should better reflect the up-to-date information outlined above.</p>

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE1 - Local Green Space
Response	<p>1.48. Policy NE1 of the CNP sets out Local Green Space designations as identified on the CNP Policies Map. Paragraph 76 of the NPPF outlines that local communities can designate Local Green Space through the preparation of a Neighbourhood Plan and, as such, the Council is supportive of Calverton Parish in doing so. However, the assessment of the designation of Local Green Space, set out in Appendix 1 of the CNP, does not consider the 3rd bullet of Paragraph 77 of the NPPF – that Local Green Space should not be an 'extensive tract of land'. Given this, the larger Local Green Space allocations may be</p>

	<p>considered inappropriate for this designation, and should be deleted as a result.</p> <p>1.49. Furthermore, Paragraph 78 of the NPPF sets out that managing development within a Local Green Space should be consistent with Green Belt policy. Two issues are raised:</p> <ul style="list-style-type: none"> • Some Local Green Space allocations set out in the CNP are situated within the Green Belt, and are therefore already protected from inappropriate development. Allocating these sites will simply duplicate the policy approach.. It is suggested that these allocations are deleted to prevent unnecessary duplication. • Policy NE1 permits development for 'community use, leisure and recreation' on Local Green Space. This would not be appropriate, given that the protection of Local Green Space should be consistent with that of the Green Belt. It is suggested that the CNP may wish to allocate some of the Local Green Space allocations as Open Space, as this would reflect an approach which is more consistent with the assumed aim of the policy. <p>1.50. With regards to the proposed Local Green Space, the designation at 'Land North of Park Road' overlaps the Safeguarded land at Oxtan Road/Flatts Lane as outlined in Policy LPD16. This Local Green Space designation must not prejudice the ability for Safeguarded land to be developed, subject to a future review of the LPD. The CNP should reflect this point within the supporting text. Furthermore, the principle of 'community use, leisure and recreation' in this area would not be unreasonable, and therefore the CNP may wish to consider designating the area as 'open space'.</p>
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE2 - Open Space
Response	1.51. The Council has no objection to the 'Open Space' designation, on the CNP Policies Map, which coincides with LPD Housing Allocation H14 (Dark Lane). The provision of this open space is reflected in the planning permission on the site (case reference 2012/1503).

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE4 - Setting of Calverton
Response	1.53. Policy NE4 sets out protections for the 'Southern Ridge Area' as identified on the CNP Policies Map. Policy LPD 66 allocates two housing sites which are situated within the 'Southern Ridge Area' – namely housing allocation H14 (Dark Lane – 70 homes – has planning permission) and housing allocation H15 (Main Street – 75 homes). Policy NE4 permits development which does not impact views of the Southern Ridge

	<p>Area. In the case of both of these housing allocations, but in particular with regards to H15, Policy NE4 and the 'Southern Ridge Area' is contrary to NPPF Paragraph 16, which sets out that communities should 'develop plans that support the strategic development needs set out in Local Plans'.</p> <p>1.54. The Aligned Core Strategy 2014 provided clear direction to potential housing development in the village which included land which is now identified as housing allocation H15 Main Street. The Council is of the view that Policy NE4 – Setting of Calverton' of the Calverton Neighbourhood Plan is in conflict with emerging LPD Policy 66 Calverton. The emerging LPD Policy 66 Calverton specifically allocates site H15 - Main Street for residential development. However Policy NE4 – Setting of Calverton prevents development within and on the edge of Calverton where the development will adversely affect the views of the Southern Ridge Area. Specifically at paragraph 21.2, the draft Neighbourhood Plan states that the Parish Council considers that the area including this site is not suitable to be developed and is therefore clearly in conflict with the LPD policy.</p> <p>1.55. Paragraph 21.1-21.2 of the CNP acknowledges that land towards the southern edge of Calverton 'lacks topographical constraints'. The basis for the CNP's objection to development in the 'Southern Ridge Area' includes issues such as 'lack of support from the local community', and 'other issues' which are not justified in the evidence (see above comments for BE1). Calverton Parish have illustrated the subjective justification for including the 'Southern Ridge Area' in the CNP Evidence Southern Ridge Area Document (see below comments in Other Submission Documents).</p> <p>1.56. It is furthermore worth considering that, with the exception of Policy LPD 66 housing allocations H14 and H15, the majority of proposed 'Southern Ridge Area' is situated within the Green Belt. The allocation of the 'Southern Ridge Area' will simply duplicate the policy approach of protecting the area from inappropriate development, in accordance with Green Belt policy. As such, the Council considers that designating the 'Southern Ridge Area' would be inappropriate as it is contrary to housing allocations set out in the LPD, and unnecessarily duplicates policy protections which already exist within the area.</p>
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Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE5 - Green Infrastructure
Response	<p>1.57. Policy NE5 is more restrictive than Policy LPD 18 as it does not include the principles of 'avoid – mitigate – compensate'. Consideration should be given as to whether the CNP approach is justified for Calverton given that there are relatively few wildlife sites in fairly remote locations in the surrounding area</p>

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE6 - Biodiversity
Response	1.58. No Comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Implementation and Delivery
Response	1.59. See comments for Policy ISF4.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Glossary
Response	1.60. No comments.

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Appendices
Response	1.61. No comments

Organisation	Gedling Borough Council
Name	Planning Policy
Section	Section 1 - The Neighbourhood Plan
Chapter	Policies Map
Response	<p>1.62. As set out in this response, the Council has outlined the following issues with regards to the CNP Policies Map:</p> <ul style="list-style-type: none"> • 'Southern Ridge Area' presents a major concern for reasons identified in comments for Policy NE4. • 'Retain Open Frontage' conflicts with Housing Allocation H16 (LPD 66) and the CNP's objective to integrate new development with the existing settlement. (Refer to comments for Policy BE1) • 'Local Green Space' conflicts with Safeguarded Land (LPD 16) and some of the proposed areas are considered inappropriate for designation. (Refer comments for Policy NE1). • 'Village Centre' is marginally inconsistent with the boundary for 'Local Centre' on the LPD Policies map (to the south-east corner). (Refer to comments for Policy G3). • The boundaries for both 'Existing Employment Areas' on the CNP Policies map are marginally inconsistent with the 'Retention of Employment' boundaries on the LPD Policies Map.

Organisation	Geoffrey Prince Associates Ltd
Name	Geoffrey Prince
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE1 - Local Green Space

Response	<p>Langridge Homes objects to the designation of land to the south of Dark lane as Local Green Space under Policy NE1.</p> <p>We note that the NPPF at para 76 states that local communities through local and neighbourhood plans should be able to identify for special protection areas of particular importance to them, and therefore to be able to rule out development other than in very special circumstances on such areas. Para 77 then sets out when designations should be used.</p> <p>We contend that a Local Green Space on this site is inappropriate for the following reasons:</p> <p>1 It is already protected by Green Belt designation which sets the bar very high to ensure such land is not developed for inappropriate development. It also requires a very special circumstances test to be applied, so a Local green Space designation is effectively a duplication of policy;</p> <p>2 The land is in private ownership and is used for grazing purposes, and is not accessible to the general public apart from the PROW which runs along the wooded southern and eastern boundary and which we acknowledge provides an important link between the village centre and Spindle Lane which runs along the southern ridge and from where good views are afforded.</p> <p>3 The land itself is not uniquely beautiful, of historic significance, and it does not have any public value as recreational land, as suggested in Appendix 1 Description of Local Green Spaces.</p> <p>These are key pre-requisites set down in the NPPF for local communities to take into account when designating local green space designations.</p>
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Organisation	Geoffrey Prince Associates Ltd
Name	Geoffrey Prince
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE2 - Open Space
Response	<p>Langridge Homes Ltd objects to the designation of the triangular piece of land adjoining Renal's Way and Dark Lane as Open Space under Policy NE2.</p> <p>This land is in the ownership of Langridge Homes Ltd which has an outstanding planning permission to build 5 dwelling units on this land.</p> <p>Consequently it cannot be designated as open space.</p> <p>Whilst Langridge Homes Ltd does not object to the designation of Dark Lane itself as an Open Space corridor, it questions why this is necessary as it is already designated as forming a section of an important PROW.</p>

Organisation	Geoffrey Prince Associates Ltd
Name	Geoffrey Prince
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE4 - Setting of Calverton
Response	Langridge Homes Ltd objects to Policy NE4 Setting of Calverton, and specifically to the designation of the Southern Ridge Area

(SRA) which is very extensive extending from Oxton Road (B6386) which defines the western boundary of the SRA, along the Ramsdale ridgeline, Spindle Lane which is a which forms the southern boundary of the SRA, to the water treatment works at the eastern end of the settlement. The northern boundary is formed by Bonner Lane and Main Street and incorporates a large swathe of the built up area of Calverton. Whilst acknowledging the value of land adjoining settlements to local communities, we consider that this policy is not justified for the following reasons:

- 1 Land beyond the built up area of Calverton is already protected by the Green Belt which sets the bar very high to ensure such land is not developed for inappropriate development. It also requires a very special circumstances test to be applied, so Policy NE4 Setting of Calverton is effectively a duplication of policy;
- 2 Additionally key heritage assets such as SAMs, ancient ways and PROWS, Biological Sites of Importance for Nature Protection, local green and open space areas including the James Seeley Park and Ramsdale Golf Club, Woodland such as the Millenium Wood which are all located within the proposed SRA are already protected by other policies in the NDP and Gedling Local Plan;
- 3 Policy NE4 Setting of Calverton which incorporates the SRA. Notwithstanding the fact that the SRA is a duplication of existing policy designations which restrict inappropriate development, it appears to have been specifically designed to challenge the Part 2 Local Plan being prepared by Gedling Borough Council as it is attempting to provide blanket protection to all land within the SRA including land being considered for residential development by the Borough Council, including Site H15. Yet, the NDP acknowledges that it is the responsibility of the Borough Council to determine residential (and employment) land allocations, and where necessary to make adjustments to the Green Belt boundary.
- 4 We acknowledge that land to the south of the village from George's Lane to Bonner Lane is a relatively high value landscape. However, a large part of the land to the south and west of the village (between George's Lane and Main Street) where H15 is located is relatively low lying land with no significant features worthy of additional protection, is of limited landscape value and subject to very special circumstances being demonstrated to justify the release of this land from the Green Belt, then there is no reason why this site should not be allocated for development. The arguments put forward in the SRA Evidence document that such low lying, flat land adjoining the village should not be developed because it is more easily accessible to members of the local community who have difficulties accessing the countryside does not add up to scrutiny as the land adjoining the village to the south and west is in private ownership and not accessible to the general public,

	<p>although the public footpaths are and will continue to be accessible to the local community whether or not development takes place in this area.</p> <p>5 The designation of the SRA is not consistent with the NPPF which at Para 113 states that 'local planning authorities should set out criteria based policies against which proposals for any development on or affecting protected wildlife or geo diversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to the wider ecological networks'. It is clear that Policy NE4 Setting of Calverton is not a criteria based policy.</p> <p>We therefore propose that Policy NE4 be deleted in its entirety as it is not justified.</p> <p>These representations should be read in conjunction with representations submitted by Langridge Homes Ltd on the Consultation Pre Submission Draft (attached to the objection).</p>
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Organisation	GP
Name	Caroline Wight
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF4 - Infrastructure Provision
Response	<p>As previously stated to the Parish Council we had intended to build a new surgery to meet the growing healthcare needs of the village. Following our response to the draft pre-submission Neighbourhood Plan in August 2016 we applied for funding from the NHS ETTFund to build a completely new surgery. Unfortunately this application was rejected due to insufficient funds being available. However we have been granted funding to redevelop and expand our current building, and we will ensure that this remodelling and development will provide appropriate facilities for us to continue to provide our current standard of care whilst the population grows.</p> <p>The Draft Neighbourhood Plan mentions that land has been safeguarded on Collyer Road and that applications for a new Health Campus there would be supported - it is necessary to point out that the current financial constraints of the NHS have dictated that a completely new build surgery will not be an option in the foreseeable future.</p>

Organisation	GP
Name	Caroline Wight
Section	Section 2 - Non Planning Issues
Chapter	Non Planning Issues
Response	<p>As previously stated to the Parish Council we had intended to build a new surgery to meet the growing healthcare needs of the village. Following our response to the draft pre-submission Neighbourhood Plan in August 2016 we applied for funding from</p>

	<p>the NHS ETTFund to build a completely new surgery. Unfortunately this application was rejected due to insufficient funds being available. However we have been granted funding to redevelop and expand our current building, and we will ensure that this remodelling and development will provide appropriate facilities for us to continue to provide our current standard of care whilst the population grows.</p> <p>The Draft Neighbourhood Plan mentions that land has been safeguarded on Collyer Road and that applications for a new Health Campus there would be supported - it is necessary to point out that the current financial constraints of the NHS have dictated that a completely new build surgery will not be an option in the foreseeable future.</p>
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Organisation	Health & Safety Executive - Chemical, Explosives & Microbiological Hazards Division
Name	Health and Safety Executive
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>When consulted on land use planning matters, HSE where possible will make representations to ensure that compatible development within the consultation zones of major hazard establishments and major accident pipelines (MAHPs) is achieved. HSE acknowledges that early consultation can be an effective way of alleviating problems due to incompatible development at the later stages of the planning process.</p> <p>HSE gives advice on neighbourhood plans with reference to the condition that the neighbourhood plans or Order must be in general conformity with the strategic policies of the Local Plan, and that neighbourhood plans or Orders must be compatible with European Union obligations, as incorporated into UK law (Planning Practice Guidance - Neighbourhood Planning - Para 065). Our advice therefore is given with consideration to the following .</p> <p>1 The National Planning Policy Framework (Para 172) required that planning policies should be based on up-to-date information on the location of major accident hazards and on the mitigation of the consequences of major accidents.</p> <p>2 Regulation 10(1)(b) of the Town and Country Planning (Local Planning((England) Regulations 2012 as amended* required that tin local plans and supplementary planning documents, regard be had for the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment by pursuing those objectives through the controls described in Article 13 of Council Directive 2012/18/EU (Seveso III)**</p> <p>Regulation 10(c)(i) required that regard also be had to the need, in the long term, to maintain appropriate safety distances between establishments and residential areas, buildings and areas of public use, recreational areas, and, as far as possible,</p>

major transport routes.

SCOPE OF ADVICE

At this early stage HSE can give a general opinion regarding development compatibility based only on the outline information contained in your plan. This opinion takes no account of any intention to vary, relinquish or revoke hazardous substances consents.*** Planning authorities are advised to use HSE's Planning Advice Web App to verify any advice given. The Web App is a software version of the methodology used in providing land use planning advice, it replaces PADHI+ Further information on the Web App is available on HSE's website:

www.hse.gov.uk/landuseplanning/padhi.htm

ENCROACHMENT OF LOCAL PLAN ALLOCATIONS ON CONSULTATION ZONES:

We have concluded that there is the potential for land allocated in your plan to encroach on consultation zones, namely National Grid Gas MAHP - HSE Ref 6878 -

Balderton/Papplewick

COMPATIBILITY OF DEVELOPMENT WITH CONSULTATION ZONES :

The compatibility issues raised by developing housing and workplaces within the inner, middle and outer zones are summarised below.

HOUSING ALLOCATIONS

Inner Zone - Housing is not compatible with development in the inner zone. HSE would normally Advise Against such development. The only exception is developments of 1 or 2 dwelling units where there is a minimal increase in people at risk.

Middle Zone - The middle zone is compatible with housing developments up to and including 30 dwelling units and a density of no more of no more than 40 per hectare.

Outer Zone - Housing is compatible with development in the outer zone including larger developments or more than 30 dwelling units and high-density developments of more than 40 dwelling units per hectare.

WORKPLACE ALLOCATIONS

Inner Zone - Workplaces (predominantly non-retail) providing for less than 100 occupants in each building and less than 3 occupied storeys are compatible with the inner zone. Retail developments with less than 250 sq m total floor space are compatible with the inner zone.

Note: Workplaces (predominantly non-retail) providing for 100 or more occupants in any building or 3 or more occupied storeys in height are compatible with the inner zone where the development is at the major hazard site itself and will be under the control of the site operator.

Middle Zone - The middle zone is compatible with workplaces (predominantly non-retail). Retail developments with total floor space of up to 5000 sq m are compatible with the middle zone.

Outer Zone - Workplaces (predominantly non-retail) are

compatible with the outer zone. Workplaces (predominantly non-retail) specifically for people with disabilities (e.g. sheltered workshops) are only compatible with the outer zone. Retail developments with more than 5000 sq m total floor space are compatible with the outer zone.

This is a general description of the compatibility for housing and workplaces. Detail of other development types, for example institutional accommodation and education, and their compatibility with consultations zones can be found in the section on 'Development Type Tables of HSE's Land Use Methodology', which is available at

www.hse.gov.uk/landuseplanning/methodology.pdf

Mixed Use Allocations

Because of the potential complexity when combination use classes are proposed, advice regarding mixed-use allocations is outside of the general advice that can be given in this representation. Please refer to the Web App to determine HSE's advice regarding mixed-use developments.

VERIFICATION OF ADVICE USING THE WEB APP :

The potential for encroachment is being brought to your attention at an early stage so that you can assess the actual extent of any incompatibility on future developments. Information on the location and extent of the consultation zones associated with major hazard establishments and MAHPs can be found on HSE's extranet system along with advice on HSE's land use planning policy. Lists of all major hazard establishments and MAHPs, consultation zone maps for establishments, and consultation distances for MAHPs are included to aid planners. All planning authorities should have an authorised administrator who can access HSE's

Planning Advice Web App; further information is available on HSE's website www.hse.gov.uk/landuseplanning/padhi.htm

When sufficient information on the location and use class of sites becomes available at the pre-planning stages of your local plan, the use of the Web App could assist you in making informed decisions about development compatibility.

