

Gedling Borough Council

Top Wighay Farm Development Brief  
Supplementary Planning Document

Consultation Draft

September 2015

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**This Development Brief is accompanied by nine Masterplan Maps which should be read in conjunction with the text, and are referenced as appropriate throughout. The Masterplan Maps comprise the following:**

**Plan A- Boundary of Allocated and Safeguarded Land**

**Plan B- Concept Layout Plan**

**Plan C- Key Frontages and Landmarks Plan**

**Plan D- Green Infrastructure Plan**

**Plan E- Building Heights Plan**

**Plan F- Density Plan**

**Plan G- Development Land Plan**

**Plan H- Character Areas Plan**

**Plan I- Key Movement Plan**

# 1. Introduction

The Top Wighay Farm site is a key development site in meeting the Borough's housing and employment requirements up to (and possibly beyond) 2028. This Development Brief has been prepared to add detail to relevant policies in the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (henceforth ACS). This Development Brief will not only provide developer guidance, but also through its preparation as a Supplementary Planning Document (SPD) the local community and other stakeholders will have the opportunity to influence the future development of the area. A key element of the Development Brief is the Masterplan (Plans A to I) which set out the location of the main land uses and supporting infrastructure within the site.

The remainder of this document is structured as follows:

- Chapter 2: Context, Objectives and Process outlines the history of the site allocation, the aims of this updated Development Brief and provides detail on the associated consultation process
- Chapter 3: Site Description describes the location and characteristics of the site;
- Chapter 4: Planning Policy and Obligations sets out the relevant planning policies and obligations that site developers will need to accord with, alongside the requirements of this Development Brief;
- Chapter 5: Environmental Considerations identifies the key relevant considerations for site developers in terms of the local natural and built environment;
- Chapter 6: Development Principles builds on the conclusions of previous chapters to set out development principles for the site and the key land uses envisaged;
- Chapter 7: Design Principles sets out the detailed design considerations that site developers should incorporate into any development plans, as well as the indicative land use budget for the allocated land.

## **2. Allocation objectives and process**

### **2.2 Objectives of Development Brief**

This updated Development Brief seeks to fulfil the following objectives:

- (i) To amplify the policies of the ACS, particularly Policy 2 (The Spatial Strategy);
- (ii) To promote the best possible practice in achieving sustainable development;
- (iii) To identify any other planning issues; and
- (iv) To clarify the requirement for planning obligations.

It is recognised that, in practice, most strategic sites are developed in a phased manner. Developers are free to submit planning applications on just part, rather than all, of any strategic allocation site in the ACS. Once submitted, the Council is required to determine all planning applications without undue delay and to the relevant target timescales. The number of individual planning applications, the timetable for their submission and the timetable for housing completion is determined by the site landowners and developers and is largely outside the control of the Borough Council.

However, through the preparation of this Development Brief and ongoing dialogue with developers and landowners, the Council is taking a proactive approach and encouraging a strategic approach to the development of the Top Wighay Farm site.

There are standard requirements for the submission of supporting information for all planning applications, including the requirement for EIA scoping, and these are set out and clarified within this Development Brief.

As the local impacts of the site when fully developed have been modelled and found acceptable, it follows that even were the site to be developed in phases, the cumulative impacts of doing so will at no point exceed the impact of developing the site all at the same time. In other words, no matter whether the site is developed slowly or more quickly, the local impact of the completed site will be the same.

ACS Policy 19 provides further support on this point, when it states that all development will be expected to, where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed. Here, 'cumulative' refers both to the cumulative impacts of individual developments within strategic allocations as well as to the cumulative impacts of different allocations across the Borough.

One of the key aims of this brief is to ensure that development of a small part of the housing allocation does not prejudice the delivery of the rest of the site, in line with Policy H15 (Comprehensive Development) of the Replacement Local Plan, which continues to apply as a saved policy following ACS adoption.

To help achieve this goal, Gedling Borough Council will look to work closely with all interested parties including Nottinghamshire County Council (NCC), Ashfield District Council (ADC), parish councils and other relevant statutory service providers in planning and delivering services to meet the needs of the Top Wighay Farm development.

The Masterplan maps accompanying this Development Brief are intended to guide the development of the Top Wighay Farm site by setting out the specific locations where different types of development are expected and showing clearly the mix of land uses and the relationship between them. In this way, they build on and add clarity to the more indicative mapping for the site that appears within the ACS. Planning applications on all or any part of the site will be expected to accord with

these Masterplan maps, which, together with this Development Brief, form a material consideration for the determination of planning applications on the site.

## **2.2 History of site**

The Top Wighay Farm site has been allocated for housing and employment development since the adoption of the Gedling Replacement Local Plan in 2005. Through the process of preparing the ACS, which replaces some policies of the 2005 Local Plan, the allocation was increased to 1,000 dwellings plus 8.5 hectares of employment land.

The more detailed planning and design work informing the preparation of this Development Brief has since indicated, on the basis of a range of factors (explained in more detail in Chapter 6 below) that the optimum site capacity is considered to be approximately 805 dwellings.

A previous Development Brief SPD for the site was adopted in 2008 but is superseded by this updated document. The update reflects the increased size of the allocated site in the ACS, as well as a number of other relevant changes in the local and national policy context.

Extensive modelling work carried out by technical specialists during ACS preparation tested the full range of infrastructure impacts associated with an allocation of this size. The modelling indicated that the infrastructure impacts would be acceptable subject to the required improvements being funded appropriately through contributions, in line with ACS Policy 19: Developer Contributions.

An independent planning inspector subsequently confirmed this assessment of impact at the ACS's Examination in Public, paving the way for the ACS to be adopted as part of the statutory development plan. The ACS was also subject to several rounds of public consultation, which further helped shape its conclusions.

## **2.3 Consultation process**

The principle of developing the site was first established following extensive consultations and a public inquiry for the Replacement Local Plan, which was adopted in 2005.

The first Development Brief for the site was then drafted in 2008 and was the subject of widespread consultation in accordance with Gedling Borough Council's Statement of Community Involvement during its passage to adopted Supplementary Planning Document status.

Subsequently, the Aligned Core Strategy increased the size of the housing allocation, which was tested through the ACS consultation process, and found sound by the Inspector.

This updated Development Brief has also been informed by consultation with relevant stakeholders within the Council and beyond, in accordance with the Council's Statement of Consultation June 2014. This included a workshop for key national and local stakeholders that was held in Gedling in July 2015. A draft will be made public for consultation. Following consideration of the results of this exercise, the text will be amended where appropriate.

The Development Brief will then be formally adopted as a Supplementary Planning Document as a material consideration to be taken into account by the Borough Council when determining planning applications relating to the site. The timetable for the preparation, consultation and adoption of the brief is anticipated as follows:

Consultation	September – October 2015
Consider comments	October – November 2015

As detailed proposals emerge, the Borough Council will undertake further dialogue with Ashfield District Council to maximise the potential for the development to support and relate to relevant projects and developments in Ashfield, including Hucknall's ongoing Town Centre regeneration.

While this Development Brief makes reference to the potential development of the safeguarded land and seeks to ensure that the development of the allocated land does not prejudice any future development of the safeguarded land or other developments in the area, it must be noted that any development of the safeguarded land can only be considered through the preparation of a development plan document and will be subject to the full consultation process. Objectors and supporters of the principle of developing the safeguarded land will be able to make representations at that time if development is proposed.

### **3. Site Description**

Land at Top Wighay Farm is divided for planning policy purposes into three key designations: the land allocated for development in the ACS ('the allocated land'), safeguarded land and Green Belt land. Plan A shows the boundary of the allocated and safeguarded land. This Development Brief primarily concerns the allocated land.

The Top Wighay Farm site mainly consists of agricultural land subdivided by hedged field boundaries and a few small pockets of woodland and grassland. The landform is gently undulating with an overall downward gradient from west to east, interrupted by the raised driveway running north-south from Wighay Road to Top Wighay Farm. On the northern half of the site is the main group of farm buildings.

#### **3.1 The allocated land**

In the ACS, the allocated land comprises 35.6 ha of land allocated for 1000 dwellings and 8.5 hectares of employment.

As part of the preparation of this Development Brief, the site area has been recalculated using more sophisticated software and this indicates that the total area of the allocated land is in fact 40.34 hectares.

Between the adoption of the ACS and the preparation of this Development Brief, however, permission was granted for a development of 38 homes on 1.59 hectares of the site. As such, the outstanding developable area of the allocated land has since reduced to 38.75 hectares, although neither of these developments entails change to the red-line boundary of the site as illustrated in the ACS.

The entire site has been allocated for development in accordance with ACS Policies 2: The Spatial Strategy and 4: Employment Provision and Economic Development. A key aim of this document is to detail the design principles and performance requirements applicable to development of this land.

An Environmental Impact Assessment will be required to accompany any significant planning application and should encompass all the allocated land.

#### **3.2 The safeguarded land**

There is further land to the north and east of the allocation that is not within the Green Belt but is not allocated for development in the Aligned Core Strategy. Saved Policy ENV 31 of the Gedling Borough Replacement Local Plan safeguards this land from inappropriate development. The approach taken to safeguarded land is supported by the NPPF (paragraph 85) and also the Inspector's report into the ACS Examination in Public.

As the safeguarded land may play a role in the provision of housing (and/or other development) at some time in the future, the planning of development on the allocated land should be undertaken in such a way so as not to prejudice future development on the safeguarded land or other developments in the wider area. The decision to allocate the safeguarded land for future development will be considered through the preparation of a development plan document and, as part of that process, consideration will also be given to whether it is appropriate to include the land as part of the Green Belt.

If proposals are to be made in future for the development of additional housing on all or part of the safeguarded land, they will need to be assessed on a 'cumulative' basis. It therefore follows that a desktop environmental assessment and comprehensive design concept should be prepared for the allocated and safeguarded land at the start of the design process. Development of additional



housing on the safeguarded land will be on the condition of the substantial completion of development on the allocated land.

### **3.3 Green Belt land**

An area of land located north of Station House on Wighay Road has been retained within the Green Belt to protect it from inappropriate development that would diminish its role as a buffer between the allocated site and Linby. Some open uses consistent with Green Belt policy and which would benefit the allocated land, may assist in maintaining and enhancing this buffer.

### **3.4 Land ownership**

All land required for the development of the allocated land is owned by Nottinghamshire County Council with the exception of Wighay Road Grassland Local Wildlife Site (LWS), which measures some 3.3 hectares and was owned by UK Coal (and now by its successor, Harworth Estates). In early 2015, Strata Homes was granted permission for 38 new homes on the western half of the Wighay Road Grassland LWS<sup>1</sup>. More detail on this permission and its implications is provided below.

### **3.5 Local Authority boundary**

The site has a common boundary with Ashfield District to the south and west and therefore Ashfield District Council will also be consulted on any planning applications, particularly in terms of potential impact on local highways, public transport and community facilities.

### **3.6 Baseline infrastructure provision**

There are no existing utility services, community facilities or drainage provisions within the site that would support the level of demand anticipated to arise from the proposed development. Central Networks have network infrastructure in close proximity to the site but none on the site. Further details of existing services in the vicinity are available from the service providers (see Appendix 4). The infrastructure provision that will be required to support future development is set out below in Chapter 6: Development Principles.

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<sup>1</sup> Application reference number 2014/0950 available at <https://pawam.gedling.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NAK2DTHL03700>

## 4. Planning policy and obligations

As stated previously, the key planning document for the development of Top Wighay Farm is the ACS, which was adopted in September 2014. This section provides more detail on local policy and also identifies other planning policy documents guiding development at the site alongside the ACS.

### 4.1 National planning policy

National planning policy guidance is provided by the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). Proposals for the site will need to take account of these and other relevant national guidance, in particular, government guidance on climate change, flooding and the achievement of zero carbon development.

### 4.2 Local planning policy

The ACS was adopted in September 2014 and addresses the period to 2028. It incorporates a detailed spatial vision and objectives for Greater Nottingham over this period, and this Development Brief has been drafted to accord fully with the adopted vision and objectives. Paragraph 2.3.6 in particular has guided the development of this Development Brief, forming as it does the guiding principles for the site's development:

*'The Sustainable Urban Extensions in Gedling adjoining the Sub Regional Centre of Hucknall (which is in Ashfield District) are now successful neighbourhoods in their own right, but well integrated into Hucknall and have contributed to the town's vibrant local economic and retail roles.'*

Policies 2 and 4 allocate Top Wighay Farm for the development of 1000 dwellings and 8.5 hectares of B1 and B8 employment uses.