IDENTIFYING CONSULTATION ZONES IN LOCAL PLANS

HSE recommends that where there are major hazard establishments and MAHPs within the area of your local plan, that you mark the associated consultation zones on a map. This is an effective way to identify the development proposals that could encroach on consultation zones, and the extent of any encroachment that could occur. The proposal maps in site allocation development planning documents may be suitable for presenting this information. We particularly recommend marking the zones associated with any MAHP, and HSE advises that you contact the pipeline operator for up-to-date information on pipeline location, as pipelines can be diverted by operators from notified routes. Most incidents involving damage to buried pipelines occur because third parties are not aware of their

	<p>presence.</p> <p>IDENTIFYING COMPATIBLE DEVELOPMENT IN LOCAL PLANS</p> <p>The guidance in HSE's Land Use Planning Methodology, available on the website, will allow you to identify compatible development within any consultation zone in the area of your local plan. HSE recommends that you include in your plan an analysis of compatible development type within the consultation zones of major hazard establishments and MAHPs based on the methodology. The sections on 'Development Type Tables' and the 'Decision Matrix' are particularly relevant, and contain sufficient information to provide a general assessment of compatible development by use class within the zones.</p> <p>There are a number of factors that can alter a Web App decision, for example where a development straddles 2 zones. These factors are outside the scope of the general advice in this letter. HSE's final advice on development compatibility can only be determined through use of the Web App.</p> <p>* Amended by r.33 - Schedule 5 of The Planning (Hazardous Substances) Regulations 2015</p> <p>** Article 13(1) provides that Member States shall ensure that the objectives of preventing major accidents and limiting the consequences of such accidents for human health and the environment are taken in to account in land use policies or other relevant policies. The shall pursue those objectives through controls on : (a) the siting of new establishments; (b) modifications to establishments covered by Article 11; and (c) new developments including transport routes, locations of public use and residential areas in the vicinity of establishments, where the siting or developments may be the source of or increase the risk or consequences of a major accident.</p> <p>*** Hazardous substances consents are granted by the Hazardous Substances authority (HSA), which is usually the planning authority. The consent process is regulated by the HSA under The Planning (Hazardous Substances) Regulations 2015. The HSA must consult HSE on consent applications. In assessing the application for consent, HSE will produce a map with risk contours (or zones), representing the risk to a hypothetical house resident. Should the HSA grant consent, this map defines the consultation distance within which HSE must be consulted over any relevant future planning applications</p>
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Organisation	Highways England
Name	Scarlett Griffiths
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Highways England welcomes the opportunity to comment on the Submission version of the Calverton Neighbourhood Plan which covers the period 2016 - 2028 and has been produced for public consultation. It is noted that this constitutes the last formal

	<p>consultation of the Neighbourhood Plan before it is submitted for Independent Examination.</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the high authority, traffic authority and street authority for the Strategic Road Network (SRN). It is the role of Highways England to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.</p> <p>In relation to the Calverton Neighbourhood Plan, Highways England's principal interest is safeguarding the operation of the M1 which routes approximately 6 miles to the west, the A53 which routes 6 miles to the south and the A46 which routes to the east of the plan area.</p> <p>Highways England understands that a Neighbourhood Plan is required to be in conformity with relevant national and Borough-side planning policies. Accordingly, the Neighbourhood Plan for Calverton is required to be in conformity with the Greater Nottingham Aligned Core Strategy (ACS) and the emerging Gedling Local Plan which is acknowledged within the consultation document.</p> <p>Highways England notes that an allocation of 740 dwellings is set out in the Calverton Neighbourhood Plan in accordance with the emerging Gedling Local Plan. It is considered that given the distance of Calverton from the SRN that there will be no significant impact upon its operation.</p> <p>Highways England has no further comments to provide, and trusts the above is useful in the progression of the Calverton Neighbourhood Development Plan.</p>
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Organisation	Historic England
Name	Jeffrey Badland
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>The Neighbourhood Plan includes the Calverton Conservation Area and includes a number of designated heritage assets including the Church of St Wilfrid, Fox Wood Earthworks, and Calverton House. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy. If they have not already done so, we would recommend that the neighbourhood group speaks to the specialist staff at Nottinghamshire County Council, who look after the Historic Environment Record and give advice on archaeological matters. The should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available via the Heritage</p>

	<p>Gateway (www.heritagegateway.org.uk)</p> <p>Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England. This signposts a number of other documents which the community might find useful in helping to identify what it is about their area which makes it distinctive and how they might go about ensuring that the character of the area is retained. These can be found at : www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</p>
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Organisation	Natural England
Name	Kristina Cox
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made..</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p> <p>However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <ul style="list-style-type: none"> • Where the Local Plan is seeking environmental enhancement measures there may be scope for the Neighbourhood Plan to propose specific measures e.g. for biodiversity enhancement • Enhancement opportunities for specific development allocations set out in development specifications. • The Neighbourhood Plan refers to Policy NE5 opportunities for green infrastructure provision which is welcomed. You could consider opportunities to implement Green Infrastructure or For example: <ul style="list-style-type: none"> • Links to existing greenspace and/or opportunities to enhance and improve access. • Identifying opportunities for new greenspace and managing public spaces to be more beneficial to wildlife (e.g. by sowing wild flower strips). • Planting additional street trees. • Identifying any improvements to the existing public right of way network or using the opportunity of new development to extend the network to create missing links. • Restoring neglected environmental features <p>For clarification of any points in this letter, please contact Kristina Cox on 020 822 58987. For any further consultations on your</p>

	plan, please contact: consultations@naturalengland.org.uk.
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Organisation	Nottinghamshire County Council
Name	Nina Wilson
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make at this stage of consultation. The comments have been agreed with the Chairman of Environment and Sustainability Committee.</p> <p>Public Health</p> <p>The County Council has no further comments to make to those made a previous stages. However, an updated local health profile is included at Appendix 1 for reference. *** SEE ATTACHMENT in Appendix 1 on page 46 of this document ***</p> <p>Strategic Highways</p> <p>Sections 2.4 and 2.5 identify that the main location for residential housing growth is based on a 'North West Quadrant Extension' although it should be noted that a large proportion of the land in question is future safeguarded land (Policy LPD 16 of the Gedling Local Planning Document publication draft May 2016) which is being removed from the Green Belt and protected in order to meet longer term development needs, i.e. beyond 2028.</p> <p>Section 2.8. The parish council seek to ensure that developer contributions are sought for a safety improvement scheme at the junction of Oxtan Road and Flatts Lane. At the time of writing it is advised that a road safety improvement of this junction (conversion to traffic signal control) is currently under construction.</p> <p>Section 2.9 effectively advocates a masterplan for the development of the North West Quadrant Urban Extension. Whilst such forward planning makes sense given the uncertainties surrounding the future allocations of 'Safeguarded Land', beyond 2028, there should not be an over reliance on and unreasonable constraints placed upon the delivery of the allocated Park Road site in the short term.</p> <p>Policy G1 – Comprehensive Development. This policy reiterates the need for and requirement that development is accompanied by an overall masterplan illustrating (among others) "Highway access links to /from the B6356 Oxtan Road". This element of the policy is considered too prescriptive as the local highway authority would not wish to see the unnecessary proliferation of further access connections to the B6356 Oxtan Road, particularly since the B6356 Oxtan Road between the Main Street junction and Flatts Lane junction is subject to a 50 mph speed limit and has a poor horizontal alignment which has required the introduction of a double white line system to prevent overtaking, due to limited forward visibility. The County Council would agree that a masterplanning exercise would be useful and that this could shape the highway infrastructure in the longer term. There</p>

is however an immediate need to accommodate the allocated proposals for residential development making them as well connected to and 'permeable' for movement within and between the existing village and it's services. This needs of course to be achieved without prejudicing the longer term need to properly connect the Safeguarded Land as well.

Policy G2Developer Contributions. The requirement for a contribution to the safety improvement scheme at the junction of Oxtan Road and Flatts Lane is no longer necessary (see comment on section 2.8 above).

Section 10.2 suggests further access is taken off the B6356 Oxtan Road. For the reason stipulated above (policy G1) this may not be considered appropriate to the highway authority and (if it were subsequently accepted) may not be possible until the Safeguarded Land is developed post 2028. The introduction of a new junction (s) with Oxtan Road would need to be carefully considered as it could lead to increased traffic through the village centre, particularly if an attractive short cut were created for some traffic movements. Calverton Neighbourhood Plan Policies Map November 2016

The Policies Map shows a proposed open frontage on Park Road along the frontage of the proposed residential development site. This is considered inappropriate given the need to integrate the proposed residential development into the existing urban fabric and along a frontage which will need to include access roads to serve the development site and possibly the Safeguarded Land adjoining it.

Transport and travel

Transport and Travel Services commented on the draft plan in 2016 and it is pleasing that some of the comments made have been included in this version of the Plan. The following is noted:

- Objective 41(d) – 'Improve the Provision of Sustainable Transport throughout the Village'
- The section covering Infrastructure, Services and Facilities in Calverton and the reference to Sustainable Transport, including section 8.2 which includes Policy ISF1 covering Sustainable Transport and reference to:
 - o Community transport services within Calverton
 - o Nottinghamshire County Council Transport and Travel Services wish to explore with developers the provision of contributions for the provision of public transport services and waiting facilities including real time departure displays and raised kerbs, complemented by Automatic Vehicle Location (AVL), through Section 106 agreements where appropriate

It is also noted that there are a number of transport related non-planning objectives including 'Promote Transport Improvement – Transport – Public Transport – The Parish Council will work with Nottinghamshire County Council and Local Bus Operators to secure the extension of the bus routes within Calverton to take in more of the west of the village, particularly given the proposed

	<p>development at the North-West Quadrant.'</p> <p>Development Sites – Policy G2 – Developer Contributions Transport and Travel Services request that developer contributions towards improved public transport services and infrastructure is specified as an additional criterion as part of Policy G2 for a site to be support by the Plan. It is suggested that sites/schemes that afford access to existing public transport facilities should be given priority for development.</p> <p>Landscape and Visual Impact Evidence Base Document November 2016 Paragraph 60. 'Calverton sits in the Mid Nottinghamshire Farmlands overall landscape character area '</p> <p>This statement refers to the Greater Nottinghamshire Landscape Character Assessment document, rather than the Landscape Character Assessment undertaken by URS in December 2014, comments on which immediately precede this section. It should more correctly say Calverton lies on the boundary between the Sherwood Landscape Character Area to the north of Calverton, and the Mid Nottinghamshire Farmlands Landscape Character Area to the south of Calverton.</p> <p>Plan (Regulation 15) November 2016 The plan makes reference to Mature Landscape Areas in paragraphs 17. 1 and 21.6, the MLA designation has now been superseded by the adoption of the Greater Nottingham Landscape Character Assessment 2009. The EMD Team have no other comments to make on the plan itself.</p> <p>Southern Ridge Area Evidence Base Document November 2016 This evidence base document sets out the Neighbourhood Plan working groups' evidence as to why the area to the south of the village of Calverton, known as the Southern Ridge Area is particularly sensitive to development.</p> <p>The document refers to the Greater Nottinghamshire Landscape Character Assessment 2009 in paragraph 3.6.1. The Southern Ridge Area is located within Policy Zone Mid Nottinghamshire Farmlands PZ 44 Woodborough Sloping Farmland which has a good landscape condition and a moderate landscape strength leading to a Conserve and Enhance policy for the southern ridge area, within the GNLCA, as noted in the evidence base.</p> <p>The EMD Team would add that the GNLCA text contains a summary of the methodology of the assessment, which shows that this is an objective process based on the mapping of key characteristics of the landscape, based on the accepted 'Living Landscapes Methodology'.</p> <p>The document then goes on to discuss 'The Landscape and Visual Analysis of Potential Development Sites' which is a separate document produced by and commissioned directly by Gedling Borough Council from URS, and is not part of the GNLCA The writers of the Southern Ridge Area evidence base document are critical of the methodology of the URS assessment. The EDM Team cannot comment fully on this</p>
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	<p>document as only an outline methodology is included. However, it is an attempt to rank all of the potential development sites within the Gedling Borough area, based on their Landscape Sensitivity, and Visual Sensitivity, to give an overall score. Therefore it is an objective approach based on a professional landscape judgement and following the ' Guidelines for Landscape and Visual Impact Assessment ' GLIVA 3.</p> <p>The sites within the Southern Ridge Area are ranked 8 (6/36 Lampwood Close), 10 (6/649 Woods Lane) 14 (6/45 George's Lane/Gorse Close), 17 (6/774 Borrowside Farm, Bonner Hill -site A) and 19 (6/775 Borrowside Farm, Bonner Hill -site B) respectively. The highest numbers represent the sites with the greatest Landscape and Visual Impact.</p> <p>The EMD Team accept the statement 'The accuracy of landscape assessment will have value in determining patterns on a broad scale - the Landscape Character Assessments can determine general patterns effectively - but the subtleties of local landscape value is very dependent on local knowledge of the way in which local countryside is accessed and appreciated.'</p> <p>The neighbourhood plan contains a great deal of information which demonstrates how the local landscape is used by the population of Calverton, to amplify the broader scale landscape assessments. However, much of the information presented is subjective. The EMD Team think it would be helpful if the information is presented in a more succinct way. For example, the documents should show by means of maps, the key views from and to the Southern Ridge Area, as they would be in a Conservation Area Appraisal for example. In this way these key views would be clearly described within the Neighbourhood Plan. The plan should also map the distinctive landscape elements such as ancient hedgerows, mature trees, and distinctive field patterns within the Southern Ridge Area. This information could be presented using a methodology such as that used to present an Ecological Stage 1 habitat assessment. In this way the document can draw out precise information to show from the point of view of the local population, what makes this area important as a visual feature and in terms of its landscape character.</p>
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Organisation	The Coal Authority
Name	Planning Advisor
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p>

	<p>As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. I can however confirm that The Coal Authority has no objections to the NDP.</p> <p>We have previously provided some general information on mining legacy risks within the plan area to the Parish Council as the Qualifying Body. As you will be aware according to the Coal Authority Development High Risk Area Plans, within the Neighbourhood Plan area there are recorded risks from past coal mining activity. These risks are in the form of 2 mine entries and a mine gas monitoring point (former Calverton Colliery) and a handful of recorded fissures (geological cracks) as a result of past deep mining mostly outside of the built up area. In addition our Surface Hazards team have been called out to the area for 17 incidents of ground collapse. However the NDP does not put forward any proposals which would be at risk from these mining legacy features.</p> <p>Also for your general information The Coal Authority has land interests connected with the former colliery site which are still regarded as operational land. There are two sites; the mine entries and associated compound on the colliery site, south of Oxtan Road and the second site is an area of approximately 63 acres of land to the north of Oxtan Road including the former spoil tip. We have no current plans for the disposal of these two sites.</p> <p>We actively monitor the water levels within the underground mines across the whole coalfield. Within the South Nottinghamshire coalfield, Calverton Colliery was the last to close in 1999, and although the water levels are presently reasonably stable, it is anticipated that there is likely to be a need for passive mine water treatment scheme in the future. A passive treatment scheme is typically a series of reed beds which filter the water naturally.</p> <p>Whilst we have no defined plans or designs yet as it could be more than 10 years into the future, it is anticipated that this will be located on the former coal stocking and spoil tip area of the colliery site. With the experience of building and managing over 70 mine water treatment schemes, we would ensure that there would be proactive consultation with the community and the design would blend in as sympathetically as possible with the surrounding area. None of the Neighbourhood Plan proposals prejudice the future delivery of this safety scheme.</p> <p>The Coal Authority continues to wish the Neighbourhood Plan team every success with the finalisation of the Neighbourhood Plan.</p>
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Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	The following comments have been prepared on behalf of

	<p>Northern Trust Company Ltd ("Northern Trust) to supplement the previous representations which were submitted towards the Draft Version of the Calverton Neighbourhood Plan (NP) in September 2016.</p> <p>Northern Trust</p> <p>Northern Trust has an interest in the land to the west of Flatts Lane, Calverton and has positively engaged with the local community to help support the site's allocation within the North-West Quadrant Urban Extension (Policy G1 of the NP) and as a suitable location for residential development within the NP. As part of this process, Turley submitted representations and a Vision Document (*** SEE ATTACHMENT 3 in Appendix 2 on page 65 of this document ** - Vision Document) to Gedling Council's Local Planning Document (LPD) Publication Draft in July 2016 which outlined the future development opportunities of the Flatts Lane site. A copy of the Vision Document accompanies this form (*** SEE ATTACHMENT 3 in Appendix 2 on page 65 of this document ** - Vision Document) and promotes the site's allocation for c. 270-300 dwellings in the short to medium term during the LPD period. Turley and Northern Trust representatives also recently attended sessions of the Examination in Public for the Gedling LPD to support the Flatts Lane site's allocation for new housing development.</p> <p>In summary, we welcome the overall objectives of the NP and the recognition that there is a need to provide new homes within Calverton to support its economic prosperity. In particular, it identifies that Calverton plays an important role as a Key Settlement for Growth and that the North-West Quadrant Urban Extension area is the principal housing allocation for the village. However, there are three key matters which we previously highlighted towards the Draft Version of the NP which have not been sufficiently addressed within the Submission Version of the NP.</p>
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Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G1 - Comprehensive Development
Response	<p>Firstly, we still have significant concerns that the current wording of Policy G1 is inflexible and the requirement for all residential development proposals within the Quadrant to be accompanied by an overall masterplan is too restrictive. In particular, the Quadrant measures an area of c. 43.8ha and comprises numerous development parcels within multiple ownerships. In addition, it is unlikely that the information which is required to be provided in order for the development to be permitted (for example, details of the housing mix and off-site highway improvements for both the individual plots and for the whole Quadrant) will be known at an outline planning application stage. These aspects will also need to take into account the specific site</p>

constraints, market conditions and the views of local residents, the Parish Council and statutory authorities which will be necessary for when each individual phase or reserved matters application is progressed.