The ACS advises that the safeguarded land to the north and east of the allocated site will require protection until its future is considered through a future development plan document. The site-specific requirements of the ACS are addressed later in this brief.

Development proposals will also need to demonstrate compliance with other relevant policies of the ACS.

Many of the policies in the Gedling Borough Council Replacement Local Plan which were saved, continue to apply alongside ACS policy, and are listed in ACS Appendix 1. Those saved policies considered still relevant to Top Wighay Farm, and against which planning applications will be assessed, are:

- ENV 1 - Development criteria
- ENV 3 – Development on contaminated land
- ENV 5 - Renewable energy
- ENV 31 - Safeguarded land
- ENV 36 - Local nature conservation designations
- ENV 43 - Greenwood Community Forest
- H 2 - Distribution of Residential Development
- H 8 - Residential density
- H 15 - Comprehensive development
- E 1 - Allocation of employment land
- E 3 - Retention of employment
- R 3 - Provision of open space
- T 4 - Park and Ride
- T 10 - Highway Design and Parking Guidelines

The remaining policies in the Gedling Borough Replacement Local Plan (that were not replaced through the adoption of the Aligned Core Strategy, i.e. the Local Plan [Part 1]) will be replaced on adoption of the Local Planning Document which comprises the Local Plan (Part 2). The Local Planning Document is likely to include similar policies to those listed above. Any planning applications relating to the Top Wighay Farm site will be determined against the planning policy framework in place at that time.

#### **4.3 Other planning policy and guidance**

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

Sustainability objectives are shared by developers and regulatory agencies at all levels of government. All dwellings in the development will be required to meet the requirements of national policy on energy efficient buildings, including the Government's zero carbon buildings policy.

#### **4.4 Planning obligations**

Developer contributions will be sought for the provision and funding of existing and new community infrastructure. In this context, community infrastructure includes open space, schools, community facilities, healthcare services, affordable housing, public transport, highways, waste disposal, fire and rescue, police and cultural services. Unless arrangements are made for the provision and maintenance of a service privately, the new development may impact on existing community infrastructure, and as such, adverse impacts will normally need to be offset by developer contributions in accordance with Section 106 contributions and the Gedling Borough Community Infrastructure Levy Charging Schedule which was adopted by the Council in July 2015.

The Top Wighay Farm site is located, for CIL charging purposes in Residential Zone 3, entailing a CIL charge of £70 per square metre of residential development, although social housing is able to apply for CIL relief. There is a CIL charge of £60 per square metre for all retail uses (A1, A2, A3, A4, and A5) and all other uses are not liable for CIL. Liability to pay CIL occurs on the grant of planning permission and CIL then becomes payable upon the commencement of development (subject to the instalments policy as set out in the CIL Charging Schedule). At the time of writing, the Regulation 123 list includes the cost of secondary school contributions (estimated at £2,816,000) at the Top Wighay Farm site.

A final assessment of a development's impact on community infrastructure leading to Heads of Terms for a legal agreement can only be made at planning application stage when details of the proposed development and its timing are known. Most of the relevant planning obligations relate exclusively to housing development.

Developers should also refer to Nottinghamshire County Council's Planning Obligations Strategy (April 2014) for the mechanisms of calculating impact and cost in terms of transport and education infrastructure.

#### *Future management*

The future management of new and retained open space, wildlife habitats, community facilities and other infrastructure is important in ensuring the long-term sustainability and legacy of the development. It is a requirement that plans are in place to the satisfaction of those bodies charged with future management of land or facilities. If any of the land to be managed, such as the LWS or the newly created wildlife habitats, requires work of a specialised nature, this will be reflected in the

S106 negotiations. In some cases, developer contributions beyond the standard open space formulae may be required.

## 5. Site opportunities and constraints

Developers will need to demonstrate that they have taken into account the context of the site and its surroundings in any proposals for new development. This chapter outlines some of the key contextual considerations developers are expected to build into their planning applications at the site.

### 5.1 Climate change

The planning system is one of the most important ways that the impact of climate change can be reduced. The National Planning Policy Framework (NPPF) lays out the ways that planning can help in addressing climate change. NPPF paragraphs 93-95 set out the key objectives for the planning system in this regard:

*‘Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.*

*Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.*

*To support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions.’*

One of the most visible ways that Britain has been affected by climate change is the increased risk of flooding that new weather patterns have brought. To address this it is a requirement that surface water run-off is assessed and managed to ensure that development is itself safe from flooding and that areas surrounding the site do not experience increased risk of flooding.

The whole of the allocation site lies within Environment Agency Flood Zone One and as such it has been confirmed that there are no abnormal requirements in terms of flooding or flood risk.

However, the local water table is high; following local flooding in 2007, drainage ditches were created along Wighay Road. As such, development proposals will nevertheless need to carefully consider the potential impacts of surface water flooding and appropriate mitigation through drainage.

In order to meet zero / low carbon standards for the site, it is possible that land will need to be set aside to accommodate energy generation and distribution. Solar, heat pump, wind and biomass technologies are all potentially suitable for this site, with delivery through a decentralised system subject to further feasibility studies.

The use of any emerging or innovative technologies should also be explored when a planning application is submitted. Such provision would require to be integrated at the outset with other utility services.

The development of the safeguarded land may provide an opportunity to develop renewable or low carbon energy production on a scale to serve the wider site. This would be on the basis of a local-grid based approach with electricity being sold and balanced at a discount to local consumers. The potential for this and the exact methods used to generate the electricity will need to be assessed.

Developers are expected to take into account as appropriate Gedling’s informal guidance on air quality and emissions mitigation (August 2015). The guidance has been prepared to set out the measures which will be taken to help reduce vehicle emissions occurring as a result of development proposals. The guidance seeks to

improve air quality and avoid other areas having to be designated as Air Quality Management Areas. Key points from the guidance will be incorporated into the emerging Local Planning Document.

## **5.2 Landscape**

The site lies within National Character Area 30 – Southern Magnesian Limestone (Natural England, 2013) and the Limestone Farmlands Landscape in the Greater Nottingham Landscape Character Assessment. There are no statutory landscape designations within or in the vicinity of the site.

The site is located within the Greenwood Community Forest and is surrounded to the north, west and east by Green Belt. Ancient woodland to the north (Aldercar Wood) lies 170 metres from the edge of the safeguarded land and 425 metres from the edge of the allocated land. The conservation area in Linby lies 170 metres east of the edge of the safeguarded land and 370 metres east of the edge of the allocated land.

Due to the open nature of the topography there is potential to cause visual impact. This would have to be evaluated in a landscape and visual impact assessment.

The development proposals will need to be designed having regard to a landscape and visual impact assessment undertaken, potentially as part of an environmental impact assessment (EIA).

A landscape and biodiversity strategy will also be required including specific proposals for the allocated land, such as planting and landscaping. Appropriate conditions and/or a legal agreement may be used to ensure that the recommendations of the strategy are implemented.

The historic land around the site is also important. There are a number of historic buildings, parks and gardens that should be taken into account. The County Council's Historic Environmental Record will contain useful information on the historic environment of the area.

## **5.3 Nature conservation**

### *Overview and context*

In conjunction with any planning application, an ecology assessment will be required together with proposals to protect and enhance existing ecological resources, create new features and secure their long-term management. Appropriate conditions and/or a legal agreement may be used to ensure that the long-term management of ecological resources within the site are implemented.

The vast majority of the site comprises intensively farmed arable land, and as such, the fields themselves are likely to be of minimal ecological value, although this will need to be confirmed by an appropriate level of ecological survey and assessment.

However, there are two LWSs and a number of historic hedgerows and mature trees across the site, which provide opportunities for protection and enhancement of green infrastructure. These opportunities are expected to be developed as part of detailed masterplanning, and maintenance contributions will be agreed via s106 negotiations. Details should be discussed with the Senior Practitioner, Nature Conservation at Nottinghamshire County Council.

### *Local Wildlife Sites*

The two areas within the allocated land that are designated as Local Wildlife Sites are:

1. Top Wighay Farm Drive (LWS Reference. 2/81).
2. Wighay Road Grassland (LWS reference 5/977).

Both LWSs are identified in Plan D together with other Green Infrastructure features, and the scientific details are available from Nottinghamshire Biological and Geological Records Centre. Any proposal for development that would adversely affect the scientific value of the LWSs<sup>2</sup> would need to address the considerations in saved Replacement Local Plan Policy ENV 36.

The formal descriptions of the LWSs are recorded in Appendix 3. A third LWS, Joe's Wood (LWS Ref 2/82), is located to the north in the safeguarded land. Steps should be taken to ensure that this is also protected as far as possible from adverse impacts.

The land at Wighay Road Grassland owned by Harworth Estates had been allocated for housing in the adopted plan but it was subsequently designated as an LWS. Whilst every effort to conserve LWSs will be taken it is important to note that the LWS designation does not preclude it from development as amplified by Policy ENV 36 of the Gedling Borough Replacement Local Plan (Certain Policies Saved July 2008), which continues to apply.

The Borough Council is required to evaluate proposals against the local ecological and community value of the site, the measures taken to preserve the habitat and wildlife and the nature, layout and density of development. In line with these criteria, and following specialist ecological advice, planning permission for housing was granted on the western half of the LWS in early 2015.

This permission reflected the findings of an earlier Phase II Habitat Survey from the landowners, and subsequent consultation with Nottinghamshire County Council. The survey was clear that the area of most ecological value was located to the east of the LWS. The western part of the LWS designation was regarded as potentially suitable for development so long as the areas that contain species that contribute to the LWS designation were protected. On the basis of this earlier survey, Plan D shows the areas that Gedling Borough Council will seek to retain (the eastern and central parts of the LWS). Compensatory measures should also be provided to offset the loss of part of the LWS designation, and an updated Habitat Survey would be required for any development proposals affecting any part of the LWS so that applications can be determined on the basis of up-to-date ecological information.

Based on the findings of an updated ecological survey submitted to the Council, the western area of the LWS now has permission for housing at a relatively low density. The aim of the lower housing density is to limit the impact on the retained LWS area and also to create a less intensively developed view for residents of Wighay Road.

Following this grant of permission, and in line with the ecological advice received, it is considered that no further development can be accommodated on the LWS without adversely impacting on it, and as such the remainder of the LWS should be retained as open land and appropriate contributions towards its management sought from developers of the remainder of the housing allocation.

#### *Other nature conservation considerations*

Development proposals should, in line with NPPF paragraph 117, make provision for the creation of new wildlife habitats and management of existing and new habitats. This will aid the wider sustainability of the site.

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<sup>2</sup> Note that the habitat and character of both the Wighay Road Grassland and Top Wighay Farm Drive specifically precludes planting trees on the LWS land, as their value as LWSs derives specifically from their open, unshaded nature.

Measures to encourage biodiversity will also be expected within the new development. These could include green and brown roofs and walls, native-species planting and landscaping, integrated bird/bat boxes and SUDS.

Most of the hedgerows within the site are considered 'important' (Hedgerow Regulations 1997). Wherever possible, hedgerows and mature trees should be preserved and enhanced as landscape and ecological features. The retained hedgerows should form part of the Green Infrastructure network which will run throughout the site. Developers should make use of opportunities to use boundary treatments to mitigate against negative landscape and visual impacts. As with all unavoidable impacts on any landscape or ecological resource, surveys should be undertaken to ascertain the best location for infrastructure provision.

Additionally, a wildlife corridor should be created between the Wighay Road Grassland LWS and the Top Wighay Drive LWS; this could form part of a wider Green Infrastructure network linking open spaces across the site. This is illustrated on Plan D. In common with much of the rest of Gedling Borough, as well as the whole of Hucknall, the site lies within the five kilometre buffer around the prospective Special Protection Area (pSPA) for Sherwood Forest which has been identified due to its importance for woodlarks and nightjars. Further guidance on this matter has been provided by Natural England<sup>3</sup>, and developers will need to consider the pSPA when assessing development impacts, including the need to provide alternative greenspace on-site with the aim of minimising recreational impacts on the pSPA.

Development at the site must also avoid any adverse impacts on Linby Quarries Site of Special Scientific Interest (SSSI), around 1.2 kilometres north-east of the site.

## **5.5 Archaeology and heritage**

There are a number of historic features within and around the site including the village of Linby, which is covered by a conservation area and includes over twenty listed buildings. Other important designated heritage assets in the vicinity include three Grade II\*-registered parks and gardens, at Annesley Hall, Newstead Abbey and Papplewick Hall. In addition, the gate pier at the South Lodge of Annesley Hall (around 700 metres north-west of the site) is Grade II listed.