Whilst Northern Trust will seek to promote an integrated and logical approach when developing the Flatts Lane site and will liaise closely with other land owners to enable the delivery of a comprehensive development, Policy G1 does need to be amended to support these masterplan principles on a smaller and more manageable scale and to enable a greater degree of flexibility which recognises that the wider masterplan is reliant on co-operation by a number of other interested parties. Without this, the level of detail which will also need to be submitted within the masterplan could result in delays which could thereby conflict with Saved Policy ENV1 of the Gedling Replacement Local Plan (thereby failing the basic NP conditions test of Paragraph 8(2)e of Schedule 4B of the Town and Country Planning Act 1990) and Draft Policy LPD62 of the emerging Gedling Local Plan which the NP will, if adopted after the Local Plan, have to be in compliance with.

Policies G1 / G2 / G5 / ISF4 / NE6

Northern Trust acknowledge that the development of the Flatts Lane site for residential purposes is likely to result in additional demand on local services and therefore developer contributions may need to be provided, where appropriate, to support these community facilities.

However, whilst Northern Trust supports the overall emphasis within the NP to balancing the growth of Calverton and ensuring that there is an adequate infrastructure provision and a sufficient mix of new dwellings, the following policies of the NP should be amended to enable a greater degree of flexibility and fully accord with the existing development plan (to ensure that it reflects the basic NP conditions test of Paragraph 8(2)e of Schedule 4B of the Town and Country Planning Act 1990) and emerging Gedling Local Plan.

- Policy G1 – Comprehensive Development
- Policy G2 – Developer Contributions
- Policy G5 – Housing Mix
- Policy ISF4 – Infrastructure Provision
- Policy NE6 – Biodiversity

The current wording of these policies is inflexible, does not reflect the policies of the development plan or the emerging Gedling Local Plan and fails to consider that these issues will largely be dependent on the scale of the housing development, the local capacity of the existing facilities (including dentists, allotments and playing pitches) at the time of a planning submission and the viability of the scheme. There is therefore a requirement for these policies to be changed to enable a greater degree of flexibility to reflect the local needs and up-to-date circumstances, the site's constraints and feedback from statutory

	<p>consultees at the time of any application on the site (as reflected in Policy 8 of the Aligned Core Strategy and Policy LPD21 of the emerging Gedling Local Plan). These matters should therefore be reflected in the Policy and the supporting text. Policy NE6, for example, states that applications should include an offsetting undertaking to create a compensating biodiversity habitat area, in a proportion of at least 2:1 to that which is lost – we believe that it would be more appropriate that the policy be amended to reflect Policy 17 of the Aligned Core Strategy, Policy LPD18 of the emerging Gedling Local Plan and to ensure that developers seek to incorporate compensation (including off-site measures) where appropriate.</p> <p>In addition, it will be important that the adoption of this Policy is based on up to date demographic and housing market evidence to ensure that any emerging housing proposals meet an identified local need. Policy G5, for example, states that 'proposals that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused' and that 'affordable housing should be...distributed throughout the development as a whole.' This should be amended to reflect viability considerations, local circumstances and current demand and the specific circumstances, for example via the Council's Strategic Housing Market Assessment.</p> <p>This will also reflect Policy 8 of the Aligned Core Strategy and Policy LPD37 of the emerging Gedling Local Plan which recognises that residential development should provide an 'appropriate mix of housing, subject to housing needs and demographic context within the local area.'</p>
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Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G2 - Developer Contributions
Response	<p>Policies G1 / G2 / G5 / ISF4 / NE6</p> <p>Northern Trust acknowledge that the development of the Flatts Lane site for residential purposes is likely to result in additional demand on local services and therefore developer contributions may need to be provided, where appropriate, to support these community facilities.</p> <p>However, whilst Northern Trust supports the overall emphasis within the NP to balancing the growth of Calverton and ensuring that there is an adequate infrastructure provision and a sufficient mix of new dwellings, the following policies of the NP should be amended to enable a greater degree of flexibility and fully accord with the existing development plan (to ensure that it reflects the basic NP conditions test of Paragraph 8(2)e of Schedule 4B of the Town and Country Planning Act 1990) and emerging Gedling Local Plan.</p> <ul style="list-style-type: none"> • Policy G1 – Comprehensive Development • Policy G2 – Developer Contributions

	<ul style="list-style-type: none"> • Policy G5 – Housing Mix • Policy ISF4 – Infrastructure Provision • Policy NE6 – Biodiversity <p>The current wording of these policies is inflexible, does not reflect the policies of the development plan or the emerging Gedling Local Plan and fails to consider that these issues will largely be dependent on the scale of the housing development, the local capacity of the existing facilities (including dentists, allotments and playing pitches) at the time of a planning submission and the viability of the scheme. There is therefore a requirement for these policies to be changed to enable a greater degree of flexibility to reflect the local needs and up-to-date circumstances, the site's constraints and feedback from statutory consultees at the time of any application on the site (as reflected in Policy 8 of the Aligned Core Strategy and Policy LPD21 of the emerging Gedling Local Plan). These matters should therefore be reflected in the Policy and the supporting text. Policy NE6, for example, states that applications should include an offsetting undertaking to create a compensating biodiversity habitat area, in a proportion of at least 2:1 to that which is lost – we believe that it would be more appropriate that the policy be amended to reflect Policy 17 of the Aligned Core Strategy, Policy LPD18 of the emerging Gedling Local Plan and to ensure that developers seek to incorporate compensation (including off-site measures) where appropriate.</p> <p>In addition, it will be important that the adoption of this Policy is based on up to date demographic and housing market evidence to ensure that any emerging housing proposals meet an identified local need. Policy G5, for example, states that 'proposals that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused' and that 'affordable housing should be...distributed throughout the development as a whole.' This should be amended to reflect viability considerations, local circumstances and current demand and the specific circumstances, for example via the Council's Strategic Housing Market Assessment.</p> <p>This will also reflect Policy 8 of the Aligned Core Strategy and Policy LPD37 of the emerging Gedling Local Plan which recognises that residential development should provide an 'appropriate mix of housing, subject to housing needs and demographic context within the local area.'</p>
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Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy G5 - Housing Mix
Response	Policies G1 / G2 / G5 / ISF4 / NE6 Northern Trust acknowledge that the development of the Flatts Lane site for residential purposes is likely to result in additional demand on local services and therefore developer contributions

	<p>may need to be provided, where appropriate, to support these community facilities.</p> <p>However, whilst Northern Trust supports the overall emphasis within the NP to balancing the growth of Calverton and ensuring that there is an adequate infrastructure provision and a sufficient mix of new dwellings, the following policies of the NP should be amended to enable a greater degree of flexibility and fully accord with the existing development plan (to ensure that it reflects the basic NP conditions test of Paragraph 8(2)e of Schedule 4B of the Town and Country Planning Act 1990) and emerging Gedling Local Plan.</p> <ul style="list-style-type: none"> • Policy G1 – Comprehensive Development • Policy G2 – Developer Contributions • Policy G5 – Housing Mix • Policy ISF4 – Infrastructure Provision • Policy NE6 – Biodiversity <p>The current wording of these policies is inflexible, does not reflect the policies of the development plan or the emerging Gedling Local Plan and fails to consider that these issues will largely be dependent on the scale of the housing development, the local capacity of the existing facilities (including dentists, allotments and playing pitches) at the time of a planning submission and the viability of the scheme. There is therefore a requirement for these policies to be changed to enable a greater degree of flexibility to reflect the local needs and up-to-date circumstances, the site's constraints and feedback from statutory consultees at the time of any application on the site (as reflected in Policy 8 of the Aligned Core Strategy and Policy LPD21 of the emerging Gedling Local Plan). These matters should therefore be reflected in the Policy and the supporting text. Policy NE6, for example, states that applications should include an offsetting undertaking to create a compensating biodiversity habitat area, in a proportion of at least 2:1 to that which is lost – we believe that it would be more appropriate that the policy be amended to reflect Policy 17 of the Aligned Core Strategy, Policy LPD18 of the emerging Gedling Local Plan and to ensure that developers seek to incorporate compensation (including off-site measures) where appropriate.</p> <p>In addition, it will be important that the adoption of this Policy is based on up to date demographic and housing market evidence to ensure that any emerging housing proposals meet an identified local need. Policy G5, for example, states that 'proposals that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused' and that 'affordable housing should be...distributed throughout the development as a whole.' This should be amended to reflect viability considerations, local circumstances and current demand and the specific circumstances, for example via the Council's Strategic Housing Market Assessment.</p> <p>This will also reflect Policy 8 of the Aligned Core Strategy and</p>
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	Policy LPD37 of the emerging Gedling Local Plan which recognises that residential development should provide an 'appropriate mix of housing, subject to housing needs and demographic context within the local area.'
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Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF4 - Infrastructure Provision
Response	<p>Policies G1 / G2 / G5 / ISF4 / NE6</p> <p>Northern Trust acknowledge that the development of the Flatts Lane site for residential purposes is likely to result in additional demand on local services and therefore developer contributions may need to be provided, where appropriate, to support these community facilities.</p> <p>However, whilst Northern Trust supports the overall emphasis within the NP to balancing the growth of Calverton and ensuring that there is an adequate infrastructure provision and a sufficient mix of new dwellings, the following policies of the NP should be amended to enable a greater degree of flexibility and fully accord with the existing development plan (to ensure that it reflects the basic NP conditions test of Paragraph 8(2)e of Schedule 4B of the Town and Country Planning Act 1990) and emerging Gedling Local Plan.</p> <ul style="list-style-type: none"> • Policy G1 – Comprehensive Development • Policy G2 – Developer Contributions • Policy G5 – Housing Mix • Policy ISF4 – Infrastructure Provision • Policy NE6 – Biodiversity <p>The current wording of these policies is inflexible, does not reflect the policies of the development plan or the emerging Gedling Local Plan and fails to consider that these issues will largely be dependent on the scale of the housing development, the local capacity of the existing facilities (including dentists, allotments and playing pitches) at the time of a planning submission and the viability of the scheme. There is therefore a requirement for these policies to be changed to enable a greater degree of flexibility to reflect the local needs and up-to-date circumstances, the site's constraints and feedback from statutory consultees at the time of any application on the site (as reflected in Policy 8 of the Aligned Core Strategy and Policy LPD21 of the emerging Gedling Local Plan). These matters should therefore be reflected in the Policy and the supporting text. Policy NE6, for example, states that applications should include an offsetting undertaking to create a compensating biodiversity habitat area, in a proportion of at least 2:1 to that which is lost – we believe that it would be more appropriate that the policy be amended to reflect Policy 17 of the Aligned Core Strategy, Policy LPD18 of the emerging Gedling Local Plan and to ensure that developers seek to incorporate compensation (including off-site measures)</p>

	<p>where appropriate.</p> <p>In addition, it will be important that the adoption of this Policy is based on up to date demographic and housing market evidence to ensure that any emerging housing proposals meet an identified local need. Policy G5, for example, states that 'proposals that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused' and that 'affordable housing should be...distributed throughout the development as a whole.' This should be amended to reflect viability considerations, local circumstances and current demand and the specific circumstances, for example via the Council's Strategic Housing Market Assessment.</p> <p>This will also reflect Policy 8 of the Aligned Core Strategy and Policy LPD37 of the emerging Gedling Local Plan which recognises that residential development should provide an 'appropriate mix of housing, subject to housing needs and demographic context within the local area.'</p>
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Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE1 - Local Green Space
Response	<p>Thirdly, we note that NP Policy NE1 directly conflicts with Policy LPD16 of the emerging Gedling Local Plan.</p> <p>The NP Policies Map (Figure 1 - below) identifies that the Land North of Park Road has been designated as Local Green Space (Policy NE1). The Policy states that only proposals for community use, leisure and recreation will be permitted and that if the Local Green Space boundary is adopted, permission will only be granted for development there in 'very special circumstances.'</p> <p>*** SEE ATTACHMENT 1 in Appendix 2 on page 65 of this document *** - Figure 1: Calverton Neighbourhood Plan Policies Map Submission Version</p> <p>This does not accord with the Gedling Local Plan (Policy LPD16, Figure 2 below) which identifies a different Green / Open Space and Safeguarded Area which is needed to meet the longer term housing development needs of the area.</p> <p>*** SEE ATTACHMENT 2 in Appendix 2 on page 65 of this document *** - Gedling Local Planning Document Policies Map</p> <p>Based on these matters, and our belief that the current NP does not meet the basic conditions of Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, we write to request that an oral hearing is held to ensure that a thorough review of these issues is undertaken and we have an opportunity to speak at the Examination.</p>

Organisation	Turley (on behalf of Northern Trust)
Name	Carly Hinde
Section	Section 1 - The Neighbourhood Plan

Chapter	Policy NE6 - Biodiversity
Response	<p>Policies G1 / G2 / G5 / ISF4 / NE6</p> <p>Northern Trust acknowledge that the development of the Flatts Lane site for residential purposes is likely to result in additional demand on local services and therefore developer contributions may need to be provided, where appropriate, to support these community facilities.</p> <p>However, whilst Northern Trust supports the overall emphasis within the NP to balancing the growth of Calverton and ensuring that there is an adequate infrastructure provision and a sufficient mix of new dwellings, the following policies of the NP should be amended to enable a greater degree of flexibility and fully accord with the existing development plan (to ensure that it reflects the basic NP conditions test of Paragraph 8(2)e of Schedule 4B of the Town and Country Planning Act 1990) and emerging Gedling Local Plan.</p> <ul style="list-style-type: none"> • Policy G1 – Comprehensive Development • Policy G2 – Developer Contributions • Policy G5 – Housing Mix • Policy ISF4 – Infrastructure Provision • Policy NE6 – Biodiversity <p>The current wording of these policies is inflexible, does not reflect the policies of the development plan or the emerging Gedling Local Plan and fails to consider that these issues will largely be dependent on the scale of the housing development, the local capacity of the existing facilities (including dentists, allotments and playing pitches) at the time of a planning submission and the viability of the scheme. There is therefore a requirement for these policies to be changed to enable a greater degree of flexibility to reflect the local needs and up-to-date circumstances, the site's constraints and feedback from statutory consultees at the time of any application on the site (as reflected in Policy 8 of the Aligned Core Strategy and Policy LPD21 of the emerging Gedling Local Plan). These matters should therefore be reflected in the Policy and the supporting text. Policy NE6, for example, states that applications should include an offsetting undertaking to create a compensating biodiversity habitat area, in a proportion of at least 2:1 to that which is lost – we believe that it would be more appropriate that the policy be amended to reflect Policy 17 of the Aligned Core Strategy, Policy LPD18 of the emerging Gedling Local Plan and to ensure that developers seek to incorporate compensation (including off-site measures) where appropriate.</p> <p>In addition, it will be important that the adoption of this Policy is based on up to date demographic and housing market evidence to ensure that any emerging housing proposals meet an identified local need. Policy G5, for example, states that 'proposals that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused' and that 'affordable housing should be...distributed</p>

	<p>throughout the development as a whole.' This should be amended to reflect viability considerations, local circumstances and current demand and the specific circumstances, for example via the Council's Strategic Housing Market Assessment. This will also reflect Policy 8 of the Aligned Core Strategy and Policy LPD37 of the emerging Gedling Local Plan which recognises that residential development should provide an 'appropriate mix of housing, subject to housing needs and demographic context within the local area.'</p>
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Organisation	
Name	Andrew Allsopp
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>It seems that a large quantity of houses have been added to the village over the past 5 years, yet new developments in the surrounding villages are scarce. It would seem wise to spread the housing developments through the surrounding villages and not just Calverton. I have noticed that the increase in the population of Calverton has not been all for the better. Additional traffic, crime and anti-social behaviour are evident yet we have no police presence, no road traffic law enforcement and it seems the good people of Calverton are suffering with little or no recourse.</p> <p>The style and design of the new housing seems poor at best. No privacy from neighbours, minimum off-street parking, ugly and basic house designs, no trees or green areas have been implemented in the new neighbourhoods. I suspect it's a case of maximum amount of people housed in as small an area as possible. With effort and consideration I'm sure better designs of neighbourhoods can be achieved as other countries within Europe have already proven. I would propose an additional smaller shopping facility within the new neighbourhood.</p> <p>With additional population brings additional traffic. Currently Main Street has far too many parked cars and I suspect it's the result of inadequate parking at the main shopping area. Additional population will only increase the hazards of accidents occurring. Before additional housing is built I would suggest the parking issue be resolved.</p> <p>Doctors, schools, policing and leisure facilities will require additional resources as the population grows. In the past this has not occurred, and resources are being stretched.</p> <p>Calverton has been an extremely nice village to live in, but over the past few years the village has grown. I myself do not believe it is the same village it was 5 years ago, and if it continues to grow the village has suffered. Eventually I suspect many of the long term residents of Calverton will resent the impact of the additional housing developments.</p>

Organisation	
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Name	Patricia Bosworth
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I fully support the submitted Neighbourhood Plan for Calverton and would like to emphasise the protection of the ridgeline by stopping any further development to the South of Main Street.

Organisation	
Name	Liz Bowers
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I agree to the Calverton Neighbourhood Plan.

Organisation	
Name	Paul Bowers
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Would like to see restriction on car parking in the square.

Organisation	
Name	Shirley Carter
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I agree with the plan.

Organisation	
Name	Luke Clapham
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I fully support the plan to protect the land surrounding the village. It was one of the main reasons I decided to live in Calverton, and it would be a real shame to lose such a beautiful part of our village.

Organisation	
Name	Laura Clifton
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I agree with the neighbourhood plan in principle especially relating to the southern ridge area, we need to protect the heritage of the village and not overfill it with houses.

Organisation	
Name	Mark Cordell
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE4 - Setting of Calverton
Response	I notice that the Policy NE4 statement that "Development within and on the edge of Calverton will only be permitted where it does not adversely affect views of the Southern ridge area". Living on

	<p>Gorse Close and backing on to fields at the southern end of the village my wife and I enjoy a view of the ridge from Fox Wood to the top of Georges Lane. If building is permitted on the field beyond Gorse Close to Spring Cottage view we will lose this view altogether. The houses built by this developer, which can be seen on land to the west of our house, and eventually overlooking our garden, are taller than the houses on Gorse Close so that windows in the new buildings will be at a greater height than in our house. In addition, the land behind our house is higher than that of our house.</p> <p>In addition, we were upset to learn that an access route to the proposed building area was to be cited through our land as evidenced on a plan. It is to be hoped that this has been dropped.</p> <p>I note that the SHLAA designated the fields behind our house as "may be suitable" so there is a high possibility that building will be permitted there. The area to the south of the village as stressed in your evidence base as being the most attractive. The fields behind our house are widely used by dog walkers and walkers walking around the field, in front of Spring Cottage and up the hill towards the golf course. The view down from the golf course on the south west of the village across this field is one of the best of the village. Building would curtail or, at best, greatly restrict this, particularly given that the field is boggy in sections at the best of time, especially along the edges. In addition, the appearance of a sink hole in the field suggests that there may be underground channels of water.</p> <p>The floods in Calverton were exacerbated by the clay/mud washed off the hills. Replacing soil with concrete may greatly exacerbate this issue.</p> <p>Finally, Georges Lane is a minor road but with the growth in the number of houses over the last 15 years it has become very busy and not suitable for a large increase in traffic. The B road on the west of the village, however, can.</p>
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Organisation	
Name	Martin Cowley
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Openness Congestion Doctors & resources

Organisation	
Name	Jenny Crowther
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE4 - Setting of Calverton
Response	The Southern Ridge area is important to the village and would be spoilt by the development of allocation H15. The development of H15 would destroy well used countryside

	<p>footpaths and damage the rural landscape. The land is visually prominent from many nearby areas. The site of H15 is unnecessary if the larger site to the north goes ahead. It would not fit in with the general 'shape' of the village. It may encourage urban sprawl.</p>
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Organisation	
Name	Hannah Cuppitt
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Really pleased with the neighbourhood plan. As a regular walker of the southern hillside, I would like to see it protected for the future. It is an area of great history and landscape beauty which benefits the entire village.

Organisation	
Name	Ian and Sandra Fleming
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	We fully support and approve of the Calverton Neighbourhood Plan

Organisation	
Name	John Gill
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Support the neighbourhood plan.

Organisation	
Name	Laura Griffiths
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I support the neighbourhood plan - protection of landscape to the south of the village.

Organisation	
Name	Robert Harvey
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Support the plan. Restrict further housing to north west and protect south side.

Organisation	
Name	Celia Hill
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Calverton needs to retain independence from Arnold and I object to any random housing being built on other than the site of the colliery (where there was buildings and it wasn't greed fields etc.)

	I really support this plan as it takes all the points made for the village status.
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Organisation	
Name	Christine Hirst
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I fully support the plan to protect the hillside to the south of the village, it is well used recreationally and is of historical significance.

Organisation	
Name	Rhiannon Imms
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I support the Calverton Neighbourhood Plan. I am particularly concerned that the southern ridge area is preserved as green field as it has unique historical importance. It is vital that Calverton's green spaces survive for present and future residents to enjoy.

Organisation	
Name	Margaret Innocent
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I agree with the plan.

Organisation	
Name	Philip Irwin
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Do not agree to expansion plan.

Organisation	
Name	Karen Irwin
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I agree with the plan - wish to keep the countryside and parking.

Organisation	
Name	Jim Johnson
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I have taken a keen interest in the above and now wish to add my comments that I believe are appropriate. In general I feel that the plan is acceptable and can therefore support it, but with the exception of one major part. The rural aspect to the village (the setting of Calverton) must remain as it is now so that future generations can enjoy what we

	<p>currently have.</p> <p>This can only happen if the Southern Ridgeline (under policy NE4) is not compromised and this can only be achieved by not allowing any more development to the South of the whole length of Main Street.</p> <p>New development is only appropriate to the North of the village (bounded by Park Road, Oxtan Road (B6386), Flatts Lane and Mansfield Lane) as this would not compromise or have any visual impact upon the original village as I referred to earlier.</p>
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Organisation	
Name	Les Kightley
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>I would like to register my support for the Calverton Neighbourhood Plan.</p> <p>I think that any future development within the village should be restricted to the area between Park Road, Flatts Lane and Oxtan Road, which should also have its own shops and maybe even a school. You will be aware that the infrastructure within Calverton is currently stretched to capacity!</p> <p>There should be no further development to the south of Main Street as this would exacerbate the flooding problem which have affected the area In recent years. I would like to see the Southern Ridgeline protected from any future development.</p>

Organisation	
Name	Raymond & Jean Laverick
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I support the Plan

Organisation	
Name	Terry Lee
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>Having commented on the Draft Plan at one of the Consultation Events held in the Methodist Church in Calverton *** SEE ATTACHMENT in Appendix 3 on page 95 of this document ***, I do not wish to make any further comments, other than to broadly accept the content of the submitted final version of the Plan.</p>

Organisation	
Name	Theresia Lewthwaite
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy ISF4 - Infrastructure Provision
Response	<p>Appropriate infrastructure - increased health capacity of GP's to accommodate increased residential growth. CQC inspection rated as outstanding may become reduced (due to shortage of</p>

	GP's nationally) which could impact on ability to provide services for increased residential growth.
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Organisation	
Name	Theresa Lewthwaite
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE3 - Flooding
Response	Historical flooding incidents have occurred on south side of Georges Lane - flooding source is surface water after rainfall from fields that slope on south of the village. To build proposed development may increase this risk again.

Organisation	
Name	Theresa Lewthwaite
Section	Section 1 - The Neighbourhood Plan
Chapter	Policy NE4 - Setting of Calverton
Response	Green Belt south of the village on Georges Lane is considered an integral setting of Calverton with public footpaths, wooded hillside, bio-diversity, wildlife corridors & recreational amenities to local residents. Mobile signal limited/weak on Gorse Close - need to install a new/or reposition mast to provide mobile service to new residents on Georges Lane south side of village should development be agreed.

Organisation	
Name	Michael Melaugh
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Yes. I support the plan for protecting the landscape.

Organisation	
Name	Michelle Phimister
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I agree with the plan. I would like to keep the view and history of the village. The infrastructure of the village is a worry too.

Organisation	
Name	Joanne Porter
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	The land west of Jumelles Drive is a designated open space and therefore protected from encroachment. A vast majority of the Southern Ridge Area is conservation/Green Belt area. We decided to move to Calverton because of the beautiful views, countryside & open spaces. Due to new houses I can now only see bricks and mortar from the rear view of my house. The public footpaths, bridleways and the wooded hillside

	<p>Millennium Wood are vastly used by local residents for recreational purposes - dog walkers, horse-riders & walkers. Wildlife thrives in the area known as foxwood and is always busy with people.</p> <p>Walkers out of the community also come to appreciate our countryside, often then using local public houses for refreshment.</p>
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Organisation	
Name	Emily Quilty
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	<p>The Neighbourhood Plan fulfils an essential role in reflecting community opinion. It would allow residents to shape future development within the village in the most sustainable way. The Southern Ridge Area provides the landscape setting of Calverton - it is an area of great local significance in terms of heritage, recreation and visual amenity; as such it benefits both existing and future residents. The Neighbourhood Plan allows the village to plan positively or future growth. For growth to be sustainable, it needs to be ensured that the development occurs in a manner that doesn't compromise a community's sense of place. this Neighbourhood Plan seeks to reflect the character of Calverton, from the perspective of residents rather than outside consultants.</p> <p>Locally important areas of landscape are not successfully identified through GBC's LPD process - for example the commissioned LVIA is deficient in the selection of visual receptors, which do not reflect the way the Southern Ridge Area is actually used. The Neighbourhood Plan would provide a robust evidence-base that would aid LPA decision-takers during the current plan period and beyond.</p> <p>Local services/facilities are stretched. The Neighbourhood Plan recognises this - alongside the major issue of congestion/car-parking in the centre of the village. A single-site development that plans for housing and infrastructure in a cohesive manner would help to minimise the negative impact of the huge growth levels that Calverton is forced to cope with over the next decade. The Neighbourhood Plan recognises a single, cohesive strategy as being the preferred option.</p>

Organisation	
Name	Marcelle Scicluna
Section	Section 1 - The Neighbourhood Plan
Chapter	Infrastructure, Services and Facilities in Calverton
Response	<p>Bearing in mind the number of houses which have already been built in Calverton, with no change to the infrastructure, i.e. doctors, schools, shops, parking, I think this is where the money needs to be spent!</p> <p>We find it increasingly difficult to get into the doctors. Our children cant get into local schools and have to go outside the</p>

	<p>village (which is not always convenient). Parking is a nightmare in the 2 small car parks we have. St Wilfrids Square looks an eyesore!! The village (well small town) looks an absolute eyesore as well. There is dog poo everywhere and litter !</p> <p>I have lived in the this 'small town' for over 40 years now and the people who lived here had pride in their community, but not any more !</p> <p>I think things need to be looked at again before you go bumping up the population any more.</p>
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Organisation	
Name	Robert Thompson
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I fully support the plan.

Organisation	
Name	Gillian Wadsworth
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Support the landscape to the south. Keep new builds to the N.W.

Organisation	
Name	Frederick Wadsworth
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	Keep new building to the N.W. of the village and not scattered.

Organisation	
Name	J Watson
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I support the plan, particularly the element that seeks to protect the history and landscape of the village.

Organisation	
Name	Sheila Wood
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I am particularly concerned that the history of the Ridge and the views to and from this ancient walk should be protected.

Organisation	
Name	April Wood
Section	Section 1 - The Neighbourhood Plan
Chapter	Other/All
Response	I approve of the whole plan - I was particularly pleased to see policies supporting heritage and landscape. The southern hillside is iconic - a special setting for residents with a network of

	<p>footpaths, bridleways and parks and woodlands. As a local teacher I can affirm that I make use of the area as an educational resource. The area is rich in history - Dark Lane, Fox Wood, Cockpit Hill, vestiges of Sherwood Forest (with public access at Millennium Wood - Hollinwood). The lower slopes are of high amenity for community access - the upper slopes offer fantastic views and access to the heritage of Spindle Lane, Fox Wood and the scheduled ancient monument at Cockpit Hill.</p>
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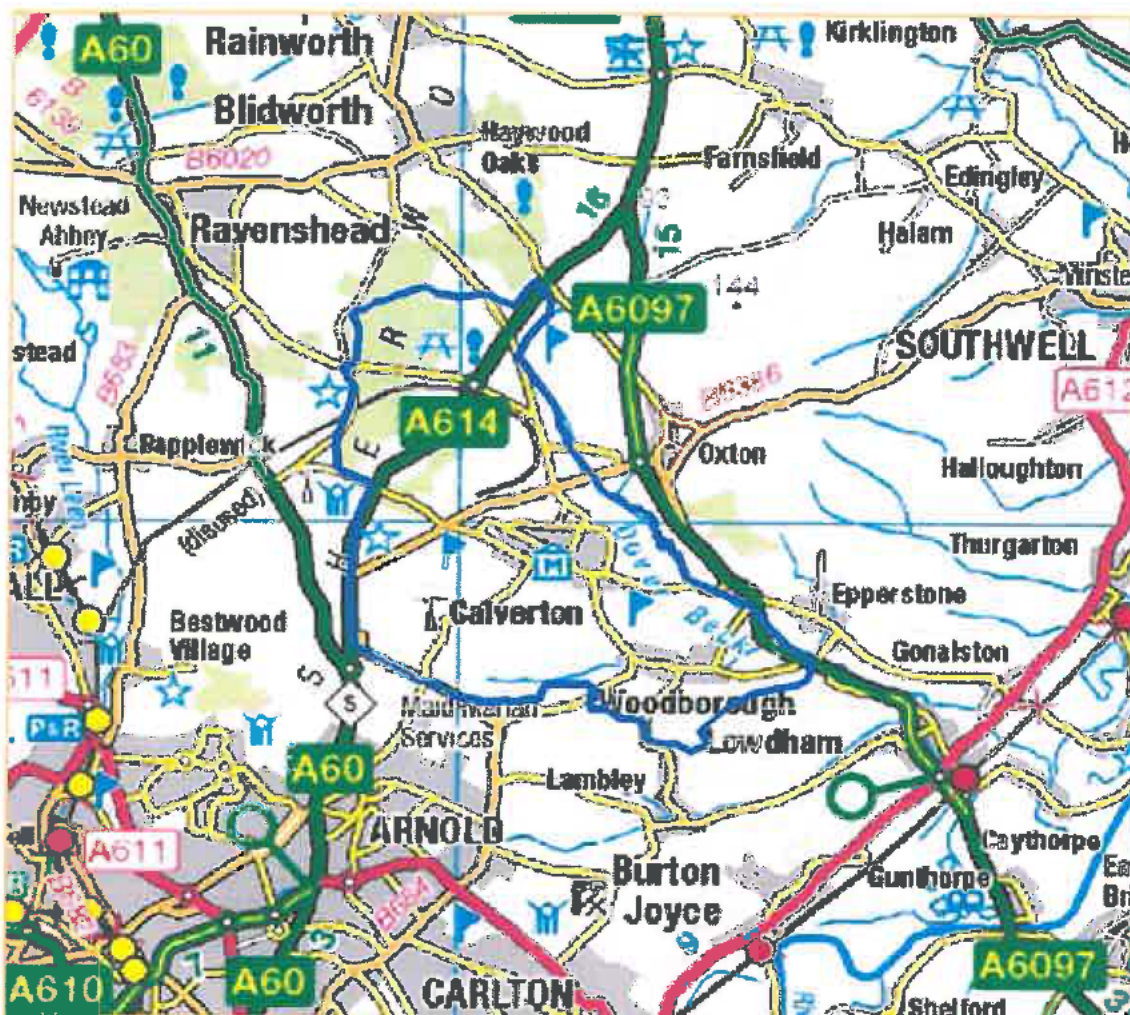
Appendix 1 (Nottinghamshire County Council)

ATTACHMENT 1



Report: Calverton Neighbourhood plan update

Presentation map



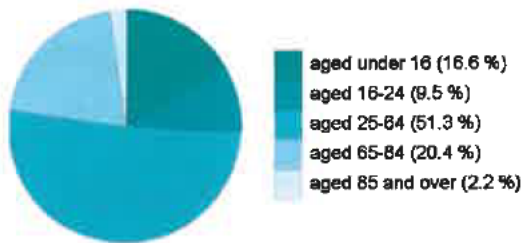
©PHE - © Crown copyright and database rights 2014, Ordnance Survey 100016969 – ONS © Crown Copyright 2014



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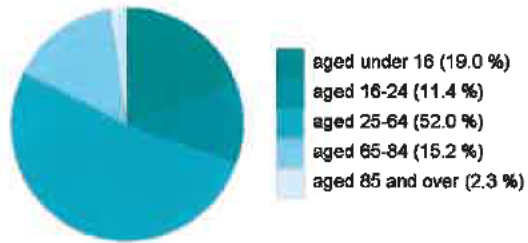
Population

Population by age group, 2014
Selection



Source: ONS © Crown copyright 2015 - total: 9,007

Population by age group, 2014
England



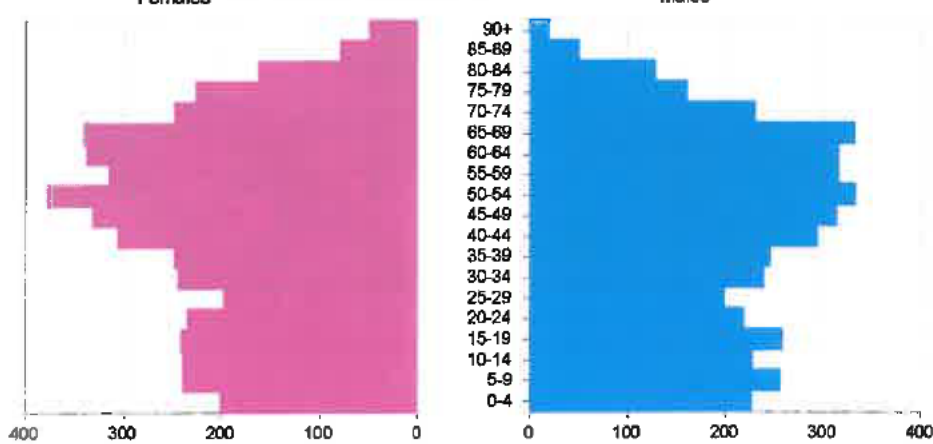
Source: ONS © Crown copyright 2015

Population by age group, 2014, numbers

Ages	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
aged under 16	1,493	20,609	144,071	10,303,566
aged 16-24	858	11,507	82,638	6,210,182
aged 25-64	4,623	60,442	416,331	28,285,162
aged 65-84	1,834	20,202	138,558	8,262,192
aged 85 and over	199	2,878	19,792	1,275,516
Total	9,007	115,638	801,390	54,316,818