In line with Historic England's Good Practice Advice in Planning 3 (The Setting of Heritage Assets) and NPPF paragraph 132, development of the allocated land should avoid adverse impacts on views to, from and between the historic parks and gardens and the setting of listed buildings and features. A historic landscape assessment should form part of any planning application, and should cover in particular any impacts of development on the listed Papplewick Hall and Church as these buildings were both designed to take advantage of views to the west (i.e. over the site).

There are known and potential archaeological sites within the allocated land. On present information, the developer will be expected to agree a programme of investigation with the Senior Archaeological Officer and the protection/enhancement of any remains.

There will be a need to make a detailed heritage assessment as part of an EIA, which will need to include an archaeological field evaluation. Development may have to be mitigated and designed to take into account issues arising from the heritage assessment. Further dialogue between the Borough Council and Historic England will take place as proposals emerge to ensure that heritage assets, their settings and local archaeology are not adversely impacted.

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<sup>3</sup> See Natural England (2014) *Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest Region*



## **5.6 Built environment**

The local building stone is known as Bulwell Stone and is a key feature of the Linby conservation area east of the site, providing it with a vernacular distinctiveness. Linby is of a rural character with wide fronted properties strung out along the main road and linked to form irregular internal courtyards that are sometimes open to the road or accessed via a coach arch. Linby includes large stone properties with red pantile roofs, prominent chimneys often of brick, painted window frames and bargeboards. Some larger properties extend to three storeys or have attic dormers inserted in the roof. The urban form as a whole includes rows of terraces, barns and farm yards that create a dynamic mix of building types.

To the south, the character of Hucknall is strongly influenced by the red brick vernacular of the Victorian period. The density of the area is medium to high due to the height (generally 2.5-3 storeys) and narrow, terraced design and layout of the properties. Buildings are typically of red brick, sometimes with blue or grey stringers or wire cut specials at eaves level. Window reveals and cills are often painted white and frame two or four pane vertical sliding sash windows. Masonry is often Flemish or English Garden Wall bond, with prominent chimneys and cornicing.

## **5.7 Geo-environmental considerations**

Gedling Borough Council's Public Protection service requires a phased risk based assessment be carried out in accordance with relevant guidance. An assessment of the former brickworks site on Wighay Road (now forming part of the Wighay Road Grassland) was undertaken in May 2006 by Ecus Limited for Gedling Borough Council, and this recommended a desk top survey followed by excavations to check for contamination. In other parts of the site, it is envisaged that a desk top study alone would be sufficient.

Prior to the start of the main building works, any remediation scheme considered necessary should be agreed with and completed to the satisfaction of Gedling Borough Council as the Local Planning Authority. If during development contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a revised method statement and obtained written approval from Gedling Borough Council. This method statement must detail how the unsuspected contamination will be dealt with. Such further studies as may be required should be the subject of EIA procedures.

Top Wighay Farm was formerly owned by British Coal. Most of the allocated and safeguarded land apart from the southern and eastern portions has previously experienced land subsidence from underground coal mining that ceased in 1988 and 1990. As such, ground movement should have stopped by now. Further advice on the potential legacy of coal mining activity can be obtained from The Coal Authority, and potential developers are encouraged to contact them as part of any pre-application process.

The Environment Agency has advised that there is a relatively small area of sensitive groundwater in the north west of the site which must be protected from pollution.

## 6. Development principles

### 6.1 Key land uses

Key land uses across the site have been determined on the basis of existing need and likely future need based on the envisaged increase in population, and are illustrated in Plan B. These comprise:

- Housing
- Employment
- Supporting infrastructure (to be provided both on- and off-site), including:
  - transport and access network;
  - education;
  - health;
  - retail;
  - open space;
  - drainage;
  - utilities;
  - emergency services; and
  - waste management.

The land available for the key land uses outlined above can be set out in a land use budget table also taking account of areas of development constraint on the allocated land as follows:

Land Use	Size
ACS Site Allocation	43.65ha
Less land for employment uses	8.5 ha
Less Top Wighay Farm Drive LWS	1.65 ha
Less retained area of Wighay Road Grassland LWS	1.65 ha
Less all other green space <sup>4</sup>	3.94 ha
Less land for Primary School	1.52 ha
<b>Net developable land for housing, local centre and access roads</b>	<b>26.39ha</b>

Development principles for each of the key land uses outlined above are detailed in turn below.

### 6.2 Housing

As previously stated, the planning and design process informing this Development Brief has indicated that the most sustainable dwelling capacity for the ACS allocation is around 805 dwellings, rather than 1,000 as indicated by the ACS.

There are a number of factors driving the slightly reduced dwelling number that have only become apparent through detailed, site-specific work that was beyond the scope of the more strategic ACS. These include:

- Seeking to maximise the sustainability of the site (in line with the ACS vision of a sustainable, successful neighbourhood) through providing as wide a range as possible of non-residential supporting uses close to housing, thus minimising the need to travel, but reducing the area available for residential development;

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<sup>4</sup> This includes 0.5 hectares of allotment provision

- A clearer understanding and appreciation of existing local density, character and context, including the site's visibility from and relationship with existing development at both Linby and Hucknall
- Consultation with developers and agents (for example, through the Development Brief workshop, pre-application discussions and also reflected by the Strata permission) that lower densities would have a positive impact on marketability and hence site viability
- The fact that part of the residential land has already come forward at a relatively low density (the Strata site, which was around 24 dwellings per hectare)
- The need to ensure that the impact of development on the two Local Wildlife Sites is minimised, including the need to ensure no built development on the eastern half of Wighay Road Grassland and Top Wighay Farm Drive.

A side-effect of the reduced dwelling number is, of course, a reduced impact on local infrastructure, including local roads, health and education provision. However, for the purposes of this Development Brief the reduced dwelling number is not considered to affect the infrastructure requirements for the site sought through the Infrastructure Delivery Plan and the ACS. Other non-residential uses on the site, including employment land and open space, are similarly unaffected.

In line with ACS Policy 8: Housing Mix, Size and Choice, a mix of house types is encouraged, ranging from single bedroom units to large family dwellings of five bedrooms or more. The dwelling mix has the potential to include housing suitable for older people, such as bungalows, which are known to be in demand locally.

The developer will be responsible for ensuring 30% of dwellings provided are an appropriate mix of affordable dwellings in line with ACS Policy 8. These should be distributed throughout the housing area and not concentrated in a single location. At the discretion of Gedling Borough Council, some or all of the requirement may be met off-site, in the form of direct provision or via an in-lieu payment, to meet strategic needs elsewhere in Gedling Borough. The methodology for calculating the level of off-site contribution required is stated in the Gedling Affordable Housing Supplementary Planning Document.

### **6.3 Employment**

The ACS allocates 8.5 hectares of employment land (B1 and B8) at Top Wighay Farm fronting Annesley Road. High-quality employment premises will support the local business base and help it expand. The site would be well suited to the provision of start-up space of up to 10,000 sq. ft. The site also has capacity to attract inward investment opportunities from larger employees as well as offering larger 'grow-on' or relocation space for existing locally based businesses within the B-Class use employment allocation by offering mixed size units from 20,000 sq. ft. up to 80,000 sq. ft. with a mix of standards including food and laboratory grade, as well as quality general industrial.

A development like this would be welcomed not only from a local perspective but also from a County and City perspective as current property enquiries received indicates a lack of these kinds of space for businesses in the borough at present. Employment proposals are expected to recognise and maximise the site's excellent access to the strategic motorway network, in particular its close proximity to junction 27 of the M1 via the A611.

Appropriate uses on the site are considered to be B1a (office), B1b (research and development), B1c (light industrial) and B8 (storage and distribution). Although the Council encourages flexibility on the relative proportions of these uses, B2 uses

(general industrial) and any other proposals outside the B-class uses will be resisted in this location.

As previously mentioned, developers should make use of green and brown roofs in appropriate locations across the site to enhance biodiversity and sustainability. Due to their likely scale, green and brown roofs are considered particularly appropriate for larger-scale commercial and industrial buildings on the employment element of the site.

The employment element of the site adjoins the boundary with Ashfield District, which runs down Annesley Road. As such, consultation and co-ordination with ADC on employment policy, strategy and the impact of relevant proposals or permissions on both sides of the local authority boundary will be particularly important.

## **6.4 Supporting infrastructure**

### *Overarching principles*

Development of the allocated land will require developers to make appropriate provision for supporting infrastructure in line with ACS Policy 18: Infrastructure, the Greater Nottingham Infrastructure Delivery Plan and Gedling Borough's requirements as expressed through CIL and section 106 agreements.

The scale of the allocation is unlikely to justify healthcare or community buildings in their own right but may support day-to-day shopping provision in a small local centre. Innovative or subsidised provision may be appropriate, including using the new primary school as a community facility serving a number of functions, including potentially pre-school provision. Community buildings should be built to take advantage of new and emerging technology to ensure that they achieve high sustainability ratings.

Infrastructure required to support the development should be designed in accordance with best practice and sustainable technology. The development of Top Wighay Farm requires that an integrated view of power generation, energy consumption, water, waste and drainage be taken from the outset. This infrastructure should be located and designed to minimise the risk posed by the impact of climate change. This includes protecting infrastructure from severe heat and storms.

Where the infrastructure demands of future development cannot be reasonably foreseen, or where investment to service such development is not viable in the current phase of development, the infrastructure should be designed to be easily modified to accommodate increased capacity.

All energy, water, waste and communication services should be planned, routed and installed to facilitate the possible development of the safeguarded land at some time in the future. Although it is recognised that future utilities requirements to develop the safeguarded land cannot be foreseen at this time, green corridor(s) should be maintained through the site to the safeguarded land for the purposes of incorporating future utility services to reflect need at the time of the development.

### *Transport and access network*

All development will be expected to promote sustainable methods of transport such as walking, cycling and public transport, together with the provision of a possible new Park and Ride site. Routes through the site should logically and directly connect different areas and land uses with each other, and links to existing facilities in the vicinity of the development are to be identified and improved. Highways layout and design should have appropriate regard to the 6Cs Design Guide and Manual for Streets (for details, see Appendix 2).

Planning applications for the housing, business and other developments will need to be accompanied by a transport assessment and travel plan carried out in accordance with national planning practice guidance on transport evidence bases in plan making and decision taking<sup>5</sup>. Developers are advised to have a comprehensive understanding of the transport modelling exercise being carried out on behalf of Nottinghamshire County Council Estates as landowner for the whole site so they can understand the wider transport implications.

All transport infrastructure should be planned to facilitate extension to serve the possible development of the safeguarded land at a future date.

Parking provision for the housing element of the development should be provided in line with the provisions of Gedling Borough's Parking Provision for Residential Developments SPD.

### Road access and circulation

Public transport should be given priority routes over private vehicles in the design of the road layout, and appropriate areas within the development should feature innovative design, which could incorporate shared surfaces for all users.

The principal access to the housing allocation will be formed by a fourth spur off the A611 / Annesley Road / Wighay Road roundabout. The unavoidable impact on Top Wighay Farm Drive LWS should be minimised by design, mitigation and compensatory measures. The highway should be designed and constructed to take account of anticipated public transport and private vehicular access to the entire housing allocation. The carriageway will also need to link with the second vehicular access to complete an access 'loop'.

The second access will be a new junction off Annesley Road primarily serving the business development. It should also facilitate possible extension into the safeguarded land after the ACS period. Provision should be made to ensure traffic for the employment allocation does not use the housing allocation as a 'short cut'.

Both of these proposed vehicular access points (see Plan I) already benefit from planning permission (application reference numbers 2008/0594 and 2008/0595).

The road network should ensure the separation of employment and residential traffic to the maximum practicable extent. More generally, the amenity impacts of road traffic and traffic infrastructure, including for buses, should be minimised, particularly in residential areas.

The design of the highway infrastructure shall have regard to the future development potential of the safeguarded land and developments in the wider area. Where practicable and sustainable, road and junction capacity will be provided to accommodate future development needs without extensive modifications.

### Park and Ride

A Park and Ride site may be provided as part of the development.. Transport modelling work currently being undertaken by AECOM for Nottinghamshire County Council Estates as landowner will clarify whether the Park and Ride is required as part of development mitigation measures.

### Bus services

Bus services will be required within the site and along Wighay Road for all phases of development, starting with the very first occupations. Services that link to Hucknall railway and tram station will be required.

<sup>5</sup> Available online at <http://planningguidance.planningportal.gov.uk/blog/guidance/transport-evidence-bases-in-plan-making/transport-evidence-bases-in-plan-making-guidance/>

Buses are expected to route along the main highways through and past the site. Developers should discuss the logistics of services with the bus operators and expect to make phased financial contributions in line with section 106 requirements, to secure optimum usage. Details of bus provision should be included in Transport Assessments.

### Nottingham Express Transit

A safeguarded corridor for the potential future provision of an extension to the Nottingham Express Transit will form part of the allocation, with its location indicated on Plan I.

### Rail connections

As noted elsewhere, strong north-south transport connections between the site and Hucknall should maximise accessibility between the site and Hucknall railway (and NET) station.

Any future development on the safeguarded land may require the provision of a third access (to Hucknall Road) to facilitate connections to Newstead railway station.

### Cycling and walking

Cycling and walking will be encouraged through the provision of good quality footpaths and cycle ways that connect to surrounding routes serving Hucknall Town Centre and Newstead. The internal layout of the site should also be planned to enable priority for the pedestrian and cyclist, which would assist in encouraging non-motorised travel. Cycle links along Wighay Road to what is known locally as the 'Black Pad' (the link from Wighay Road to Linby Walk) should be improved, and the potential for improving north-south pedestrian and cycle links between the site (in particular the local centre) and Hucknall through a designated crossing of Wighay Road should be explored.

There is a continuous shared use facility for cyclists/pedestrians from Newstead, which continues on the A611 towards Nottingham. Provision will need to be made for this route to have safe crossing of the access points into the site and an on-carriageway facility along Annesley Road into Hucknall.

The County Council have confirmed that there are no registered public rights of way or current claims for public rights of way over these areas for either the allocated land or the safeguarded land as shown on Plan B of the brief. No paths for this area were claimed by Linby Parish Council in 1952 when the rest of the paths in the County were being claimed and none are shown on the 6" Ordnance Survey base maps dated 1938.

With the area being close to Hucknall, it is possible that there may be some claims for public rights of way based on uninterrupted use without challenge by members of the public. However, the County Council is not aware of any that are about to be made. It is also possible that there may be some documentary evidence that indicates the existence of public rights of way, but to date no applications have been made to the County Council.

### *Education*

The Greater Nottingham Infrastructure Delivery Plan makes provision for a primary school of 210 places as part of the development of the allocated land. A need for a site of 1.5 hectares including school buildings and playing fields has been identified in the ACS at an estimated cost of £3.5 million, and will need to be provided alongside access and services.

For secondary schools, the Greater Nottingham Infrastructure Delivery Plan expects capacity to be met within existing schools with contribution to new places. Requests for contributions will be made for all residential developments of 10 dwellings and above in line with the Nottinghamshire Planning Obligations Strategy. Individual contributions and phasing will be agreed as part of Section 106 discussions. As set out above, the Community Infrastructure Levy Regulation 123 list includes the cost of secondary school contributions at the Top Wighay Farm site.

School buildings should be built to take advantage of new and emerging technology to ensure they achieve high sustainability ratings. In the case of schools, this will have added benefits for education on sustainability issues.

The formal sports provision for the allocated site can best be provided on a joint use basis with the proposed school development. It would be necessary for this to be built into the school design to ensure easy use of all community facilities, including changing accommodation, without compromising the security of the main school building.

The school site should be in an easily accessible location that also has the potential to serve any development on the safeguarded land at a later date (see Plan B).

### *Health*

The Nottingham North and East Clinical Commissioning Group (CCG) is aware of health capacity issues in Hucknall at present, and will be producing a Premises Strategy for the town in 2015.

In line with the CCG's requirements, the most likely options for accommodating the demand arising from development at Top Wighay Farm include:

- expansion of existing premises;
- reorganisation of existing premises; or
- providing new premises, either on the site or elsewhere in Hucknall.

If the premises strategy indicates that new provision is required on the site itself, the CCG require that the facility avoids isolated locations (due to security issues). If the premises are located within the local centre, which would seem an appropriate location, access and the provision of adequate parking are critical.

If the CCG considers that need is better met through existing surgeries in Hucknall, then developers will be required, as part of section 106 discussions, to make a financial contribution towards the expansion and/or reorganisation of these facilities. Dialogue between the Borough Council and the Nottingham North and East Clinical Commissioning Group (CCG) is ongoing and will be maintained after the publication of the premises strategy.

The staging and timing of payments, as well as the dates by which the contributions must have been spent on the identified infrastructure/services, will be negotiated at the planning application stage.

### *Retail*

The viability of retail provision at a small local centre will depend to a great extent on its location. As such, the local centre should be positioned so as to maximise its accessibility not only to new residents but also to existing residents of surrounding settlements including Hucknall and/or Linby, so that it can meet existing as well as newly-arising demand (see Plan B). This will also help maintain its role as a local provider of employment. Retail uses could be accompanied by complementary non-retail uses appropriate to a local centre, such as for example a health centre or pre-school/nursery provision, as well as including residential uses (for example, flats over shops) and small B1 office units.

### *Open space*

The additional public open space to be provided should be in line with the indicative site layout in Plans B and D. It should include sufficient land for recreational use, including informal play space, allotment land and children's play areas.

The design of the open spaces should take into account how they will be used and measures taken to limit the impact on adjacent residential properties. Noise barriers, landscape bunds and the type or location of leisure equipment facilities that may be installed should be considered in this context.

A commuted sum will be negotiated with the developer for maintenance. Further guidelines are contained in GBC's SPG on Open Space (2001). If the developer(s) seeks to transfer maintenance responsibilities for open space to the local Parish Council (Linby) or Gedling Borough Council, guidance on capitalised maintenance payments is provided in GBC's Planning Document – New Housing Development Supplementary Planning Guidance for Open Space Provision.

The National Society of Allotment and Leisure Gardeners recommend 20 allotments per 1,000 households. Based on an average recommended plot size of 250 metres squared, this indicates that the allocated land should include around 4,000 square metres (i.e. 0.4 hectares) of allotment space.

Interventions that can help to reduce future maintenance requirements, such as planting with low-nutrient soil, are encouraged. For areas that may require specialised techniques, additional sums may be negotiated.

The overall requirement for open space associated with the development of the allocated land is a minimum of 10% of the gross developable housing area in line with Policy R3 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2008). This is required for formal and informal play, youth facilities and formal sports provision.

As stated previously, the development of this site should not prejudice further development on the safeguarded land or other developments in the wider area. The provision of the open space on the allocated land should take into account the potential open space for the whole site.

The overall vision for the site is for a linear open space along Top Wighay Farm Drive, leading to a new area of open space to the north that will provide children's play facilities, formal sport provision, allotments and other structured landscaping (see Plans B and D). Consideration should be given to the layout and design of play and open spaces so as to complement the wider landscape character. Arrangement for future funding and management should also be made.

In addition to the provision required within the allocated land the retained area of Green Belt could provide low-key recreational facilities consistent with the intention to keep this area as a buffer between the site and Linby. This is in line with current Green Belt policy and does not alter the current situation.

The use of land for biodiversity purposes is considered later but the formal and informal play areas should form part of the Green Infrastructure network that will run throughout the site.

### *Flooding and drainage*

In line with ACS Policy 1: Climate Change, adequate measures should be put in place to ensure that the development does not increase the risk of flooding elsewhere. This can be achieved through a Sustainable Drainage System or other means appropriate to the specific development.



A Flood Risk Assessment will need to be carried out for development proposals of one or more hectares as per paragraph 100 of the NPPF in line with advice from the Environment Agency and a Sustainable Drainage System, which could include, depending on location, balancing ponds, and permeable materials to roads and green roofs, should be implemented across the site in line with ACS Policy 1; Climate Change.

The drainage proposals submitted alongside any individual application will be assessed in terms of how they integrate holistically with the strategic approach to drainage required across the whole site, taking into account existing and proposed drainage interventions in other parts of the site at the time of the application.

In light of the site's potential for surface water flooding as outlined in Chapter 5 above, development will not be permitted to begin until the planning authority has approved submitted drainage/surface water run off management plans with input from Severn Trent Water, the Environment Agency and Nottinghamshire County Council as the Lead Local Flood Authority. A condition to this effect will be attached to any future planning permission.

Developers should note that open space used for flood attenuation and/or drainage has the potential to be multi-functional, offering also opportunities for promoting nature conservation, recreation and as structural amenity space. However, it is also recognised that if the site is to be developed in small packages, there are some locations where large-scale SUDS infrastructure will be neither necessary nor viable, and instead smaller interventions such as filter strips, swales and/or small-scale storage could be more appropriate, as long as it can be demonstrated that they contribute appropriately to the overall drainage strategy across the site.

#### *Utilities and services*

##### Electricity

Development of the housing allocation will require Hucknall's electricity network to be upgraded to 40MVA (mega volt-ampere). Depending on the phasing of development, a new Bulk Supply Point may be required. Upgrade works are being carried out by Western Power and are scheduled for completion by 2015, and the Borough Council will maintain dialogue with Western Power as details of site phasing emerge.

##### Gas

National Grid has indicated that development of the site poses negligible risk to the existing electrical and gas networks.

##### Water and sewerage

Extensive off-site water mains for water supply may be required, as the site is approximately 1.5 kilometres from Wood Lane and booster pumps; developers are expected to consult with Severn Trent on water supply and foul water drainage. Local upsizing of waste water treatment is likely to be required, and this is subject to hydraulic modelling. The Borough Council will also maintain dialogue with Severn Trent as details of site phasing emerge.

##### Communications

It has been confirmed to the Borough Council that the development of the site does not give rise to any abnormal requirements in terms of IT networks.

##### *Emergency services*

The police, ambulance and fire and rescue services have confirmed that the development will not give rise to any abnormal requirements. However, as detailed proposals emerge, there will be further dialogue between the Borough Council and

the emergency services in terms of local facilities for neighbourhood policing, ambulance standby locations and layout and mix of units.

#### *Waste management and recycling*

The water and waste recycling strategy for new development is at the heart of sustainability. The developer will be responsible for the landtake and design of the systems to be employed in the development but early consultation with the drainage authority, NCC's waste management team and the waste collection authority is advised. Nottinghamshire County Council is likely to seek contributions for a waste recycling site at an estimated cost of £500K. Contributions towards this will be agreed as part of s106 discussions.

### **6.5 Delivery and phasing of development**

The Borough Council recognises that the development timeframe for this site is relatively long, potentially taking ten or more years to be developed in its entirety. Its preferred approach to development phasing over this period is to develop the site from south to north, as this will help developers avoid excessive early infrastructure costs.

Developers are encouraged to enter into early and ongoing dialogue with the Borough Council, which will provide clarity and certainty on the specific infrastructure requirements and triggers pertaining at the time of individual development applications. The infrastructure requirements and triggers will depend to a significant extent on how much and what type of infrastructure has already been consented and/or delivered by that stage.

Occupation of completed industrial or commercial premises will be dependent on implementation of the access spur off Annesley Road. Temporary access to the employment land through the residential or any other surrounding land uses would not be acceptable.

## **7. Design Principles**

In any major development project there will be key conflicting objectives, for example between the need to protect the environment (ACS Spatial Objective vi) and the need to help satisfy all the housing needs of the Borough (ACS Spatial Objective ii). At Top Wighay Farm, the following design principles will be used as a base to assess development proposals.

### **7.1 Overarching design principles**

As stated previously, the development and design principles for the site articulated through this Development Brief take full account of the ACS vision for Top Wighay Farm. This helps ensure that an appropriate balance is achieved between the development being sustainable and self-contained but also integrating well with and being fully accessible to and from its surroundings, in particular Hucknall and Linby.

Development proposals for all or part of the site should take full account of the Masterplan maps accompanying this text. Development should be designed on the basis of the key site constraints and opportunities identified in this document, including appropriate responses to the site's surrounding context, access points, and local vantage points, in particular the former Linby Colliery Tip to the south-east of the site.

Although these considerations should apply to the development of the entire site, they are particularly relevant to the employment land, as employment buildings, due to their greater heights, have the potential to be more visually prominent than residential development, particularly on this relatively flat site. As such, the visual impact of taller employment buildings from surrounding viewpoints should be carefully considered and, where necessary, mitigated through appropriate design.