Source: ONS © Crown copyright 2015

Age pyramid for selection: male and female numbers per five-year age group, 2014



Source: ONS © Crown Copyright 2015



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Ethnicity & Language

Ethnicity & Language indicators, 2011, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Black and Minority Ethnic (BME) Population	195	7,887	34,899	7,731,314
Population whose ethnicity is not 'White UK'	305	10,992	57,884	10,733,220
Population who cannot speak English well or at all	5	437	4,803	843,845

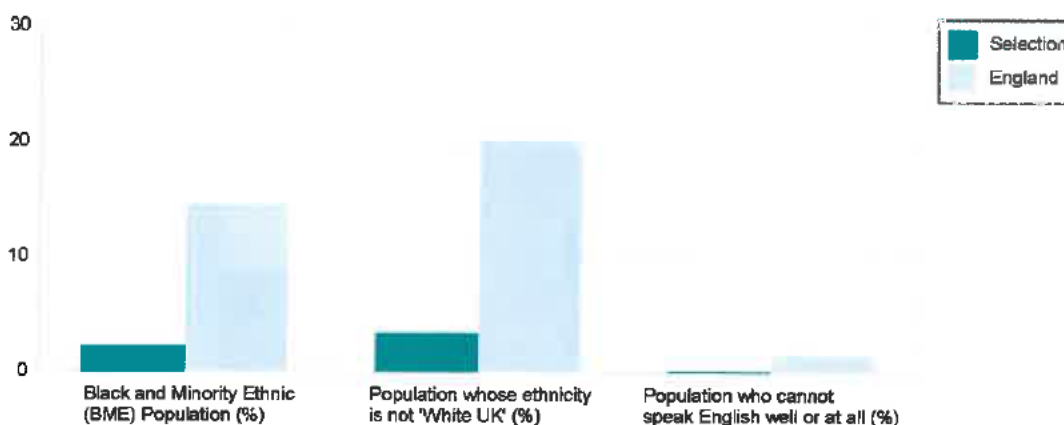
Source: ONS Census

Ethnicity & Language indicators, 2011, %

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Black and Minority Ethnic (BME) Population (%)	2.2	6.9	4.5	14.6
Population whose ethnicity is not 'White UK' (%)	3.4	9.7	7.4	20.2
Population who cannot speak English well or at all (%)	0.1	0.4	0.6	1.7

Source: ONS Census

Ethnicity & Language indicators, 2011, %, Selection



Source: ONS Census



Report: Calverton Neighbourhood plan update

Deprivation

Index of Deprivation, 2015, Score

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
IMD 2015 Score	13.4	15.3	18.9	21.8

Source: CLG © Copyright 2015

Index of Deprivation, 2015, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
People living in means tested benefit households	874	13,420	101,185	7,790,217
Children living in income deprived households	238	3,284	24,954	2,016,116
People aged 60+ living in pension credit households	223	3,833	28,829	1,954,800

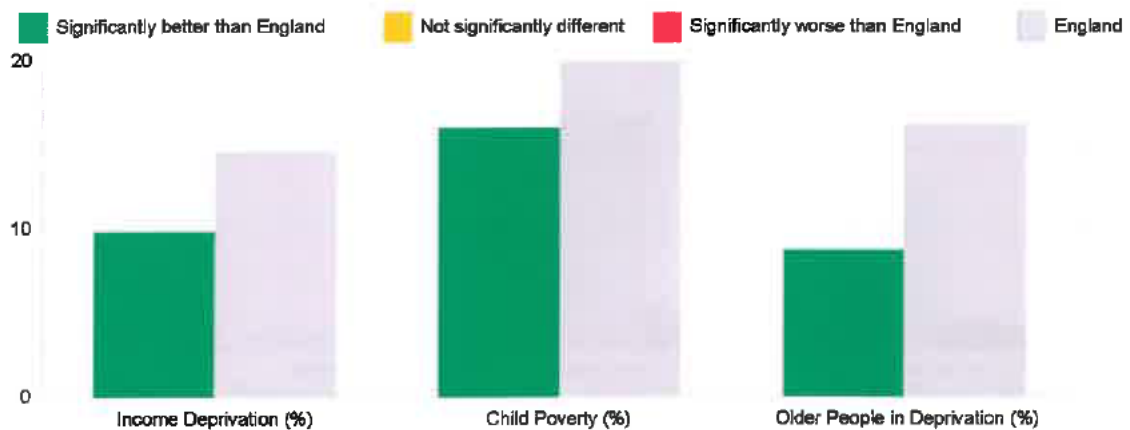
Source: CLG © Copyright 2015

Index of Deprivation, 2015, %

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Income Deprivation (%)	9.8	11.8	12.8	14.6
Child Poverty (%)	16	16.1	17.5	19.9
Older People in Deprivation (%)	8.7	12.4	13.4	16.2

Source: CLG © Copyright 2015

Index of Deprivation, 2015, %, Selection (comparing to England average)



Source: CLG © Copyright 2015



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Child Development, Education and Employment

Child development, education and employment indicators, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Low birth weight births, 2010-2014	22	475	3,356	248,184
A good level of development at age 5, 2013/14	52	813	5,528	387,000
Achieving 5A*-C (incl Eng & Maths) GCSE, 2013/14	49	718	4,862	315,795
Claiming job seekers allowance, 2015/16*	59	1,083	7,885	612,166
Claiming job seekers allowance for > 1 year, 2015/16	8	255	2,015	147,880

Source: Public Health England, ONS, NOMIS, DfE

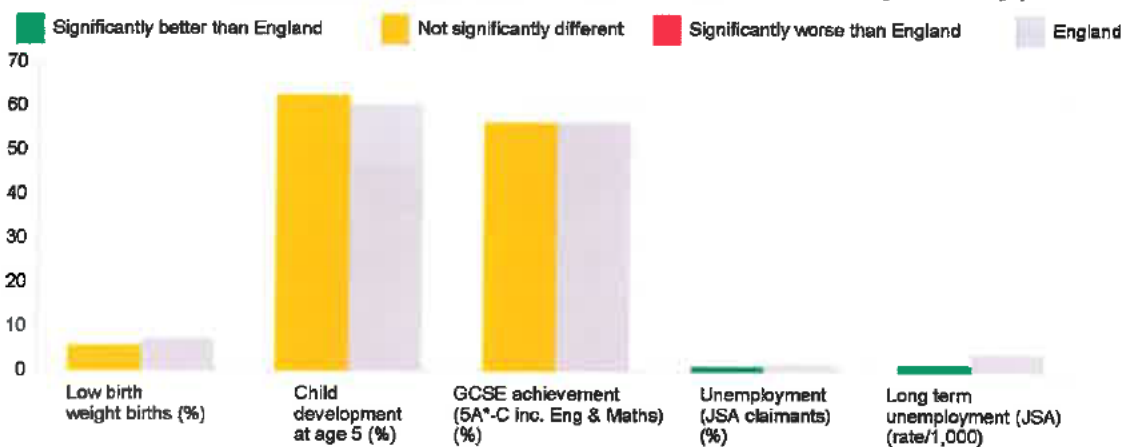
* Monthly average

Child development, education and employment indicators, values

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Low birth weight births (%)	5.8	7.6	7.5	7.4
Child development at age 5 (%)	62.7	62.9	61.6	60.4
GCSE achievement (5A*-C inc Eng & Maths) (%)	56.3	60.4	58.5	58.6
Unemployment (JSA claimants) (%)	1.1	1.5	1.6	1.8
Long term unemployment (JSA) (rate/1,000)	1.5	3.5	4	4.3

Source: Public Health England, ONS, NOMIS, DfE

Child development, education and employment indicators, Selection (comparing to England average)



Source: Public Health England, ONS, NOMIS, DfE
www.localhealth.org.uk



Report: Calverton Neighbourhood plan update

Health and Care

Health and care indicators, 2011, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
General health very bad	112	1,325	10,429	660,749
General health: bad or very bad	497	5,982	47,473	2,911,195
Limiting long term illness or disability	1,740	21,956	159,672	9,352,586
Provides unpaid care for 1 or more hours per week	1,200	13,442	90,698	5,430,016
Provides unpaid care for 50 or more hours per week	280	2,690	21,680	1,256,237

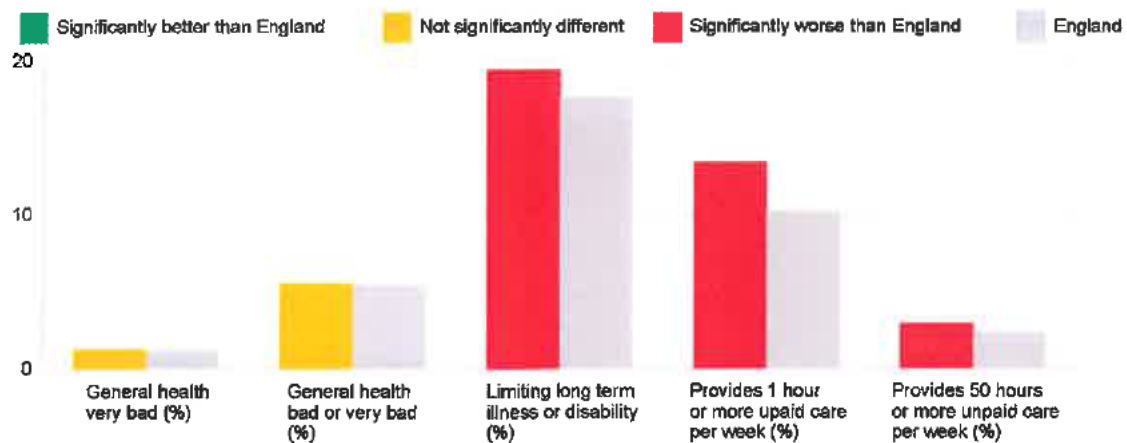
Source: ONS Census

Health and care indicators, 2011, %

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
General health very bad (%)	1.3	1.2	1.3	1.2
General health bad or very bad (%)	5.6	5.3	6	5.5
Limiting long term illness or disability (%)	19.4	19.3	20.3	17.6
Provides 1 hour or more unpaid care per week (%)	13.4	11.8	11.5	10.2
Provides 50 hours or more unpaid care per week (%)	2.9	2.5	2.8	2.4

Source: ONS Census

Health and care indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census
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Report: Calverton Neighbourhood plan update

Housing and Living Environment

Housing and living environment indicators, 2011, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Households with central heating	3,800	48,534	329,491	21,468,807
Overcrowded households (at least 1 room too few)	179	1,870	12,558	1,928,596
Pensioners living alone	500	6,336	42,698	2,725,596

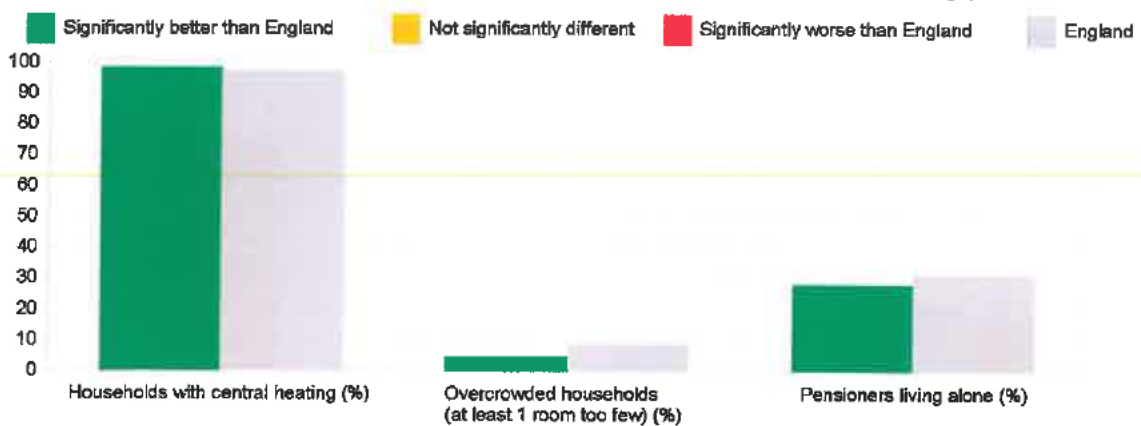
Source: ONS Census

Housing and living environment indicators, 2011, %

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Households with central heating (%)	98.1	98.3	98.6	97.3
Overcrowded households (at least 1 room too few) (%)	4.6	3.8	3.8	8.7
Pensioners living alone (%)	28.2	30.1	30	31.5

Source: ONS Census

Housing and living environment indicators, 2011, %, Selection (comparing to England average)



Source: ONS Census



Report: Calverton Neighbourhood plan update

Children's Weight

Children's weight indicators, 2012/13-2014/15, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Obese children (reception year)	18	301	1,956	164,987
Children with excess weight (reception year)	80	776	5,236	395,264
Obese children (year 6)	28	487	3,736	291,075
Children with excess weight (year 6)	59	921	6,657	510,175

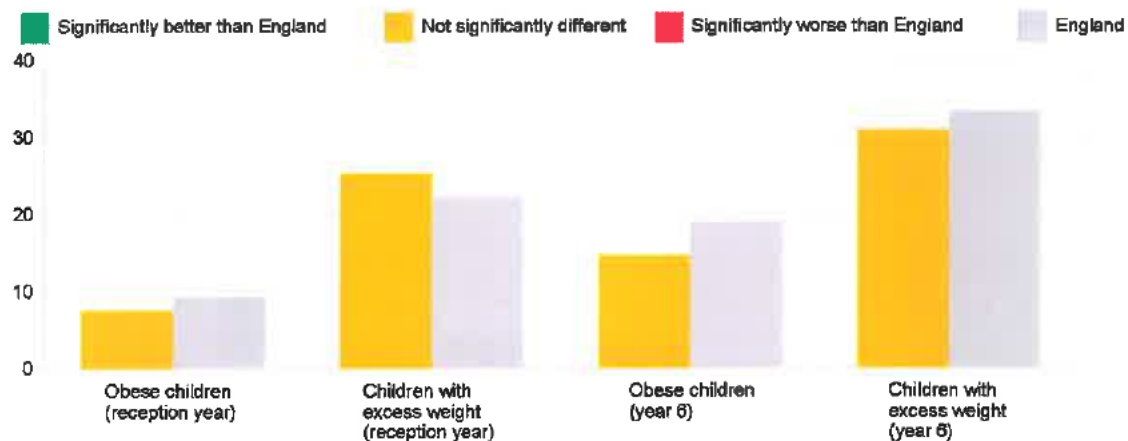
Source: Public Health England & HSCIC © 2012-2015

Children's weight indicators, 2012/13-2014/15, %

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Obese children (reception year)	7.6	8.6	7.8	9.3
Children with excess weight (reception year)	25.3	22.2	20.9	22.2
Obese children (year 6)	14.7	16.3	17.5	19
Children with excess weight (year 6)	30.9	30.9	31.1	33.4

Source: Public Health England & HSCIC © 2012-2015

Children's weight indicators, %, Selection (comparing to England average)



Source: Public Health England & HSCIC © 2012-2015
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Children's health care activity

Children's health care activity indicators, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Emergency admissions in 0-4 year olds (2012/13-14/15)	128	1,757	18,000	1,508,499
A&E attendances in 0-4 year olds (2012/13-14/15)	582	9,051	62,844	5,463,708
Admissions for injury in 0-4 year olds (2010/11-14/15)	25	305	2,508	237,295
Admissions for injury in 0-15 year olds (2010/11-14/15)	51	699	6,059	530,253
Admissions for injury in 15-24 year olds (2010/11-14/15)	57	742	6,272	479,760

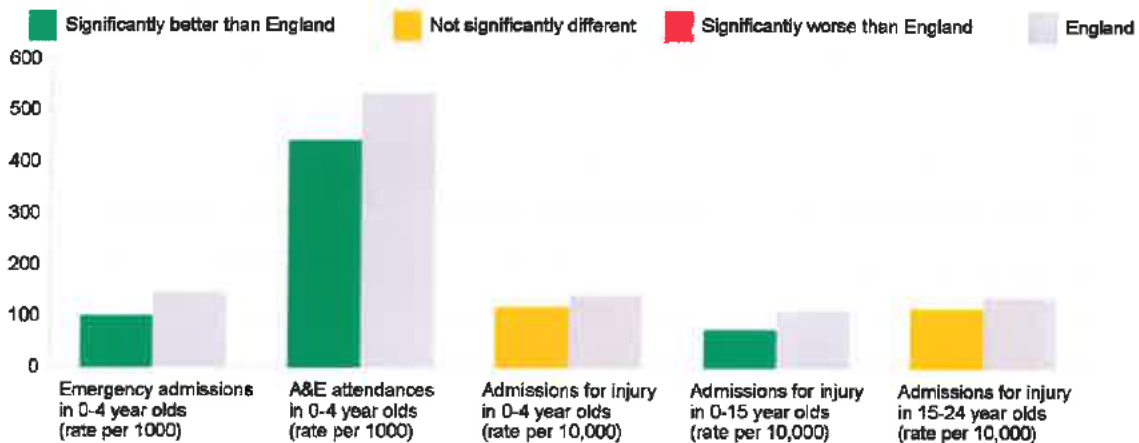
Source: Public Health England, HSCIC © Copyright 2016