### **7.2 Quality**

The design and construction of the built environment should be of the highest quality when judged against Policy 10 of the ACS. Gedling Borough Council will examine any proposals critically to ensure that high quality design is achieved through the development of the site. Development, particularly along the outer edges of the allocation, should be designed to reflect and respond to its edge-of-town, largely rural context.

The development provides an opportunity to reflect the village-scale vernacular architecture and local distinctiveness of Linby and Papplewick. The design of any enabling infrastructure, particularly if proposed beyond the site, should have regard to the special rural character of both villages, in accordance with NPPF paragraph 131.

The western side of the allocated land fronts onto the A611, a main route from the north into Hucknall and the main route to Junction 27 of the M1. The design of buildings along the frontage should reflect the high visual impact they will have and should be of sufficient design quality to form an attractive gateway to the northern approach to Hucknall.

Low carbon / zero carbon development which makes use of emerging science and technology will be supported. Clear, innovative and reliable management mechanisms should be put in place to ensure enduring sustainability.

### **7.3 Connectivity**

The design of development at Top Wighay Farm should avoid insularity by ensuring sustainable connections to its surroundings. The aim is for a development that is at

the same time both a self-sustaining community but also fully integrated into the wider Hucknall urban area.

In design terms, this indicates solutions including frontages to Wighay Road and improving north-south pedestrian and cycle links between the site and Hucknall. In particular, consideration should be given to access and links across Wighay Road to the country park on the site of Linby Colliery Tip.

Designing a logical road hierarchy will help to define and structure the site's character areas.

#### 7.4 Form, massing and layout

It is required that the site generally, and the housing element in particular, should be developed on the basis of individual 'character areas'. Each character area's form, massing and layout should be designed to be visually and functionally distinct from those of its neighbours. A character area approach will simultaneously help to:

- build a sense of place;
- increase development legibility;
- improve townscape through varying building scale, height and type;
- soften the landscape and visual impact of development;
- promote integration with surrounding areas; and
- counteract the perception of monolithic or unbroken development.

The residential element of the site has been divided into four key character areas, namely Northern, Central, Eastern and Southern (illustrated on Plan H). Development within each character area is expected to have regard to the following general principles, as also illustrated in Plans B, C, E, F and I:

- **Northern Character Area:** Key considerations in this location are the relationship of development to open countryside to the north, employment land to the south, and Annesley Road to the south-west. Development should reflect the semi-rural context through appropriately lower densities (rising from 30 dwellings per hectare at the urban edge to 40 along the access loop road) softer landscaping, larger properties and reduced storey heights (see Plans E and F). In visual terms, the frontage with Annesley Road, with the development forming the entry point to Hucknall from the north, will be particularly important. Through appropriate design and landscaping, development of the key frontage to the access loop road (Plan C) should also seek to minimise residential impacts of employment traffic movement and allow for corner landmarks to enhance site legibility and sense of place. As this character area is the furthest from the local centre, ensuring a direct, pedestrian and cycle friendly movement network is particularly important here.
- **Central Character Area:** This is the densest of the character areas (at mainly 40 dwellings per hectare, but 60 around the local centre, which could include, for example, flats above shops- see Plan F). As such, it is likely to have the most urban character of the four character areas, and this could be reflected in three storey heights (see Plan E) and a harder approach to landscaping and layout, including ensuring a strong pedestrian and cycle movement network. Dwelling sizes are likely to be smallest in this location, reflecting the higher densities around the local centre, and as such this could be an appropriate location for older peoples' housing, including one-bed units. The area is surrounded by the access loop road on three sides and as such, measures to minimise impacts on residential amenity through appropriate design of key frontages (while still ensuring streets are overlooked) could be appropriate here. The amenity value of Top Wighay Farm Drive LWS to the west should also be recognised and maximised. Corner landmarks to enhance site legibility and sense of place would also be appropriate (see Plan C)

- **Eastern Character Area:** This area is closest to Linby and also overlooks open countryside. As such, like the Northern Character Area, development should reflect the semi-rural context through appropriately lower densities, softer landscaping, larger properties and reduced storey heights (see Plans E and F), and this is a key factor in the location of the school within this character area. Appropriate design, both of the school buildings and neighbouring residential properties, should help reduce the impact of the primary school on residential amenity. Plan C indicates the location of the key frontage and a corner landmark.
- **Southern Character Area:** The character of this area should complement and reflect existing development on its southern edge, including both Hucknall itself across Wighay Road and the Strata development. The density and character of this area will need to balance the more urban, higher densities and three storey heights of the Central Character Area to the north with the suburban densities and character of the northern edge of Hucknall and the Strata development. As such, the area is suitable for development up to three stories and densities ranging from 30 to 40 dwellings per hectare (see Plans E and F). Plan C indicates the location of the key frontage and a corner landmark. Permeability for cyclists and pedestrians through this character area is particularly important as it will help link the local centre with Hucknall to the south.

Housing areas should be designed to minimise the potential for ‘bad neighbour’ impacts. In particular, the scale, siting and layout of boundaries and buffers between the housing and the employment uses, the primary school and the park and ride site should be considered and designed appropriately. Such buffers, for example to the north and east of the employment land, also have the potential to contribute to the site’s green infrastructure and biodiversity value.

Adopting the principles of continuity, enclosure and overlooking should create successful and well-defined public places. Spaces and streets should be defined and enclosed by buildings. The building line will combine with boundary features to create a sense of enclosure for the street.

The design and layout of the scheme should take the opportunity to reduce the opportunities for crime. All streets and public spaces should be overlooked, with front facing development providing an active frontage and natural surveillance. By developing dual aspect buildings of more than 2 storeys, parts of the proposed green corridors could also be overlooked.

There is scope for the layout of development, in particular the housing element, to maximise the potential offered by photovoltaic (PV) panels for solar energy development. PV panels achieve maximum efficiency on south-facing roofs.

For further guidance on expectations of form, massing and layout, refer to page 7 of the Nottinghamshire County Council Sustainable Developer Guide (July 2004).

## 7.5 Density

Residential densities should be highest (maximum of 60 dwellings per hectare net) around the local centre and along main transportation routes, in accordance with Policy H8 of the Replacement Local Plan (Certain Policies Saved July 2008). The more outlying areas will be better suited to lower density development at 30 dwellings per hectare, with appropriate regard to the indicative total site capacity and the efficient use of land. Densities are illustrated in Plan F.

## **7.6 Landscaping**

For the most appropriate style and composition of landscape layout developers should refer to the Greater Nottingham Landscape Character Assessment to ensure the use of native tree and shrubs species, appropriate to the local area. Play areas, open spaces, hedgerows and the portions of the LWSs that are retained should be linked with Green Corridors to create a Green Infrastructure network across the site. Tree and shrub planting in appropriate locations across the site could also have an important role to play in mitigating and minimising the landscape and visual impact of the new development from key viewpoints.

## **Appendix 1: Relevant saved policies of the Gedling Borough Replacement Local Plan**

(Note: these policies will be replaced by relevant policies in the emerging Local Planning Document)

ENV 1 - Development criteria

ENV 5 - Renewable energy

ENV 31 - Safeguarded land

ENV 36 - Local nature conservation designations

H 8 - Residential density

H 15 - Comprehensive development

E 1 - Allocation of employment land

E 3 - Retention of employment

R 3 - Provision of open space

## Appendix 2: Reference documents

2010 to 2015 Government Policy: Energy Efficiency in Buildings, DCLG (May 2015)

<https://www.gov.uk/government/publications/2010-to-2015-government-policy-energy-efficiency-in-buildings/2010-to-2015-government-policy-energy-efficiency-in-buildings>

6Cs Design Guide, NCC (April 2009 and subsequent amendments)

<http://www.leics.gov.uk/htd>

Active design, Sport England (2007)

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/active-design/>

Building for Life 12- Third Edition, Design Council (January 2015)

<http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition>

Gedling Borough Council Affordable Housing Supplementary Planning Document (December 2009)

[http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/affordable\\_housing\\_spd\\_final\\_dec2009.pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/affordable_housing_spd_final_dec2009.pdf)

Gedling Borough Council Housing Market Assessment Update (April 2012)

<http://www.gedling.gov.uk/media/documents/housing/Gedling%20SHMA%20update%202012%20final.pdf>

Gedling Borough Council Open Space Supplementary Planning Document (November 2001)

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>

Gedling Borough Council Parking Provision for Residential Developments Supplementary Planning Document (May 2012)

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>

Gedling Borough Council Guidance on Air Quality and Emissions Mitigation (August 2015)

<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supplementaryplanningdocuments/>

Gedling Borough Council Adopted Community Infrastructure Levy Charging Schedule (December 2014)

<https://democracy.gedling.gov.uk/documents/s6580/Enc.%202%20for%20Adoption%20of%20the%20Gedling%20Borough%20Community%20Infrastructure%20Levy%20Charging%20Schedule.pdf>

Gedling Borough Council Statement of Consultation (June 2014)



<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Appendix%20D%20-%20Statement%20of%20Consultation%20June%202014.pdf>

Greater Nottingham Employment Background Paper (June 2012)

<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=36312&p=0>

Guidance for the Preparation of Travel Plans in support of Planning Applications, NCC (September 2010)

<http://www.nottinghamshire.gov.uk/travelling/travel/plansstrategiesandtenders/travelplans/>

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, Historic England (March 2015)

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Manual for Streets, DfT (March 2007)

<https://www.gov.uk/government/publications/manual-for-streets>

Manual for Streets 2- CIHT (September 2010)

<https://www.gov.uk/government/publications/manual-for-streets-2>

National Planning Policy Framework, DCLG (March 2012)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

National Planning Practice Guidance, DCLG (March 2014 and subsequent amendments)

<http://planningguidance.planningportal.gov.uk/>

Nottinghamshire Local Transport Plan 2011-2026, NCC (December 2010)

<http://cms.nottinghamshire.gov.uk/ltpfull.pdf>

Planning Practice Guidance for Renewable and Low Carbon Energy, DCLG (July 2013)

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/225689/Planning\\_Practice\\_Guidance\\_for\\_Renewable\\_and\\_Low\\_Carbon\\_Energy.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/225689/Planning_Practice_Guidance_for_Renewable_and_Low_Carbon_Energy.pdf)

Sustainable settlements, UWE (April 1995)

<http://eprints.uwe.ac.uk/>

## **Appendix 3: Descriptions of Local Wildlife Sites**

### **Wighay Road Grassland (LWS Ref. No 5/977)**

This is an example of a characteristic neutral grassland community (a Nottinghamshire priority habitat in the Local Biodiversity Action Plan) with wet areas and a diversity of grass and flowering plants. Ideally this community should be retained and managed in an appropriate fashion.

### **Top Wighay Farm Drive (LWS Ref. No. 2/81)**

This is a calcareous grassland community, listed as a national key habitat in the UK Biodiversity Action Plan. Any public access to the site should be minimised. There are also concerns about the planting of shrubs and trees onto this grassland; this would be inappropriate management for this habitat. Any peripheral planting should be on ex-agricultural land not within the LWS boundary, they should be native species whose eventual height will not endanger the open grassland through over-shading. It has already been suggested in a previous survey (1996 Phase 1) that existing planted trees and hawthorn should be managed to retain the grassland community.

## **Appendix 4: List of Service Providers**

### **Nottinghamshire County Council**

Country Parks and Conservation - Highways management - Public transport management – Children, Families and Cultural services - Waste and recycling - Youth service – Adult Social Care - Social services

Post:

Nottinghamshire County Council  
County Hall  
West Bridgford  
Nottingham  
NG2 7QP

Email [enquiries@nottscc.gov.uk](mailto:enquiries@nottscc.gov.uk)

Phone 0300 500 80 80

### **Gedling Borough Council**

Housing - Leisure - Waste management

Post:

Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Phone 0115 901 3901

email [webenquiries@gedling.gov.uk](mailto:webenquiries@gedling.gov.uk)

### **Linby Parish Council**

Email [linbypc@googlemail.com](mailto:linbypc@googlemail.com)

### **Ashfield District Council**

Post

Ashfield District Council  
Urban Road,  
Kirkby-in-Ashfield,  
Nottingham,  
East Midlands  
NG17 8DA

Phone 01623 450000

Email [info@ashfield-dc.gov.uk](mailto:info@ashfield-dc.gov.uk)

## **NHS Nottingham North and East Clinical Commissioning Group**

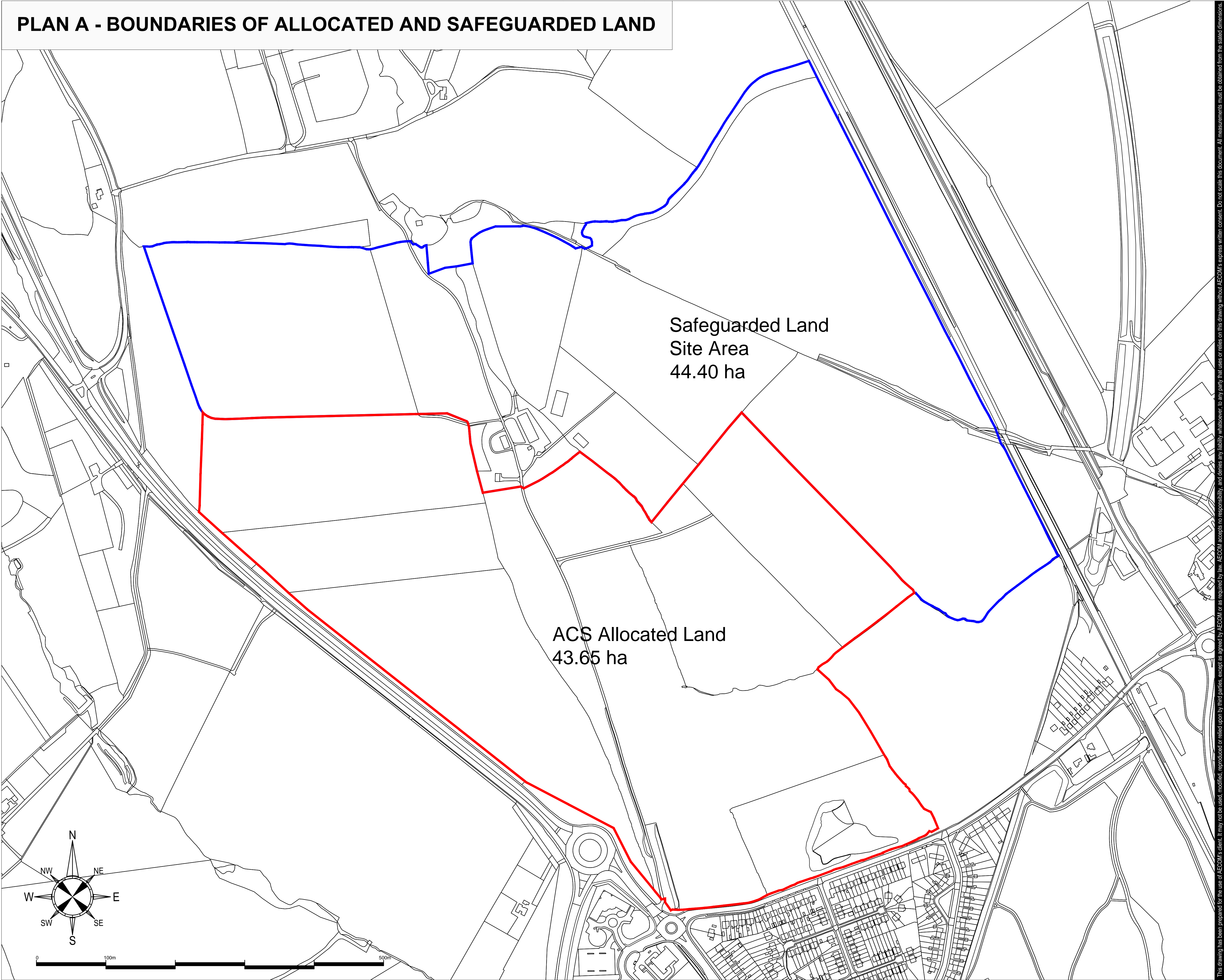
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Phone 0115 883 1838

E-mail: [info@nottinghamnortheastccg.nhs.uk](mailto:info@nottinghamnortheastccg.nhs.uk)



PLAN A - BOUNDARIES OF ALLOCATED AND SAFEGUARDED LAND



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

AECOM  
6-8 Greencoat Place  
London, SW1P 1PL  
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+44 (0) 207 798 5001 fax  
www.aecom.com

GENERAL NOTES

KEY

- ACS Allocated Land
- Safeguarded Land

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Boundaries of Allocated and Safeguarded Land Plan

SHEET NUMBER

001

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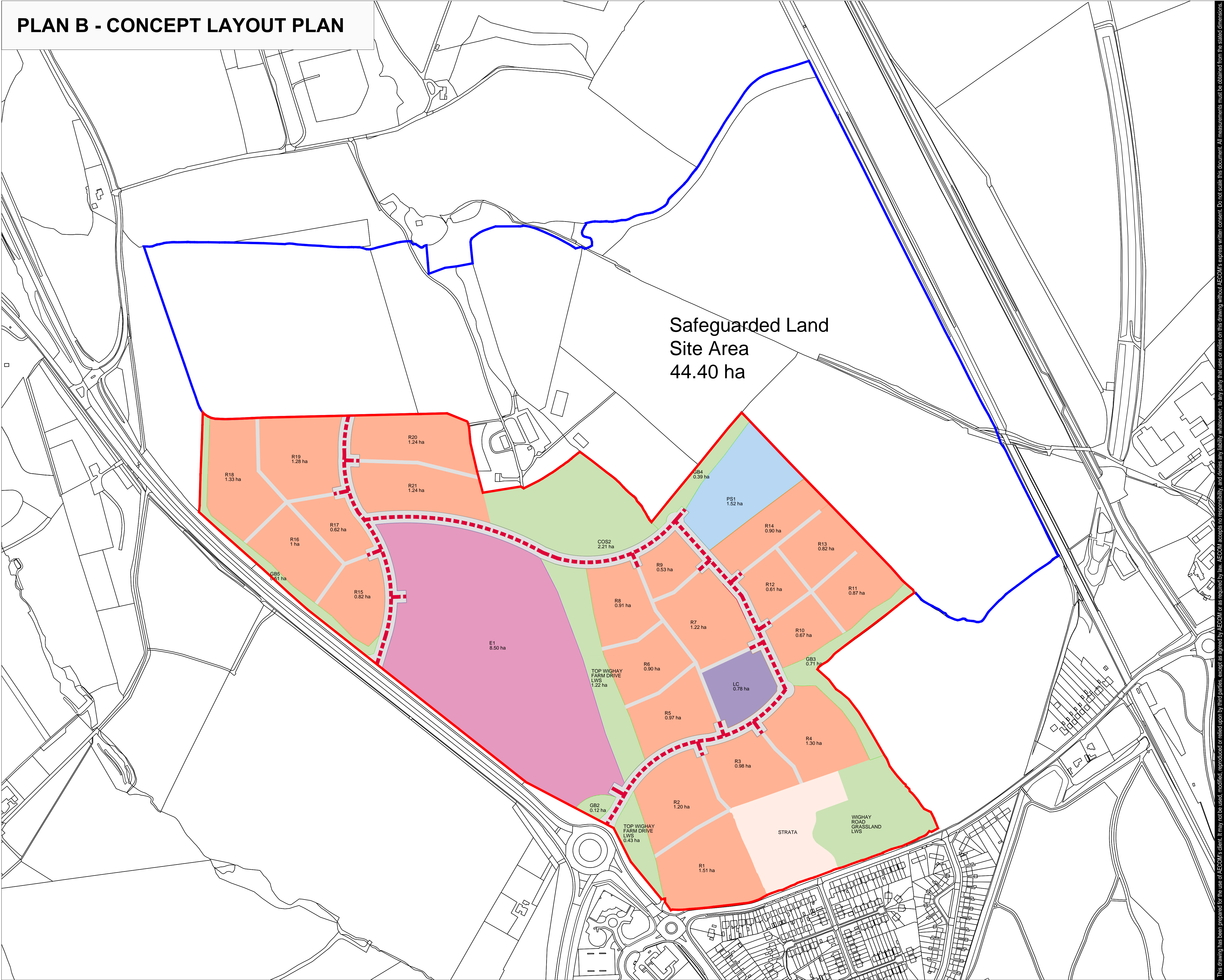
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Project Management Initials: Designer: GV Checked: MH Approved: MH ISO A1 594mm x 841mm

PLAN B - CONCEPT LAYOUT PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

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GENERAL NOTES

KEY

- Site boundary
- Residential
- Employment
- Local Centre
- Primary School
- Open Space
- Principal roads
- Secondary roads
- Strata development (committed)

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Concept Layout Plan

SHEET NUMBER

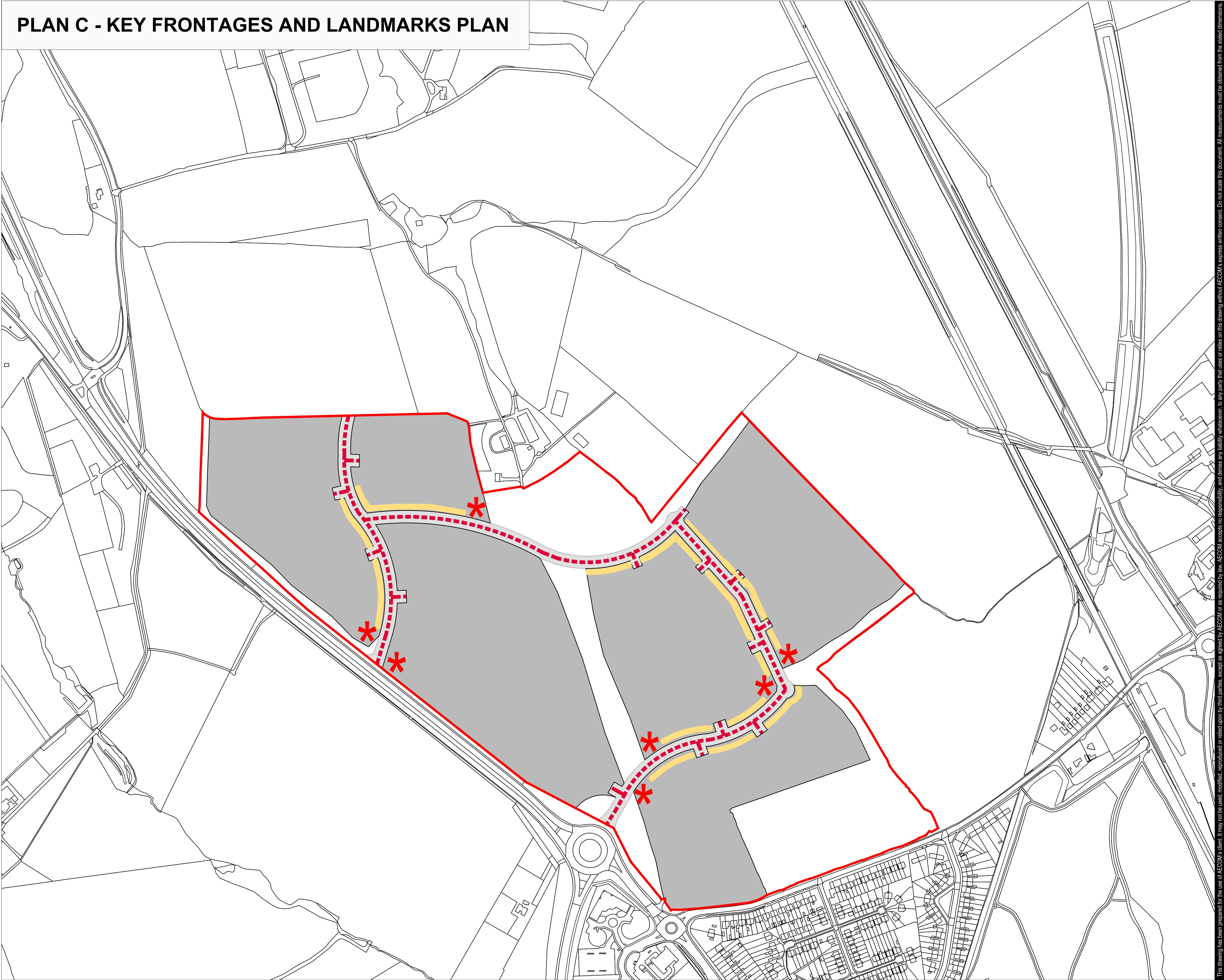
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PLAN C - KEY FRONTAGES AND LANDMARKS PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

AECOM  
6-8 Greencoat Place  
London, SW1P 1PL  
+44 (0) 207 798 5000 tel  
+44 (0) 207 798 5001 fax  
www.aecom.com