Children's health care activity indicators, values

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Emergency admissions in 0-4 year olds (rate per 100)	100.5	89.9	129.6	147.3
A&E attendances in 0-4 year olds (rate per 1000)	441.1	463.3	452.6	533.6
Admissions for injury in 0-4 year olds (rate per 10,000)	117.8	94.6	109.8	140.8
Admissions for injury in 0-15 year olds (rate per 10,000)	73.7	73.4	90.9	111.7
Admissions for injury in 15-24 year olds (rate per 10,000)	116.4	114.8	135.7	139.5

Source: Public Health England, HSCIC © Copyright 2016

Children's health care activity indicators, Selection (comparing to England average)



Source: Public Health England, HSCIC © Copyright 2016

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Adults' lifestyle

Adults' lifestyle indicators, 2006-08, numbers

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Obese adults	1,812	22,027	151,862	8,883,436
Binge drinking adults	1,708	19,585	132,273	8,290,798
Healthy eating adults	2,127	27,083	177,006	11,907,157

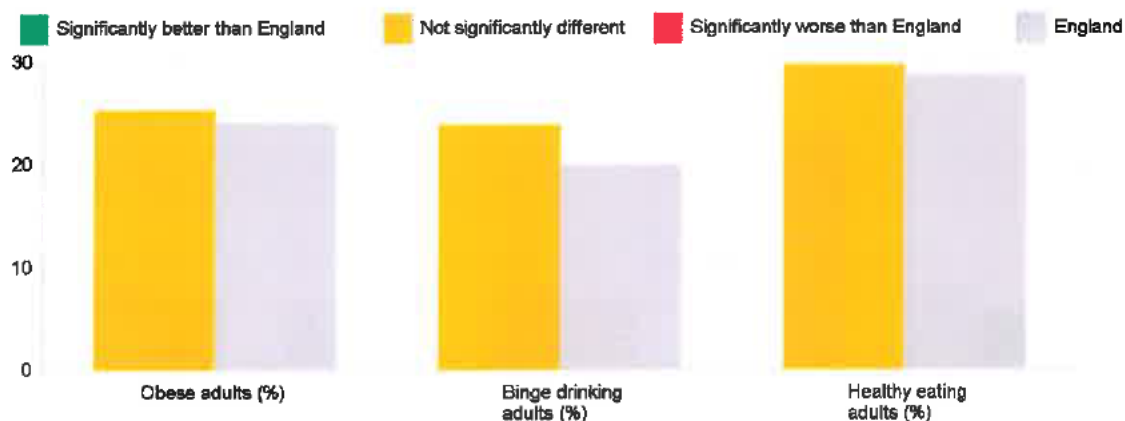
Source: Public Health England © Copyright 2010

Adults' lifestyle indicators, 2006-08, %

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Obese adults (%)	25.3	23.9	24	24.1
Binge drinking adults (%)	23.9	21.3	20.9	20
Healthy eating adults (%)	29.7	28.4	28	28.7

Source: Public Health England © Copyright 2010

Adults' lifestyle indicators, %, Selection (comparing to England average)



Source: Public Health England © Copyright 2010



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Emergency hospital admissions

Emergency Hospital Admissions, numbers, 2010/11-2014/15

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Emergency hospital admissions for all causes	4,266	53,947	385,946	26,462,290
Emergency hospital admissions for CHD*	119	1,522	11,092	690,158
Emergency hospital admissions for stroke	87	930	6,029	389,174
Emergency hospital admissions for MI*	56	724	5,386	322,544
Emergency hospital admissions for COPD*	61	1,146	6,205	572,893

Source: Public Health England, HSCIC © Copyright 2016

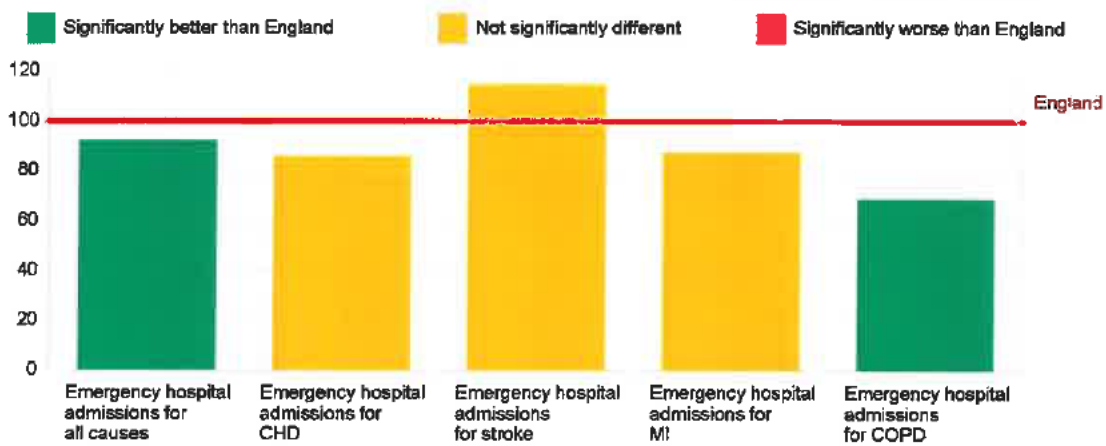
* CHD: Coronary Heart Disease; MI: Myocardial Infarction (heart attack); COPD: Chronic Obstructive Pulmonary Disease

Emergency Hospital Admissions, Standardised Admission Ratios (SARs), 2010/11-2014/15

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Emergency hospital admissions for all causes	92.1	92.1	96	100
Emergency hospital admissions for CHD	85.9	92.4	99	100
Emergency hospital admissions for stroke	114.6	100.5	96.4	100
Emergency hospital admissions for MI	87.2	94.2	103.1	100
Emergency hospital admissions for COPD	68.7	82.9	87.5	100

Source: Public Health England, HSCIC © Copyright 2016

Emergency Hospital admissions, SARs, 2010/11 to 2014/15, Selection (comparing to England average)



Source: Public Health England, HSCIC © Copyright 2016

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Cancer incidence

Cancer incidence, numbers, 2010-2014

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
All cancer	325	3,622	23,918	1,438,018
Breast cancer	51	539	3,699	217,374
Colorectal cancer	38	479	2,946	171,934
Lung cancer	34	419	2,941	182,547
Prostate cancer	58	529	3,367	191,596

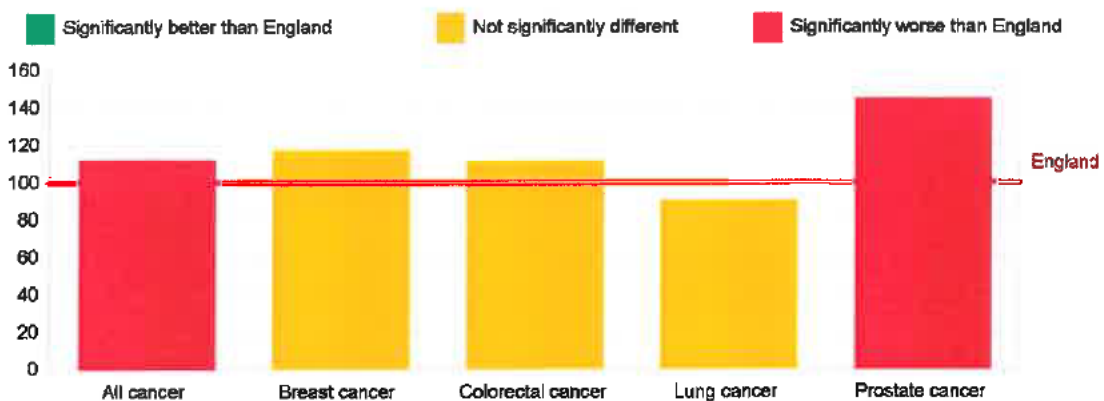
Source: ONS Cancer Incidence data, combining cancer registration data from all PHE cancer registration teams

Cancer incidence, Standardised Incidence Ratios (SIRs), 2010-14

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
All cancer	112.1	105.6	102.4	100
Breast cancer	117.2	104.5	105.7	100
Colorectal cancer	111.6	116	105	100
Lung cancer	90.4	94.9	98.2	100
Prostate cancer	144.8	113.8	105.7	100

Source: ONS Cancer incidence data, combining cancer registration data from all PHE cancer registration teams

Cancer incidence, SIRs, 2010-2014, Selection (comparing to England average)



Source: ONS Cancer incidence data, combining cancer registration data from all PHE cancer registration teams



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Hospital admissions - harm and injury

Hospital admissions - harm and injury, numbers, 2010/11-2014/15

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Hospital stays for self harm	89	932	7,070	536,671
Hospital stays for alcohol related harm	300	3,484	25,285	1,817,781
Emergency admissions for hip fracture aged 65+	52	642	4,537	279,803
Elective hospital admissions for hip replacement	87	890	5,738	329,316
Elective hospital admissions for knee replacement	99	1,006	6,796	363,154

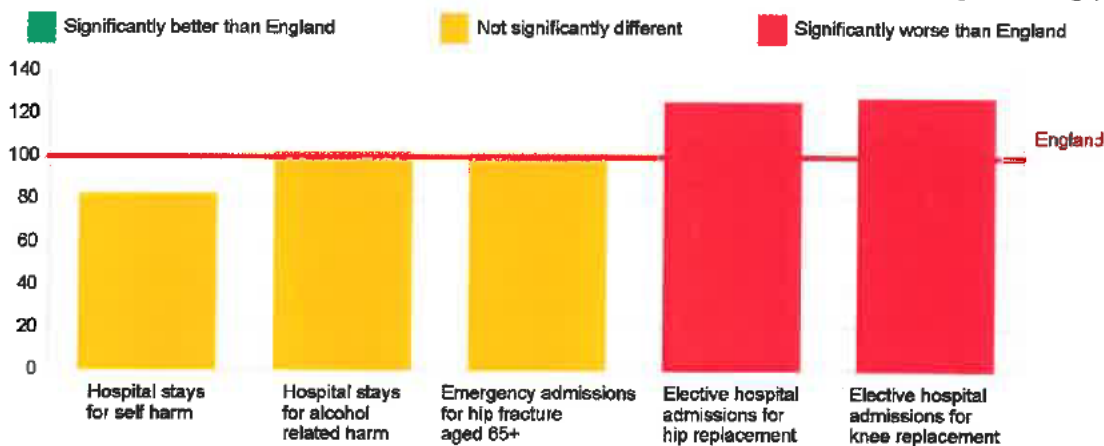
Source: Public Health England, HSCIC © Copyright 2016

Hospital admissions - harm and injury, Standardised Admission Ratios (SARs), 2010/11-2014/15

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Hospital stays for self harm	82.6	84.6	92.3	100
Hospital stays for alcohol related harm	101.9	96.3	101.4	100
Emergency admissions for hip fracture aged 65+	101.6	97.5	102.5	100
Elective hospital admissions for hip replacement	125.8	111.9	105.9	100
Elective hospital admissions for knee replacement	127.9	114.2	113.1	100

Source: Public Health England, HSCIC © Copyright 2016

Hospital admissions - harm and injury, SARs, 2010/11 to 2014/15, Selection (comparing to England average)



Source: Public Health England, HSCIC © Copyright 2016
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Mortality and causes of death - all ages

Causes of deaths - all ages, numbers, 2010-14

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
All causes	418	5,369	37,966	2,323,063
All cancer	133	1,678	11,144	660,879
All circulatory disease	124	1,430	10,164	686,806
Coronary heart disease	53	641	4,641	320,773
Stroke	33	382	2,631	178,673
Respiratory diseases	53	704	4,949	318,650

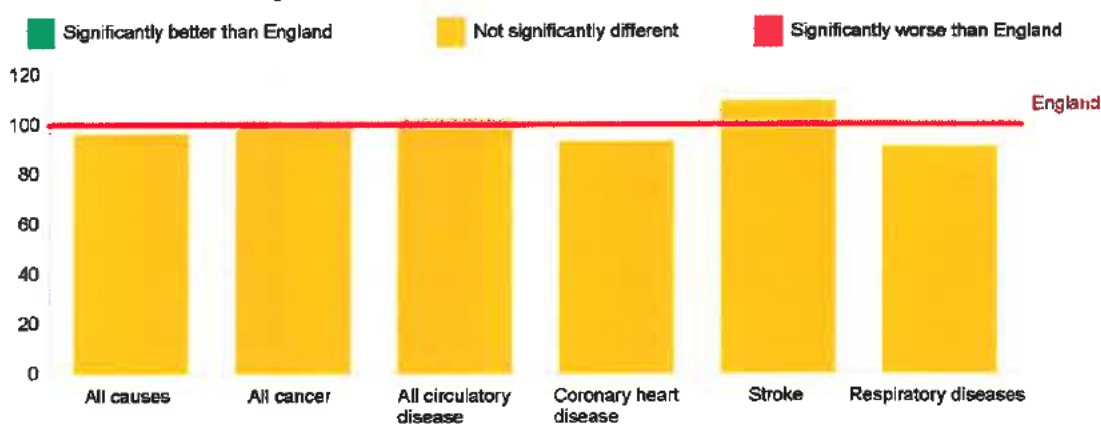
Source: Public Health England, produced from ONS data Copyright © 2016

Causes of deaths - all ages, Standardised Mortality Ratios (SMRs), 2010-2014

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
All causes	96.4	98.6	103	100
All cancer	100.8	106.1	104.1	100
All circulatory disease	102	93.1	97.9	100
Coronary heart disease	83.1	91.3	97.8	100
Stroke	109.3	96.7	98.6	100
Respiratory diseases	90.8	94.4	98.2	100

Source: Public Health England, produced from ONS data Copyright © 2016

Causes of deaths - all ages, SMRs, 2010-2014, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2016



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Mortality and causes of death - premature mortality

Causes of deaths - premature mortality, numbers, 2010-2014

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
All causes, aged under 65	62	751	5,765	981,312
All causes, aged under 75	124	1,659	12,157	762,945
All cancer, aged under 75	62	798	5,280	310,348
All circulatory disease, aged under 75	28	321	2,628	178,217
Coronary heart disease, aged under 75	17	176	1,497	99,575

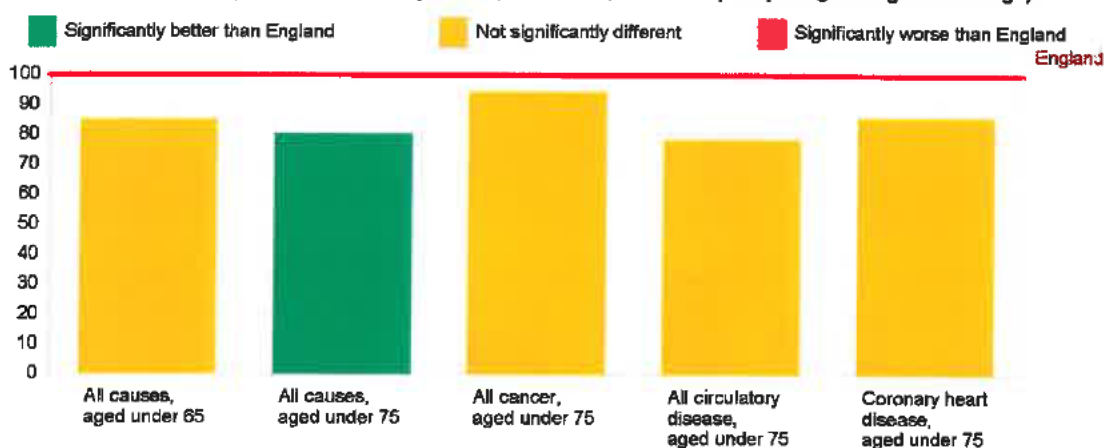
Source: Public Health England, produced from ONS data Copyright © 2016

Causes of deaths - premature mortality, Standardised Mortality Ratios (SMRs), 2010-2014

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
All causes, aged under 65	85.1	86.7	96.7	100
All causes, aged under 75	80.3	93.4	98.8	100
All cancer, aged under 75	94.5	107.2	102.5	100
All circulatory disease, aged under 75	78.4	79.8	94.3	100
Coronary heart disease, aged under 75	86	78.5	96.6	100

Source: Public Health England, produced from ONS data Copyright © 2016

Causes of deaths - premature mortality, SMRs, 2010-2014, Selection (comparing to England average)



Source: Public Health England, produced from ONS data Copyright © 2016
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Modelled prevalence of young people who smoke

Modelled prevalence of young people who smoke, numbers

indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
People aged 11-15 who occasionally smoke	9	107	713	45,767
People aged 15 who occasionally smoke	5	59	404	25,778
People aged 16-17 who occasionally smoke	16	183	1,235	77,463
People aged 11-15 who regularly smoke	17	208	1,497	98,888
People aged 15 who regularly smoke	10	117	871	56,916
People aged 16-17 who regularly smoke	34	419	3,038	194,373

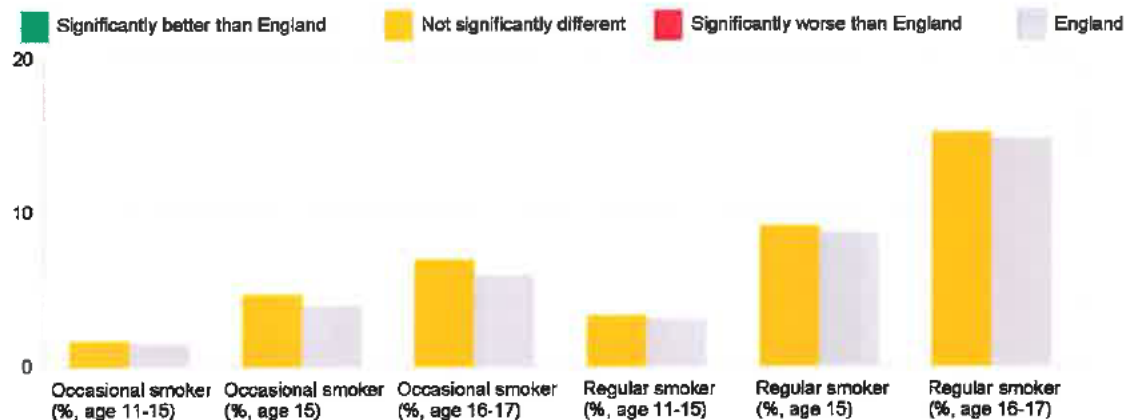
Source: Dept of Geography, University of Portsmouth and Geography and Environment, University of Southampton

Modelled prevalence of young people who smoke, values

indicator	Selection	England
Occasional smoker (% age 11-15)	1.7	1.5
Occasional smoker (% age 15)	4.7	4
Occasional smoker (% age 16-17)	7	5.9
Regular smoker (% age 11-15)	3.3	3.1
Regular smoker (% age 15)	9.1	8.7
Regular smoker (% age 16-17)	15.2	14.8

Source: Dept of Geography, University of Portsmouth and Geography and Environment, University of Southampton

Modelled prevalence of young people who smoke, Selection (comparing to England average)



Source: Dept of Geography, University of Portsmouth and Geography and Environment, University of Southampton



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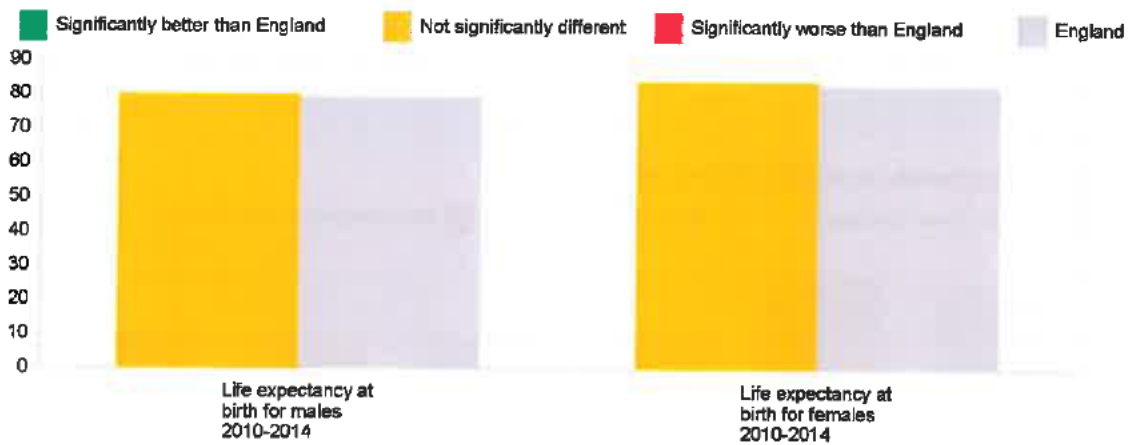
Life expectancy 2010-2014

Life expectancy, years, 2010-2014

indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Life expectancy at birth for males 2010-2014	80.1	80	79.2	79.3
Life expectancy at birth for females 2010-20	83.7	83.3	82.8	83

Source: Public Health England, produced from ONS data Copyright © 2016

Life expectancy, compared to England, years, 2010-2014



Source: Public Health England, produced from ONS data Copyright © 2016



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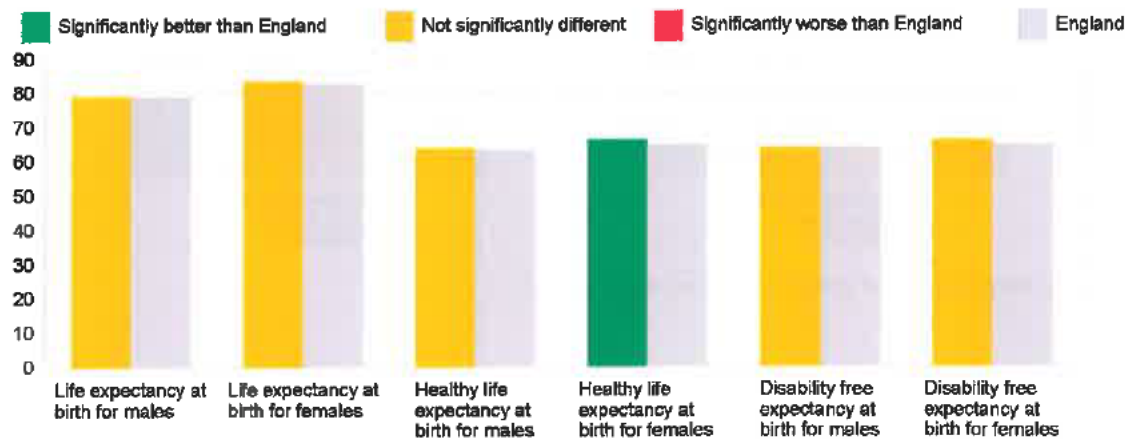
Health expectancies 2009-2013

Health expectancies, years, 2009-2013

Indicator	Selection	Lower Tier Local Authority (Gedling)	Upper Tier Local Authority (Nottinghamshire)	England
Life expectancy at birth for males	79.2	80.3	79.2	79.1
Life expectancy at birth for females	83.5	83.2	82.8	83
Healthy life expectancy at birth for males	63.9	64	62.6	63.5
Healthy life expectancy at birth for females	66.3	65.4	64.1	64.8
Disability free expectancy at birth for males	63.9	64.2	62.7	64.1
Disability free expectancy at birth for female:	66.3	65.2	64	65

Source: Public Health England, produced from ONS data Copyright © 2016

Health expectancies, compared to England, years, 2009-2013

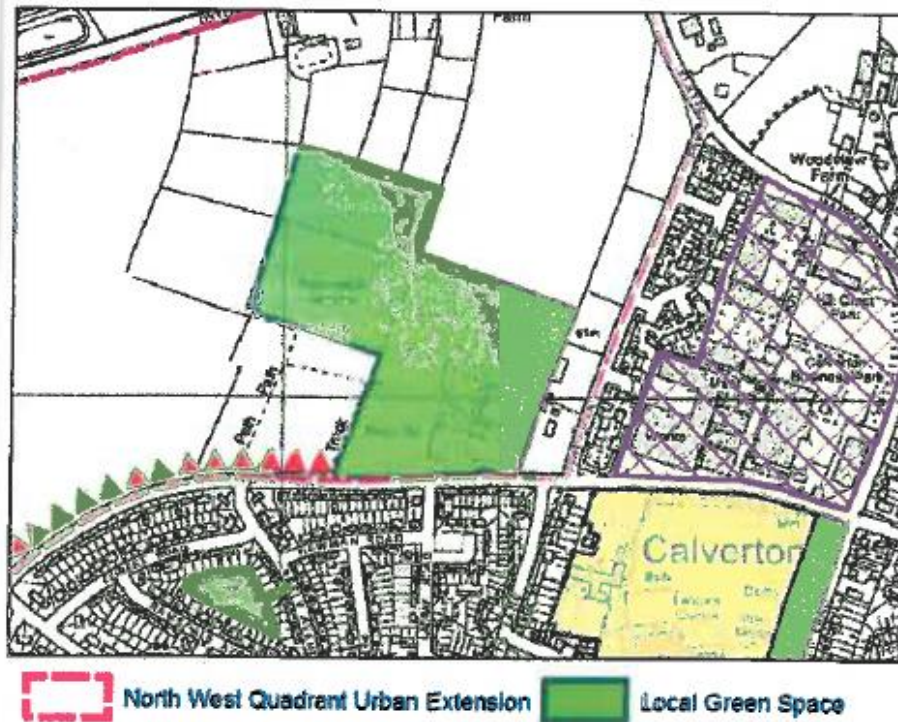


Source: Public Health England, produced from ONS data Copyright © 2016

Appendix 2 (Turley (on behalf of Northern Trust))

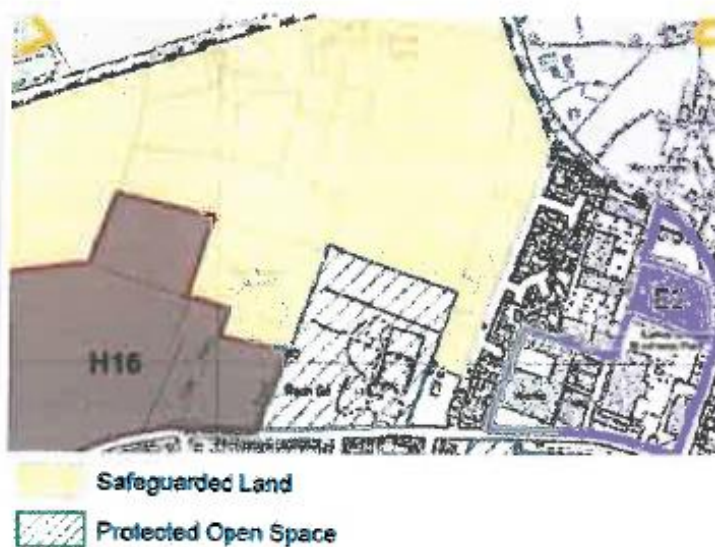
ATTACHMENT 1

Figure 1: Calverton Neighbourhood Plan Policies Map Submission Version



ATTACHMENT 2

Figure 2: Gedling Local Planning Document Policies Map



ATTACHMENT 3

Land west of Flatts Lane, Calverton Vision Document

July 2016



Contents

01	Introduction	04
02	The Planning Process	20
03	The Site	30
04	Conventions and Approaches	40
05	The Mathematics	50
06	Form and Materiality	60
07	Conclusion	71

Contact



01

Introduction

01 Introduction

This Vision Document has been prepared on behalf of Northern Trust. It responds to the Publication Draft of the Gedling Borough Local Planning Document (LPD) and outlines the overall vision for a new sustainable community to the north of Calverton.

Northern Trust is seeking to develop the land to the west of Flatts Lane, Calverton for a new high quality neighbourhood. This Vision Document demonstrates that this scheme will enable the creation of a sustainable development which will help contribute towards meeting the Borough's, and Calverton's, specific housing needs. It will form a natural extension to Calverton and provide a variety of attractive dwellings within an improved natural environment.

In summary, it can be highlighted that:

- The land to the west of Flatts Lane is in a highly sustainable location within close proximity to the existing services and facilities within Calverton
- The development will result in minimal harm to the key purposes of the Green Belt
- The opportunity to deliver a variety of new houses on the land will help to strengthen and diversify the existing housing mix in Calverton and meet local needs



02

The Planning Context

02 The Planning Context

The National Planning Policy Framework

The NPPF sets out the Government's overarching objectives for planning in England. It is an important material consideration for the plan-making process.



The NPPF requires local planning authorities (LPA) to "... plan positively..." and to actively pursue opportunities to meet development needs. At its heart is a presumption in favour of sustainable development, which should be seen as "...a golden thread running through both plan-making and decision-making...".

There are three dimensions to sustainability – economic, social and environmental. Planning should proactively drive and support new development, to deliver the homes and economic growth which the Country needs and to protect and enhance the natural environment. The plan-making process should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, by focusing development in locations which are or can be made sustainable. It is clear from the NPPF that the Government is committed to sustainable growth, and significant weight should be placed on the need to support economic growth through the planning system.

The Government's key housing objective is to boost significantly the supply of new homes. The NPPF emphasises the importance of:

- Significantly increasing the supply of both market and affordable homes
- Delivering a wide choice of high quality new homes that meet the demands of occupiers in terms of location, size and type
- Widening opportunities for home ownership and enhancing the ability of first time buyers to get on the housing ladder
- Creating sustainable, inclusive and mixed communities.

The NPPF highlights the importance of protecting Green Belt land. However, it confirms that where there are exceptional circumstances – such as an inability to meet development needs – Green Belt boundaries can be altered via the planmaking process.

When doing so, LPAs should, inter alia:

- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development
- Not include land which it is unnecessary to keep permanently open
- Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent
- Identify areas of safeguarded land, such that Green Belt boundaries will not need to be altered at the end of the Local Plan period
- It also states that when defining boundaries, local planning authorities should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period.

Local Planning Authorities should identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet high-quality development needs stretching well beyond the plan period...

NPPF paragraph 84

Greater Nottingham Aligned Core Strategy

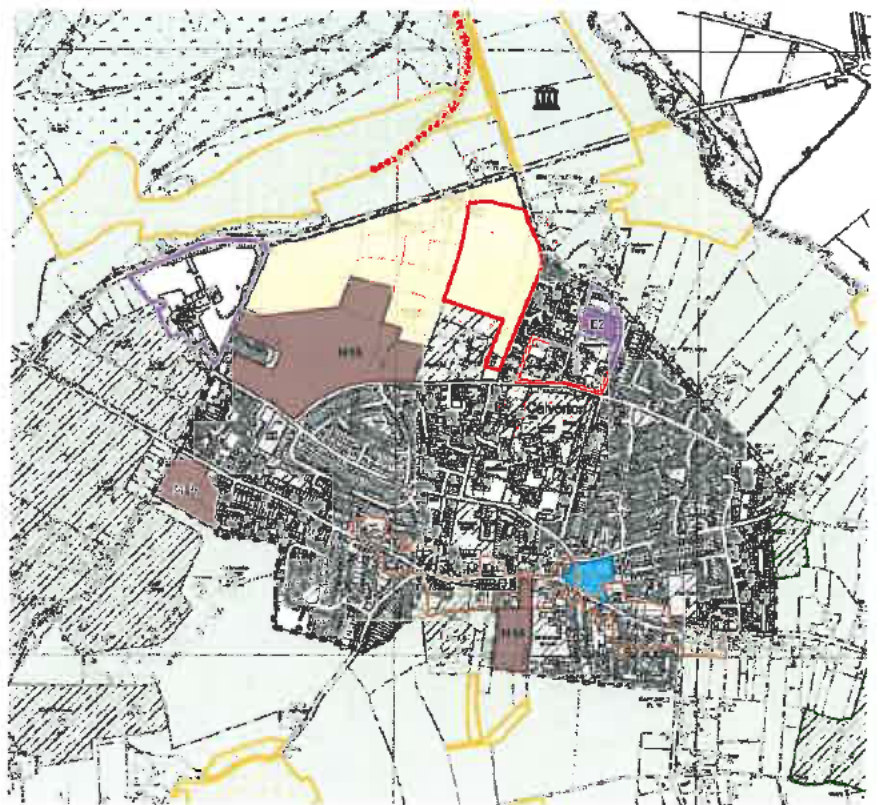
The Platts Lane site is currently located within the Nottingham Derby Green Belt, where new residential development is severely restricted. However, the adopted Greater Nottingham Aligned Core Strategy (ACS) (September 2014) makes provision for the existing Green Belt boundaries to be reviewed through 'Part 2' Local Plans, in order to meet the development requirements of the ACS, in particular in respect of the strategic locations and the Key Settlements (including Calverton).

The adopted Greater Nottingham ACS identifies Calverton as a Key Settlement for Growth and there is a requirement to provide for up to 1,055 (net) additional dwellings to be provided in the settlement between 2011 and 2028.

Gedling Local Planning Document

The Publication draft LPD intends to release the site from the Green Belt and allocate the site as 'Strategic Land' to provide for development needs in the long term beyond the Plan period (i.e. post-2028).

The adjacent land to the west, off Park Road, is proposed to be allocated for housing through the LPD for 350 dwellings (Policy LPD66).



- Site
- Borough Boundary
- Strategic Allocation
- Housing Allocation
- Strategic Land
- Employment Allocation
- Relinquish of Employment
- Local Green Space
- Green Belt
- Protected Open Space
- Local Green Space
- Recreational Route
- National Cycle Route
- Scheduled Monument
- Historic Parks and Gardens
- Site of Special Scientific Interest
- Local Nature Reserve
- Conservation Area
- Ancient Woodland
- Local Wildlife Site



03

The Site

03 The Site

Green Belt

The ACS identifies that Calverton is a Key Settlement for Growth and that the village needs to provide a sufficient number of new homes (1,055 units) to make the best use of its accessibility to local services and infrastructure. The Emerging LPD reduces the number of houses which should be developed in Calverton (to 740 dwellings). It identifies that although the site should be removed from the Green Belt, it should be allocated as Safeguarded Land to meet the housing needs beyond the Plan period to PCP3, thereby effectively restricting any development on the land in the short to medium term.

This chapter, the following sections and Northern Trust's accompanying representations to the LPD, outline why the land at Flatts Lane, Calverton, should be removed from the Green Belt and instead of being Safeguarded Land, should be allocated for new housing. The Council has already accepted that there are exceptional circumstances to justify the release of land from the Green Belt and the site can accommodate new residential development, albeit in the longer term.

Firstly, we deal with the purposes of the Green Belt.

To check unrestricted sprawl

A key purpose of the Green Belt is to "...check the unrestricted sprawl of large built-up areas..." (NPPF, paragraph 80). The intention of this is not to prevent future growth requirements from being met, but to limit the amount of piecemeal development which takes place. The proposed development site does not perform a strategic Green Belt function and the boundaries to the land, notably the existing built up areas to south and east, Flatts Lane and Oxton Road to the north and existing vegetation to the west effectively enclose the site. It forms a logical extension to Calverton and is deemed to be a suitable location for an effectively and carefully controlled Green Belt release.

To prevent neighbouring towns merging into one another and to safeguard the countryside from encroachment

There is an extensive amount of open Green Belt space area between Calverton and Oxton, the nearest other settlement approximately 1.8km to the north east of the site. The proposed development on the site will not result in any merging issues or loss of separation between these settlements.