GENERAL NOTES

KEY

- Site boundary
- Landmarks
- Key frontages
- Development land

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

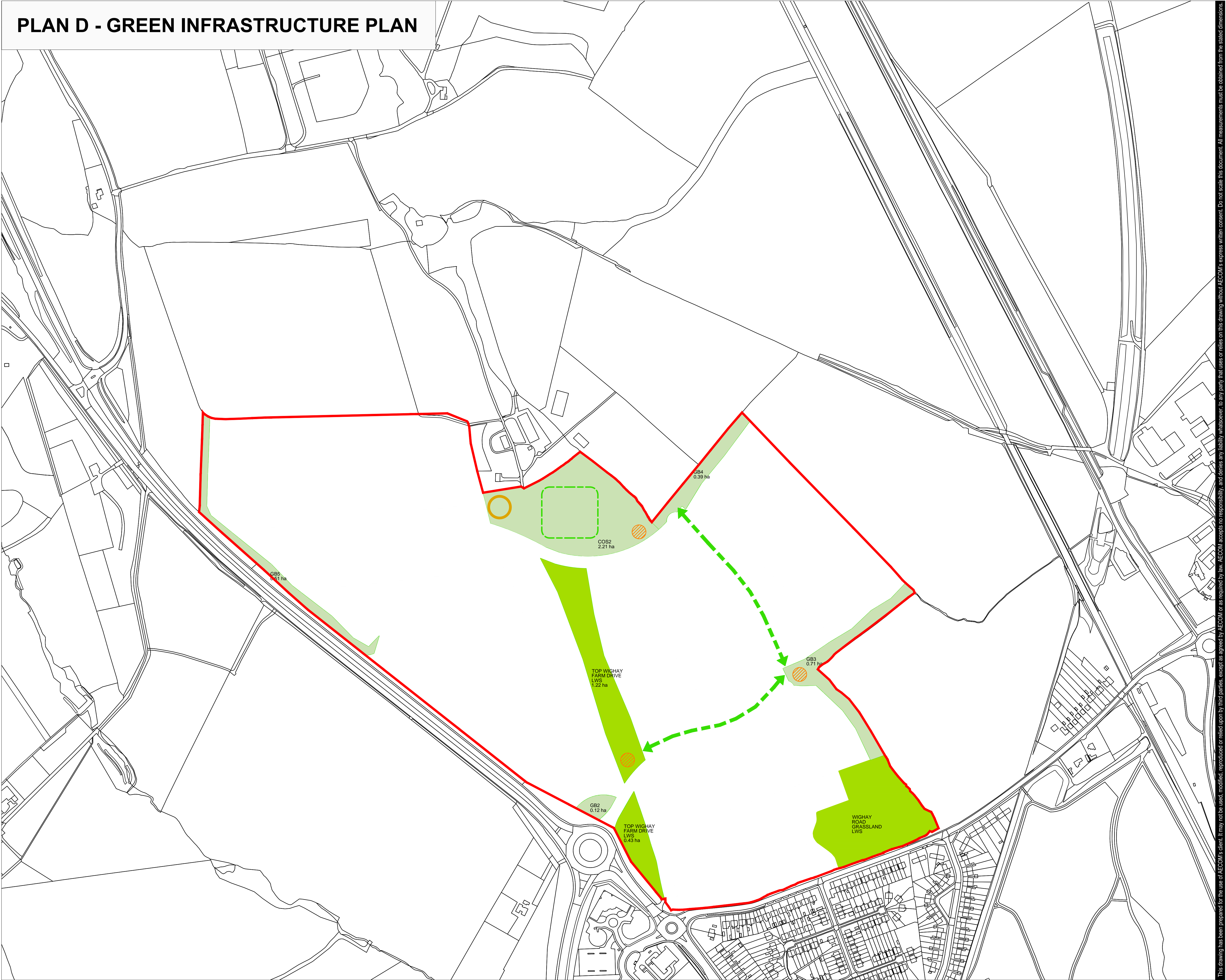
Key Frontages and Landmarks Plan

SHEET NUMBER

003



PLAN D - GREEN INFRASTRUCTURE PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

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www.aecom.com

GENERAL NOTES

KEY

- Site boundary
- Core Open Space
- Green Space
- Local wildlife site
- Potential wildlife corridors
- Potential Play Area locations
- Potential sports pitches location
- Potential location for allotments

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Green Infrastructure Plan

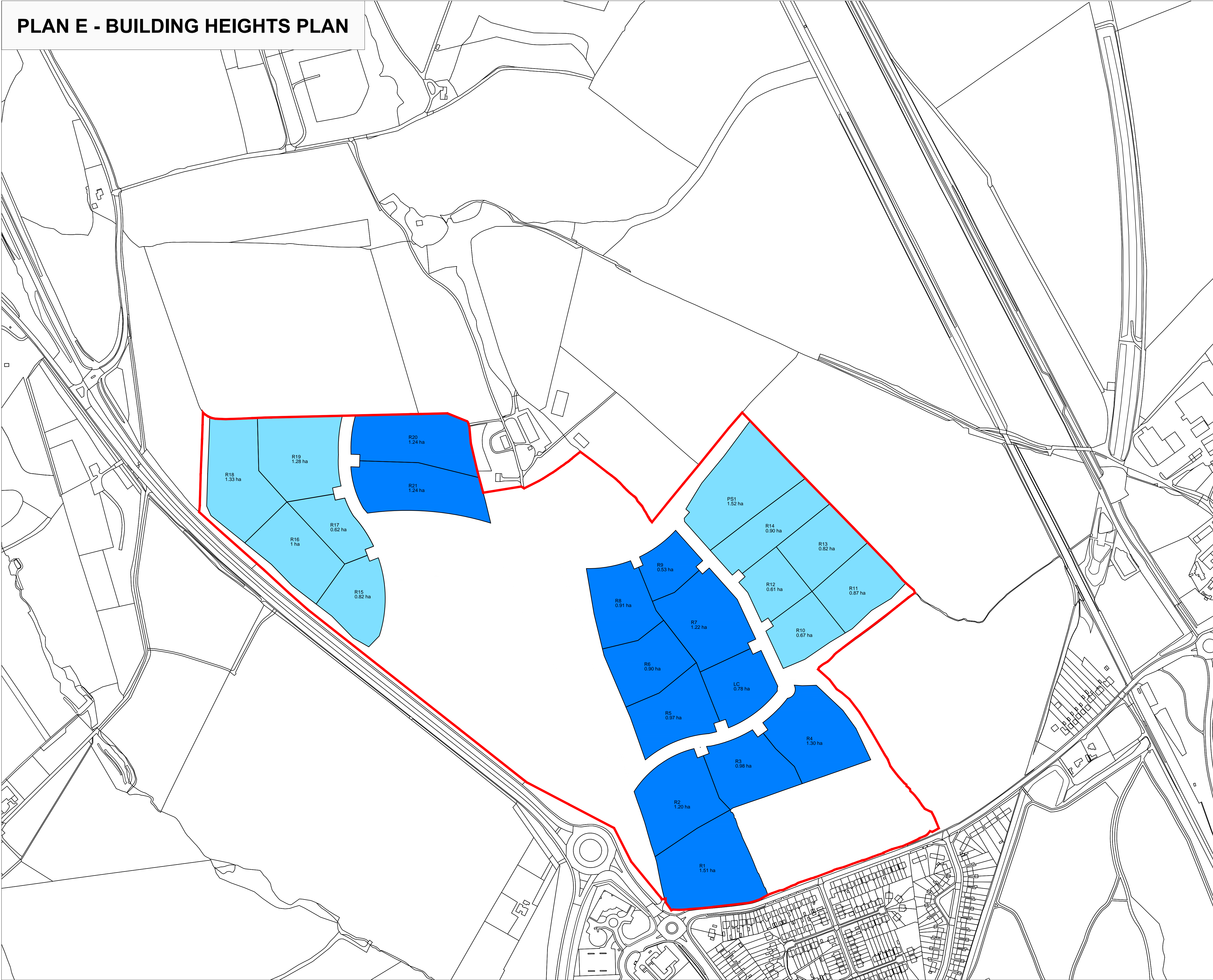
SHEET NUMBER

004



Project Management Initials: Designer: MH Checked: PC Approved: PC ISO A1 594mm x 841mm

PLAN E - BUILDING HEIGHTS PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

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6-8 Greencoat Place  
London, SW1P 1PL  
+44 (0) 207 798 5000 tel  
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GENERAL NOTES

KEY

- Site boundary
- 2 storeys maximum
- 3 storeys maximum

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Building Heights Plan

SHEET NUMBER

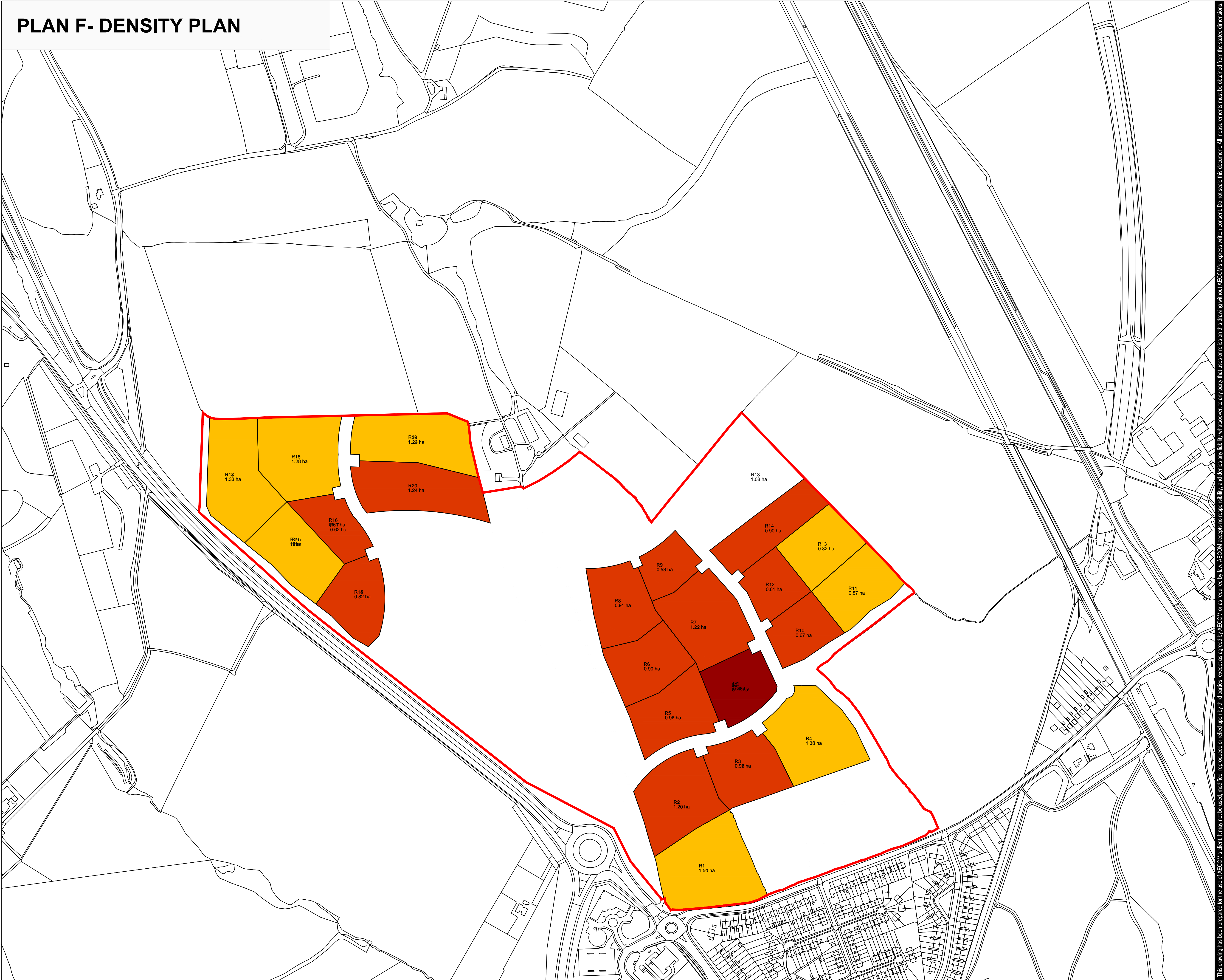
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PLAN F- DENSITY PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

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GENERAL NOTES

KEY

- Site boundary
- 30 dph
- 40 dph
- 60 dph

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Density Plan

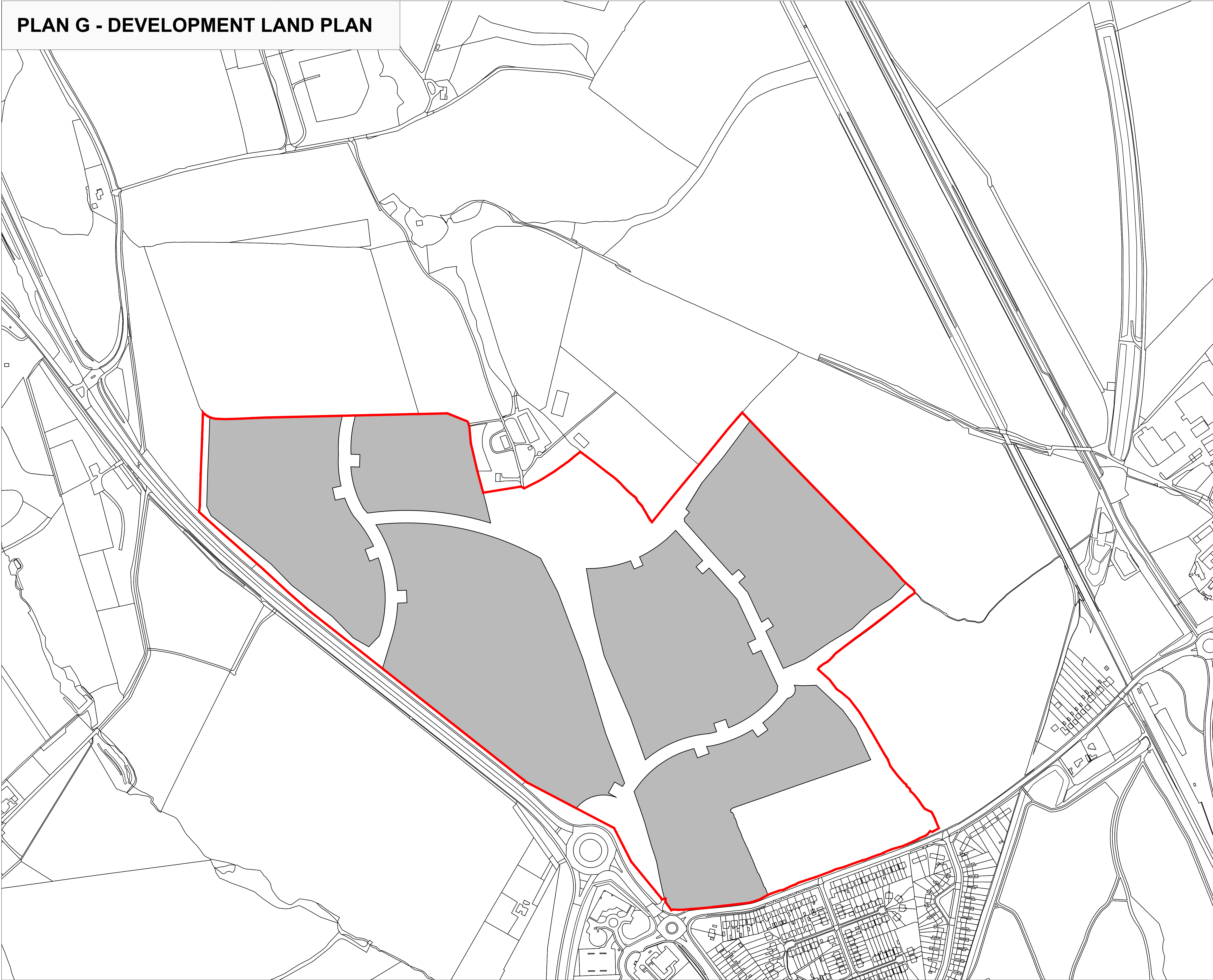
SHEET NUMBER

06



Project Management Initials: Designer: MH Checked: PC Approved: PC ISO A1 594mm x 841mm

PLAN G - DEVELOPMENT LAND PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

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6-8 Greencoat Place  
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www.aecom.com

GENERAL NOTES

KEY

- Site boundary
- Development land

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Development Land Plan

SHEET NUMBER

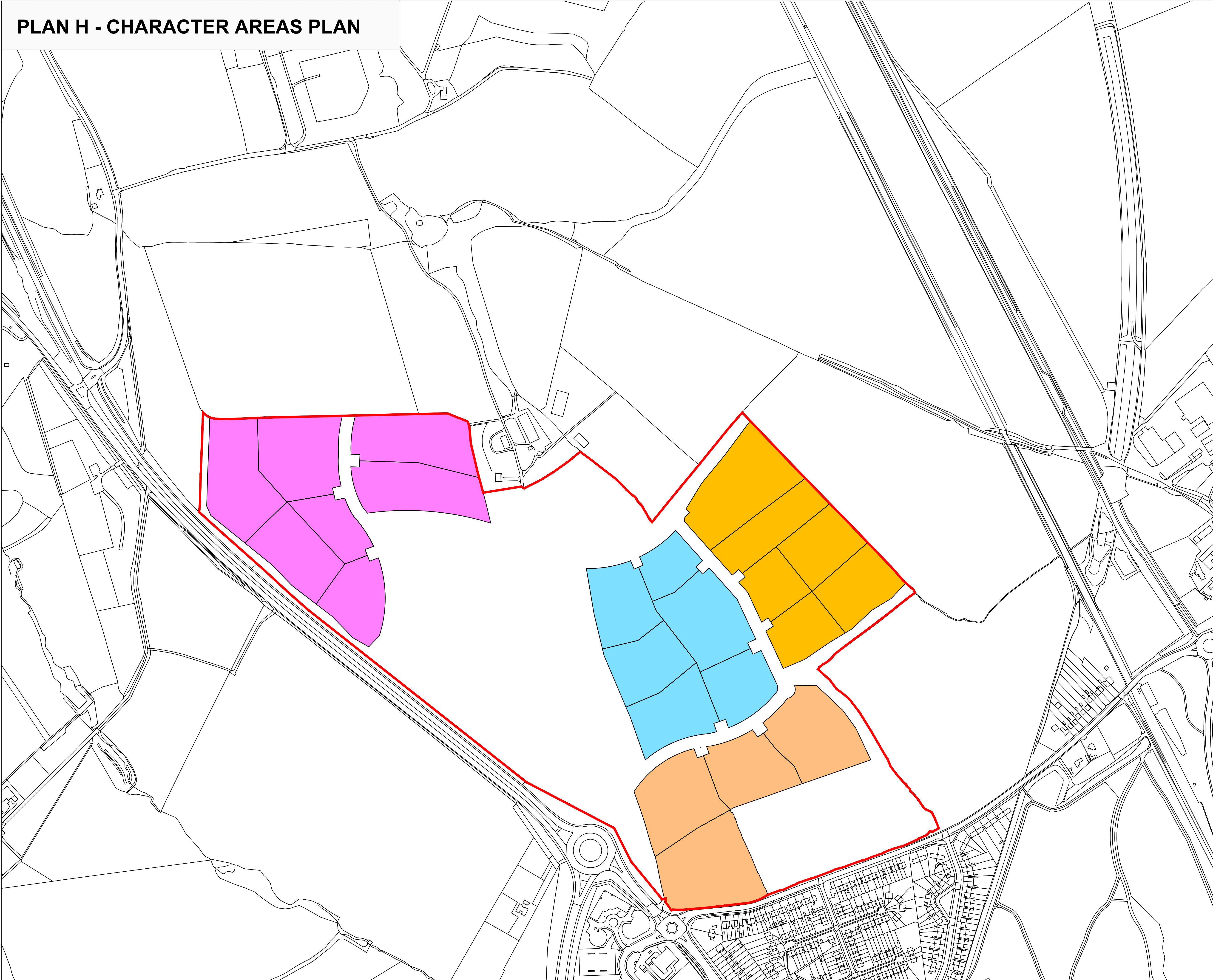
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PLAN H - CHARACTER AREAS PLAN



PROJECT

Top Wighay Farm

CLIENT

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6-8 Greencoat Place  
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GENERAL NOTES

KEY

- Site boundary
- Southern character area
- Eastern character area
- Central character area
- Northern character area

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

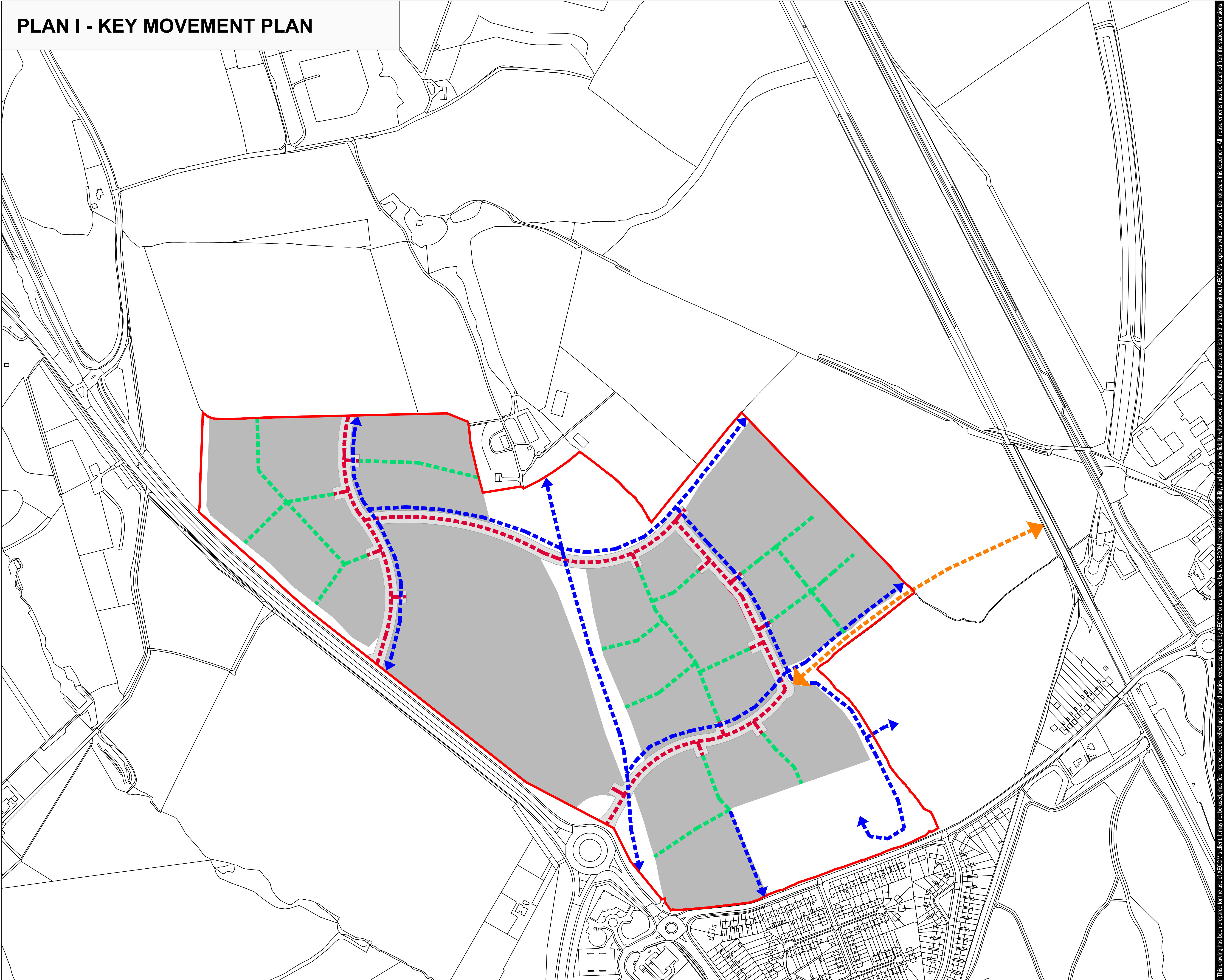
Character Areas Plan

SHEET NUMBER

008



PLAN I - KEY MOVEMENT PLAN



PROJECT

Top Wighay Farm

CLIENT

Gedling BC

CONSULTANT

AECOM  
6-8 Greencoat Place  
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www.aecom.com

GENERAL NOTES

KEY

- Site boundary
- Main route
- Secondary route
- Pedestrian route
- Safeguarded corridor for Nottingham Express Transit
- Development land

ISSUE/REVISION

I/R	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

47074762

SHEET TITLE

Key Movement Plan

SHEET NUMBER

009