The Council has also recently accepted that the land does "not make a valuable contribution to the openness of the Green Belt" and does "not contribute significantly to the purpose of the Green Belt and development would not result in a significant visual or landscape impact...". There are strong defensible boundaries for the development and it will form a natural area which will relate well to the existing centre.

To preserve historic towns

The site is located to the south of two heritage features, though the Council has previously accepted that the development of the site will have no impact on the setting or character of these assets. The purpose of Green Belts being necessary to preserve the setting and character of historic towns does therefore not apply to this site.

To assist in urban regeneration

One of the key purposes of the Green Belt is to encourage urban regeneration and the reuse of derelict and other urban land. Gedling Council have recognized that opportunities for new development on brownfield land will be maximised where possible, though Green Belt boundaries will need to be amended for strategic and non-strategic sites to ensure that the Objectively Assessed Housing Need for the Borough can be met. The removal of the wide site from the Green Belt and its allocation for additional new housing will further contribute towards meeting the growth aspirations of the Council and will make the most sustainable use of the land.



Location and Ownership

The site comprises 10.01 ha of undeveloped farmland and a single dwelling in the southern-most part. The site directly adjoins the edge of a defined Key Settlement within Greater Nottingham – Colverton Village. It is broadly flat and partly separated from the outlying areas by established hedgerows and bounded by large scale employment and residential uses which are visible from within the site and which contribute to reinforcing the general urban-fringe character of the land.

It adjoins the north-western edge of Colverton and is bounded by Flatts Lane to the north and east (beyond which is a timber factory, residential estate and industrial estate), the William Lee Memorial Park and associated football fields off Park Road to the south (beyond which is a well-established residential area) and agricultural land and an orchard to the west.

Ongoing discussions are taking place between Northern Trust and the two land owners of the site to promote its future use for new housing development.

As outlined in the next section, the site is in a highly sustainable location, with in close proximity to a wide range of existing services and facilities within Colverton and its development will result in relatively minimal harm to the Green Belt.



Sustainability

Calverton accommodates a variety of local amenities within walking distance of the site which provide day-to-day facilities for the community.

Education Provision

There are several primary schools and a secondary school within walking distance of the site, namely:

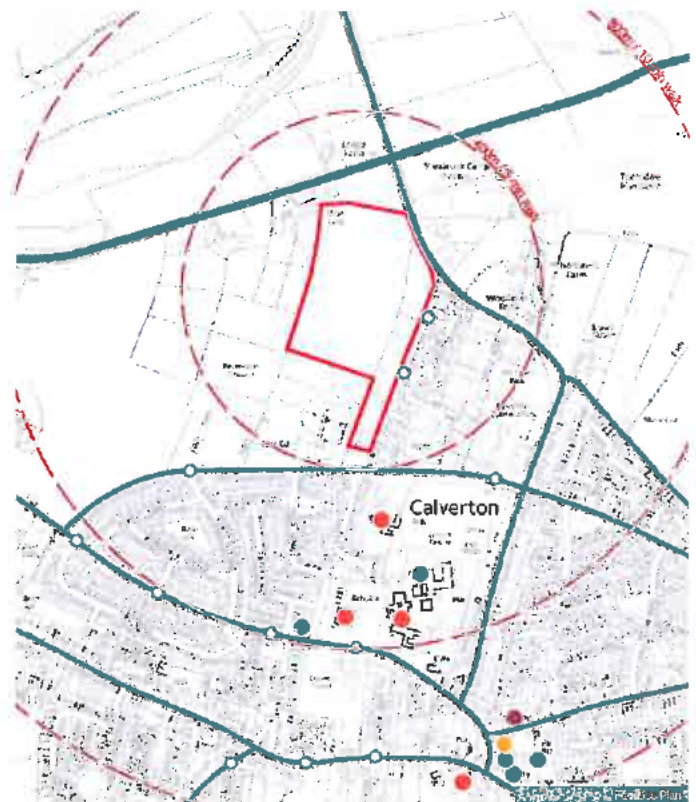
- Manor Park Infant School and Nursery – 820m
- St John Sherbrooke Junior School – 110m
- St. Wilfrids Church of England Primary School – 1.1km
- Colonel Frank Saely Secondary School – 220m.

Community Services Provision

Calverton Local Centre, off Mansfield Lane, is located less than 1km from the edge of the site and offers a range of commercial and community services. It includes a Sainsbury's Local, Boots pharmacy, health clinic, library and Post Office. There is also a neighbourhood centre of commercial facilities off Flatts Lane (840m from the site) which includes a Co-operative Food store, independent mini market, barbers, takeaways and an off-licence. Calverton Leisure Centre is located 220m from the site, off Flatts Lane.

There are frequent bus services within close proximity to the site which operate along Flatts Lane and Park Road and offer easy access to Nottingham City Centre and the outlying areas including Epworth and Lambley.

In summary, the site is in a highly sustainable location, with a walking distance of Calverton Local Centre and its associated facilities. The proposed development of the site will help to underpin the future vitality and viability of these services by bringing additional spending into the local area.



04

Constraints and Opportunities

04 Constraints and Opportunities



The following section of this Vision Document demonstrates that there are no restrictive environmental designations or constraints which would present an obstacle for any future development on the site.

On the contrary, development of new housing on the site would present substantial opportunities to create a high quality and well-designed scheme which would integrate well with the local community of Calveiton. It would create a sustainable extension which would retain the overall function and general extent of the Green Belt.

The Council's Strategic Housing Land Availability Assessment Review (2014/5) identified that the site is unconstrained on the basis of a number of key built and natural environment criteria, notably in terms of its landscape quality and character.





- KEY**
- Site
 - Trees and hedgerows
 - - - Public footpath
 - Flood risk zone
 - 🏠 Residential frontage
 - Contours
 - ➔ Potential footpath access

0.5 km

Flooding and Drainage

The majority of the site is located within Flood Zone 1 and is therefore deemed to be at 'low' risk of flooding by the Environment Agency. A small area of the northern-most section of the site is located within Flood Zones 2 and 3 – it is likely that this land could be incorporated into the wider natural landscaping works which are proposed with the development and thereby ensure that none of the new dwellings will be at risk of flooding.

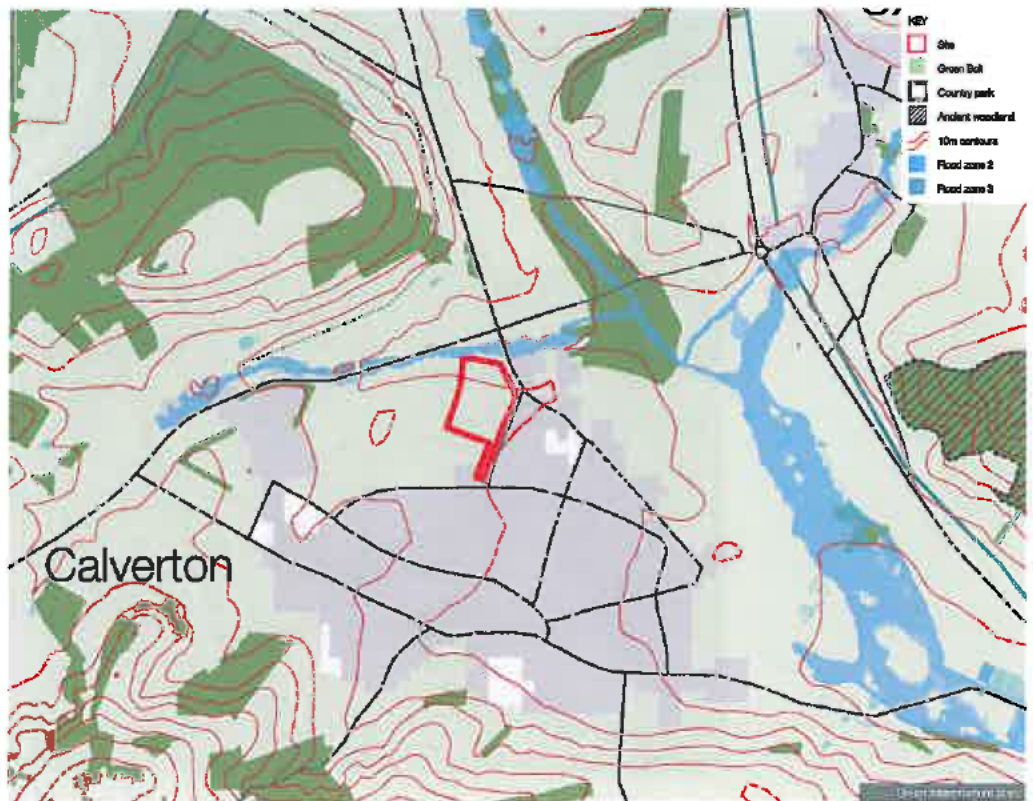
The development will also incorporate suitable drainage systems to carefully manage surface run-off and thereby reduce the risk of flooding on the site and in the surrounding area.

Ecology and Trees

The site is not recognised for its biodiversity value and it is not subject to any specific national or local ecological designations. The Vision Document also demonstrates that the emerging proposals could help improve biodiversity levels on the land via the provision of new and enhanced soft landscaped features and new tree species.

The majority of the site is currently agricultural land which is divided by hedgerows, with a number of trees located on the southern boundary, adjacent to the football pitches and residential dwelling. It is envisaged that these features will be retained where possible, with significant new planting also proposed to mitigate against any loss and enhance the overall environmental quality and character of the local area for existing and proposed new residents.

In due course, detailed Ecology and Tree surveys will be undertaken to fully assess the current species and habitats on the site and the surrounding area (including the priority habitat associated with the orchard to the west of the site) to ensure that there will be no harm to any high value features. The scale and structure of the site is such that all key existing features can be retained and incorporated in the development of the land.



Heritage

There are two historic features to the north of the site: a Scheduled Monument comprising the buried remains of two Roman camps (163m from the site) and Lodge Farmhouse, a Grade II Listed building (100m from the site).

There is potential to ensure that the northern edge of the site incorporates additional soft landscaping to minimise any impact on the setting of these features. The Council's Site Selection Document (May 2016) also confirmed that the setting of Lodge Farmhouse has already been partly eroded by other new development on the edge of Caerleon.

Utilities

As the site is located within close proximity of existing residential and employment development, it is not anticipated that utilities provision to the site would be a constraint to development.

Discussions with the relevant undertakers will take place in due course to establish whether any additional infrastructure would be required to serve the site.



Highways

The A6006 (Oxton Road) is located to the north of the site and offers direct access to the A614 (Olefen Road) and the A6007 (Oxton Bypass). These key transport routes provide links to the A60, the M1 and other key settlements and employment locations within the local area, including Nottingham city centre (18km from the site), Mansfield (18km) and Newark-on-Trent (26km).

Access to the site will be taken off Flatts Lane to the east which will, with the potential inclusion of a new footway, be able to accommodate the increased vehicular, cycle and pedestrian traffic likely to be generated from the proposed development.

Accessibility

There are numerous bus stops within the local area, particularly along Park Road and Flatts Lane, which offer regular services between Claxton and Nottingham city centre, Eppesstone and Lambley.

There are also numerous Public Rights of Way within the local area, including a path to the south west of the site which offers direct access to Park Road to outlying areas.



05

The
Masterplan

05 The Masterplan

The development of the land to the west of Flatts Lane in Calverton will enable the creation of a new sustainable community which will relate well to the existing settlement and enable significant economic, social and environmental improvements within the area.

The Masterplan demonstrates that an appropriate density, mix, mass and scale of new houses can be created which will reflect the local characteristics of Calverton and ensure a sustainable form of development.

The site relates well to the built up area of Calverton, a centre which is identified as a Key Settlement for Growth in the adopted ACS. The Council's Site Selection Document (May 2010) confirms that the site does not make a valuable contribution to the openness of the Green Belt and does not contribute significantly to the purposes of the Green Belt and development would not result in a significant visual or landscape impact.

It is also located to the north west of Calverton, an area which has recently been deemed as a suitable and economic place for new housing growth by local residents. There are strong defensible boundaries for the development and it will relate well to the existing settlement. The development of the site for dwellings will also create an attractive, safe and inclusive new community which will make a positive contribution to the overall sense of place in Calverton.

The indicative masterplan has evolved following the consultation of consultants and local residents, and a consultation of key groups (on house building).

- Reflect the local pattern of development, which is generally, including the settlement boundaries, with a mix of house types and a variety of tenures.
- Reflect the topography of the site to influence structure and development pattern.
- Create a high quality public realm to provide a strong sense of place and provide a focus for community activities.
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The indicative masterplan is based on the delivery of approximately **275 new family and affordable homes** at a gross density of 25 dwellings per hectare, comprising 100 of houses and 175 of dwellings. This will provide a mix of affordable and market housing, including a mix of tenures and house types. The indicative masterplan will ensure the site provides a high quality public realm, which will be a significant contribution to the overall sense of place in Calverton.

The development at Flatts Lane, Calverton will have a strong character and sense of place, which will be reflected in the design and construction of the buildings. The indicative masterplan will ensure the site provides a high quality public realm, which will be a significant contribution to the overall sense of place in Calverton.

- Create a high quality public realm to provide a strong sense of place and provide a focus for community activities.
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Step 1 - Landscape assets

- Retain existing trees and hedgerows, where possible, as a starting point for the development framework
- Create an enhanced landscape buffer around the periphery of the site, particularly to the northern, western and southern boundaries.

Step 2 - Topography

- Utilise the site contours, where possible, to inform routes and development parcels
- Create a buffer towards the northern boundary of the site towards the flood zone
- Locate SUDS towards the lower, northern part of the site.

Step 3 - Access and movement

- Create a new vehicular access point from Flatts Lane
- Create a potential pedestrian link along the western boundary
- Streets to frame views through the site and towards open land to the west
- Small pockets of development within the southern part of the site to be accessed from Flatts Lane (parking courts)
- Create a legible and permeable street hierarchy.

Step 4 - Development parcels

- The development plots have been shaped by the previous design steps and provide logical and flexible parcels for development
- Buildings to create frontages to streets, paths and spaces
- New built form frontage to Flatts Lane.



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06

Benefits and
Infrastructure

06 Benefits and Infrastructure

The development of the site will deliver a range of benefits to Gedling and the local community in Calverton.

Benefits

Affordable and family homes

The site will provide a variety of new high quality and modern homes in terms of type and size to meet the variety of needs in Calverton. A proportion of affordable houses could also be developed on the site which will enhance opportunities for home ownership and first time buyers onto the housing ladder.

Economic growth

The development of the site will enable additional economic growth to Gedling by providing new dwellings which will attract additional residents, including working age families, to Calverton.

New jobs

The scheme has the potential to create significant numbers of new jobs in the construction sector through the supply chain and in related services.

Increased spending power

The creation of new homes in Calverton will bring new economically active families into Gedling and the wider area, who will spend their disposable income in local shops and services. This will help provide a welcome boost to local businesses and increase their vitality and viability.

Increased revenue

The new development could help to substantially increase the Council's revenue base, including in terms of Council Tax and New Homes Bonus income.

Environmental improvements

The development will incorporate high quality environmental design features which will provide new habitats to increase the biodiversity value of the site. These will also be accessible to all and enable new green spaces which the local community will benefit from and be able to enjoy.

Infrastructure Delivery

The development of the site will provide a range of new and expanded infrastructure to ensure that it integrates successfully with the local community in Calverton and the new local residents can have access to key facilities in the area.

This could include investment in new and/or improved:

- Education facilities for primary and secondary children
- Recreational open space
- Community facilities
- Health services, including additional places in GP surgeries and dental practices
- Green infrastructure and soft landscaping, including additional tree planting
- Public transport facilities and access changes.

Construction Phase



Operational Phase

301 working age economically active and employed residents estimated to live on the new development



£1.38 million expenditure upon first time buyers to make a 'house feel' successful



07

Conclusion

08 Conclusion

This Vision Document has outlined how the development of the site will provide a new neighbourhood. It will form a natural and logical extension off Flatts Lane and complement the residential area opposite the site.

The Council has previously acknowledged that the site:

- Can accommodate new development as the land does not contribute significantly to the purpose of the Green Belt, nor does it make a valuable contribution to the openness of the Green Belt and its use would not result in significant visual or landscape impact
- Is well located to the strategic transport network and any development on the land would not impact on any areas of mature landscape or heritage designations, and it is of 'relatively lower environmental quality'
- Is located immediately adjacent to a Key Settlement for Growth.

Norham Trust believes that the site is the most sustainable site which is suitable, available and can enable the delivery of new housing within Calverton, thereby contributing to the settlement's, and Borough's, needs.



For further information contact



turley.co.uk

Turley

Appendix 3 (Terry Lee)

ATTACHMENT

J. LEE



Draft Calverton Neighbourhood Plan: Consultation Response Form

Question 1

Do you support the draft Calverton Neighbourhood Plan in its current form?

YES NO

Question 2

Please write any comments you have in support of or against the draft Calverton Neighbourhood Plan.

—

Comments can be continued on the reverse, or on a separate sheet if necessary.

Question 3

Please detail any amendments that you would like to be made to the plan.

① Objectives B. Current text should be replaced to
The Conservation Area should be protected in its
existing form with no further alterations to admit
development proposals. Conservation & Conservation
Policy 1SF 3 - Highway impact. Not strong enough.
Every application for development of any description
should require an impact assessment as to the
Comments can be continued on the reverse, or on a separate sheet if necessary.

Signature: _____

Thank you for taking part in this consultation exercise.

likely consequences on the road system in the
village, particularly on Davis Street in the
Village Centre includes impact of on street parking.